



## **PLANNING AND ZONING COMMISSION**

### **Regular Meeting**

### **Monday, September 26, 2016**

Notice is hereby given that the **Planning and Zoning Commission** will hold a **Regular Meeting at 7:00 p.m. on Monday, September 26<sup>th</sup>, 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 August 29<sup>th</sup>, 2016
- 5. PZ Case No. 16-27; Site Plans for 8601 Thomas Avenue:** The applicant, 814 Development, LLC has submitted site plans for the development of a 11,992 square foot child care facility with 17,241 square feet of outdoor playground area and a future 2,500 square foot retail building. The property is located on the northwest corner of Thomas Avenue and NW 86th Street. The site is zoned PUD in the Windsor Office Park PUD.
- 6. PZ Case No. 16-29; Site Plans for 8711 Thomas Avenue:** The applicant, Elsie John Properties, LLC has submitted site plans for the development of a 12,162 square foot dance studio. The property is located at 8711 Thomas Avenue in the Windsor Office Park. The site is located north of Thomas Avenue in the Windsor Office Planned Unit Development.
- 7. Other Business**  
Presentation and Discussion of the "Recreation Amenities for Apartment and Townhouse Developments" report as prepared by the Neighborhood Development Corporation.
- 8. Adjournment**

**Next Scheduled Regular Meeting: Monday, October 10<sup>th</sup>, 2016.**

Posted on or before September 23<sup>rd</sup>, 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, August 29, 2016

**AGENDA**

**1. Call to Order**

Chairman Petersma called the meeting to order at 7:02 p.m.

**2. Roll Call**

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
<b>Present</b>			X	X	X	X	X
<b>Absent</b>							

**Severino entered the meeting at 7:04 p.m.**

**City Staff Present:** David Wilwerding, Clayton Ender, Rebekah Davis

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
<b>Aye</b>		X	X	X	X	X	X
<b>Nay</b>							
<b>Abstain</b>							

**3. Approval of Agenda**

Petersma called for a vote to approve the agenda.

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
<b>Aye</b>		X	X	X	X	X	X
<b>Nay</b>							
<b>Abstain</b>							

**4. Approval of Meeting Minutes:** Regular Meeting of July 25, 2016.

**Roll Call Vote:**

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
<b>Aye</b>		X	X	X	X	X	X
<b>Nay</b>							
<b>Abstain</b>							

**5. PZ Case No. 16-22; Simpson Property Zoning Map Amendment:** The applicant, Simpson Enterprises, Inc. has requested an amendment to the Johnston 2030 Future Land Use Map

and a rezoning of their property from A-R, Agricultural Reserve District to R-1(75) Single-Family Residential District, C-2 Community Retail Commercial District, PC Professional Commerce Park District, and R-3 Medium Density Multiple Family Residential District.

Ender presented the staff report.

Johnson requested that the developer address the timeline of the project, assuming the approval of the rezoning.

Petersma inquired as to why there is a subdivision between the C-2 districts. Ender stated that the subdivision indicates the future division of land ownership.

Petersma noted that the C-2 West zoning district would be bound by the restrictions of the development agreement. Ender stated that C-2 West district would have the restrictions of the development agreement because the area is adjacent to the R-3 and R-1(75) zoning districts.

Rick Baumhover, Bishop Engineering, stated that the current comprehensive plan identified professional commerce and medium density residential in the subject property. In consideration of residential neighbors, zoning transitions have been proposed to gradually move to the commercial and professional commerce zoning districts. He reiterated that the subdivision of the C-2 zoning districts indicates the future ownership. In the future C-2 West will be transferred property.

Johnson inquired as to how the zoning district divisions were determined. Baumhover stated the zoning district divisions were determined by WesleyLife's site proposals for the amount of land required for each zoning district.

Petersma inquired if they had considered C-1 zoning as opposed to C-2. Baumhover responded that they were seeking restaurants that could accommodate a drive-thru. This amenity is permissible in C-2 zoning districts. He noted that WesleyLife is seeking restaurants for their residents.

Petersma opened for public comment at 7:23 p.m.

Karen Jeske, 6827 NW 88<sup>th</sup> Court, she believes that the WesleyLife project looks admirable however, she would like more explanation about their intention for the C-2 West zoning. She inquired about the status of the development agreement with respect to the condition of the pond, trail development and the proposed timeframe for completion.

James Hoyt, 6831 NW 88<sup>th</sup> Court, inquired about the timing, process and ownership for the proposed open space along the southern boundary of the subject property and tree removal.

Steve Kelting, 6814 Peckham Street, is concerned with the potential increase in traffic on Peckham Street. He believes that the proposed development may cause significant traffic increase on his street. He is concerned about how the R-3 zoning district will transition to the R-1(75) zoning to the south. He inquired as to the intention for the entire R-3 zoning district.

Greg Baldner, 9107 Wooded Point Drive, he is concerned with the type of buildings that will be built adjacent to his property. He does not desire a 3 story building behind his house.

Petersma closed for public hearing at 7:30 p.m.

Ender responded that the development agreement proposed is tied to the area defined as C-2 West. There is an easement for a bike trail along the southern boundary of the subject property; north of the creek. Trail development would occur with development of each individual parcel.

There would also be a trail that will extend along Peckham Street and connect with the trail system north of NW 70<sup>th</sup> Ave.

Petersma inquired as to what portions of land will be immediately affected. Matt McNeal, WesleyLife, responded that the portion of the transferred property that will be immediately affected is primarily in the proposed R-3 district. In the zoning transition, there will be 2 single story 18 unit cottages, which progress to a story and a half building, that then transition to a three story structure. They have attempted to give the project rise gradually to the commercial and professional commerce development. They hope that this will limit the traffic and noise from NW 70<sup>th</sup> Ave and provide the best experience for their residents. The C-2 West portion has been reserved for WesleyLife uses to be determined later; potentially an office location for WesleyLife, a community hub for home and commune based services or a café that ties to the program and product. The single family home development will be done through a partnership with another developer. WesleyLife will create the infrastructure and run utilities for the single family development. They would like to use the creek to create an amenity feature for residents of the neighborhood. They look forward to connecting to the trail system and adding to it around their development. Regarding the traffic concerns, they have proposed a 118 -120 unit project, 50 percent of the units will be parked 1:1 and of that only about 75% of those residents will be driving. Therefore, the total traffic generated from this development will be limited.

Baumhover stated that the applicant currently has no plans for the eastern portion of the subject property. C-2 represents the best flexibility for the property. They would prefer to see an office park to the south. The existing pond will stay and be cleaned up to provide stormwater detention for the property. The roundabout at NW 70<sup>th</sup> Ave will provide better traffic movement for the development. This property may only have another right-in-right out access point at the northern property boundary. The development agreement will restrict the uses allowable in the C-2 West district. The professional commerce district to the southeast is shown on the current land use map. There will be a 40 foot trail easement to the south however, the trail would not be constructed until the property is developed. The timing of the eastern development is uncertain. The WesleyLife timeline is as soon as possible but they are restricted by the improvements to NW 70<sup>th</sup> Ave.

Smith questioned why the restrictions are not consistent through-out the C-2 zoning district. Baumhover stated that the applicant would like to keep their options open with respect to the potential uses for the property being zoned C-2 with the standard restrictions of the zoning district. The C-2 West has additional restrictions of the development agreement because it is adjacent to residential properties.

Petersma questioned if the WesleyLife project will occupy the entire R-3 zoned district. McNeal stated that the R-3 zoning district would not be completely occupied by the Wesley Acres project and that they are seeking to mass the project as close to NW 70<sup>th</sup> Ave as possible.

Petersma inquired as to how many feet would not be used on the southern portion of the R-3 district. McNeal indicated on the map a portion along the tree line in the southern portion of the district would remain green space. Ender added that there is a 50 foot stream buffer requirement starting from the center of the stream. The stream buffer and the buffer requirement between the zoning districts will occupy much of the available space.

Petersma questioned what could potentially occupy the residual southern portion of the R-3 district. Ender stated that anything that would be permitted in the R3 zoning district would be allowed however, this ability is limited to the area available. Johnson questioned if there were a significant residual amount of space available, could an additional 3 story apartment building be built in the southern portion of the property. Ender stated that if WesleyLife subdivided their lot and the bulk requirements were met there could be an additional 3 story structure. Additionally, the R-3 zoning district is restricted to 8 units per acre.

Petersma inquired if the WesleyLife project could conform to a less dense zoning district. Ender stated that nursing, convalescent and assisted living uses are restricted to an R-3 zoning district.

Johnson is concerned about what we may open ourselves up to with the potential to subdivide the R-3 zoning district. Anderson believes that the WesleyLife design and project layout seems well thought out. She understands the concerns with the residual space along the southern portion of the R-3 district however; she believes that the use could also be single family homes. Petersma stated that WesleyLife has a vested interest in having good neighbors. He does not think that it would be likely that WesleyLife would sell the remaining portion of their property to a developer that would create a large imposing structure, with noisy neighbors.

Motion by Severino, second by Anderson to approve PZ Case No. 16-22; Simpson Property Zoning Map Amendment and the rezoning proposal.

**Roll Call Vote:**

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
<b>Aye</b>		X	X	X	X	X	X
<b>Nay</b>							
<b>Abstain</b>							

**6. PZ Case No. 16-25; Northwoods Crossing Preliminary & Final Plat:** The applicant, Simpson Enterprises, Inc. has requested a minor subdivision of the subject property to allow for property transfer of Outlot 'A'. As a minor subdivision, no extension of streets or utilities is proposed.

Ender presented the staff report.

Johnson inquired if the outlot subdivision line on the plat was the same as the proposed rezoning subdivision discussed in the Simpson Property Zoning Map Amendment. Ender affirmed.

Petersma clarified that the entire parcel would be divided in to two outlots. Ender responded that the property transfer is dependent on the platting of the parcel into outlots. Petersma inquired as to why the property is being subdivided into outlots. Ender stated this would allow for the property transfer to occur.

Motion by Smith, second by Anderson to approve PZ Case No. 16-25; Northwoods Crossing Preliminary & Final 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. Address comments from Foth's review letter dated 8/9/16.
3. The Preliminary and Final Plats must be revised to provide street lots for additional right-of-way adjacent to NW 70<sup>th</sup> Avenue.
4. 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.
5. The following documents must be recorded with the final plat:
  - Attorney's Title Opinion
  - Polk County Treasurer's Tax Certificate
  - Consent to Plat (Owner)
  - Consent to Plat [Lender (If Applicable)]
  - Trail easement as necessary

- Stream buffer easements
  - Petition and Waiver for NW 70<sup>th</sup> Avenue.
  - Warranty Deed Street Lots
  - Ground water hazard statement
  - Lender's partial release of Mortgage
6. Revise the preliminary and final plats to include the existing easement for bike path filed at book 11988 and page 570-572 on 12/12/2006.

**Roll Call Vote:**

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
<b>Aye</b>		X	X	X	X	X	X
<b>Nay</b>							
<b>Abstain</b>							

**7. PZ Case No. 16-04; Wilkie Place Preliminary Plat:** The applicant, Capital City Development, LLC has submitted an amended preliminary plat that updates the original Wilkie Place Preliminary Plat to identify tree removal along the north, east, and south property boundaries.

Ender presented the staff report.

Smith inquired if all the trees would be removed. Ender stated there will be 158 trees greater than 6 inch caliper that will be removed.

Anderson requested that staff explain why the deemed the tree removal to be “necessary” and why “the original preliminary plat did not identify this tree removal was because it did not get properly updated prior to approval.”

Chris Thompson, Cooper Crawford & Associates, when the initial survey was done there was an oversight on where the tree trip line was and where the tree trunks were in relation to the property line. The applicant would like to save the trees however, based on the stormwater requirements the detention basin is required were the tree line is.

Smith inquired if all the trees on the property would be removed. Thompson clarified that the trees in the southeast corner would be saved and 2 trees in the northeast corner would be saved. Additionally, there are trees just outside of the property line that will remain.

Johnson stated that based on the proposed location of the detention basin the tree removal conflict is self-explanatory. Thompson affirmed.

Petersma inquired as to why the trees in zone 4 (the outlot) would be removed. Thompson stated that there will be a significant amount of cut in the area and those trees would not survive. He expounded that the cut required to tie into existing contours and existing grade would cause the trees in zone 4 to die. Petersma noted that the property is at grade. Thompson clarified that the grade and infrastructure requirements for 64<sup>th</sup> Place would adversely affect the health of the trees in zone 4 causing them to die.

Pavlovec inquired as to what percentage of total count of trees in the tree line both in and outside of the subject property would be removed. Timothy Schutte, the applicant, stated that the majority of the tree line near the southern boundary is on the subject property. On the northern property boundary, there is a fence and the majority of the trees on the fence line were volunteer trees and have overgrown. He noted that they are required to plant trees. He estimated that about 40% of the trees are ash trees which may have issues in the future. Initially he desired to save the trees however, due to a miscommunication the trees have to be removed.

Petersma opened for public comment at 8:13 p.m.

No comment received.

Motion by Smith, second by Johnson to approve PZ Case No. 16-04; Wilkie Place 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. All other conditions of Resolution 16-69; A Resolution Approving the Preliminary Plat for Wilkie Place, shall remain in full force and effect.

**Roll Call Vote:**

	<b>Spencer</b>	<b>Severino</b>	<b>Johnson</b>	<b>Smith</b>	<b>Pavlovec</b>	<b>Petersma</b>	<b>Anderson</b>
<b>Aye</b>		X	X	X	X	X	
<b>Nay</b>							X
<b>Abstain</b>							

**8. PZ Case No. 16-23; Advantage Homes Warehouse Site Plan:** The applicant, Advantage Homes has submitted site plans for the development of a 4,000 square foot building, a 5,880 square foot building, and an 11,023 square foot outdoor storage area. The property is located on the northeast corner of NW 59th Avenue and NW 49th Street. The site is zoned M-1, Light Industrial, and is legally described as Lot 112 NW Beaver Business Park.

Ender presented the staff report.

Petersma clarified the fact that no employees will be regularly employed on the premises and that this warehouse will be exclusively used for storage. Ender affirmed based on the proposal, there will be no employees regularly employed on the premises.

Smith requested that the applicant address the concerns identified in the packet.

Kirk Hesse, Advantage Homes, the applicant, addressed the questions posed by Karen Bryson. He stated that the existing trees will remain on the south side of the property. A fence will be constructed; probably an 8 foot fence, the type and style will be determined later. Basic construction materials and equipment will be stored in the warehouse. He stated that there may be glue and various other chemicals stored in the warehouse however, there will not be a large amount of flammable, corrosive or dangerous materials stored. Equipment will be stored in the warehouse. Occasionally, they will receive a delivery from a semi truck but the majority of the trucks on site will be his. At this time he does not intend to have a sign. Typically, the hours of operation are from 7 a.m. to 5 p.m. or 6 p.m. but on occasion they may operate later than that.

Jim Bryson, 6005 Pinewood Court, he inquired about the material used in the construction of the fence. He requested that the fence provide somewhat of a sound barrier. He is concerned with the potential for noise from the trucks on the property. He inquired about the size of the trees that will be planted. He believes that mature trees would provide a protection for his property. He inquired if semi trucks would frequent the property. Hesse responded that they don't regularly receive deliveries from semi trucks.

Bryson believes that it would be important that semi trucks not frequent the neighborhood for the safety of the children in the area. He confirmed that the entire area will be asphalted. Ender affirmed. He inquired as to how high the outdoor storage would be. Hesse stated that there may

be some items stored outside that would be higher than the 8 foot fence. He questioned if there were any noise restrictions for the industrial property near residential homes. Petersma stated that City has a noise ordinance but, the buffer requirements are established to reduce the intrusion of the dissimilar zoning districts.

Bryson inquired as to the amount of noise expected from the property. Hesse stated desires to be a good neighbor. Hesse noted that the developers of the townhomes adjacent to his property were granted a waiver from the buffer requirements to change the located of the tree line. He stated that it does not appear that the majority of the trees that were proposed to create a buffer from the different zoning districts were ever planted in the adjacent townhome development. Hesse stated that he would be willing to plant more mature trees as a buffer. He does not believe that a fence would provide the best buffer for noise. He believes that the evergreen trees would provide the best sound and visual buffer.

Larry Rodgers, 6013 Pinewood Court, he is concerned with noise from semi tractor trailers and the outside storage. He inquired about parking and what would occur if in the future the number of regular employees were to increase.

Vic Piagentini, Associated Engineering Company of Iowa, stated that there is plenty parking for an increase of employees. He estimated that there will be 15 parking stalls but they were only required to have 4.

Rodgers confirmed that there will not be an office in the warehouse. Hesse affirmed, currently there will be no employees regularly employed on site however; he stated that he cannot definitively say that there will never be an office there in the future.

Gerald Schnepf, 6011 NW 49<sup>th</sup>, he would like to examine in detail the buffer requirements and believes that a berm would aid in creating a buffer. He is concerned with how the use of the property would be controlled. Johnson does not believe that a berm will be appropriate to accommodate the stormwater detention and retention requirements. Ender stated that the storm water quality and quantity is required to be addressed on the property. He expounded that placing a berm as a buffer may limit the functionality of the storm water quantity and quality receptacles on site. The overland flowage easement on the northern boundary of the property will restrict the use of a berm. Rodgers was concerned with the permeability of the asphalt. Ender clarified that the material is semi-permeable recycled asphalt millings. Rodgers exclaimed that even with the storm water constraint a berm could still be created.

Piagentini stated that the applicant is attempting to work within the constraints of the lot and has allowed for all the buffering requirements and will not remove any of the existing trees. He stated that the applicant is attempting to leave the southern portion of the property as is however, they do need to include swale meet the storm water detention requirements for the lot. Petersma believes that there is a substantial amount of trees on the applicant's property and adjacent properties. Additionally, he stated that no one can predict future use of the property.

Wilwerding noted that verification of the proposed of the use of the property will be completed before the issuance of the certificate of occupancy. He clarified that if the use of the building would change or alterations to the building were proposed to accommodate office use they would need to reconsider the site plan to determine if additional parking would be required.

Anderson added that she appreciated that the developer has agreed to add more mature trees to accommodate his neighbors.

Motion by Smith, second by Severino to approve PZ Case 16-23, the Site Plans for 4845 NW 59th Avenue with the following conditions:

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.

1. 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.
2. 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.
3. A Stormwater Management Facilities Maintenance Agreement shall be provided and accepted by the City Council prior to issuance of a building permit.
4. City Council acceptance of recycled asphalt millings as an acceptable dustless hard surface material on the subject site in satisfaction of chapter 166.33.3.F.(2) of the City of Johnston Code of Ordinances. Said material shall only be used in the fenced in outdoor storage area and practices put in place to insure the material does not flow onto adjacent properties or into the overland flowage easement.
5. **Prior to issuance of a grading permit the following items must be provided:**
  - a. Evidence that an overland flowage easement along the west property boundary of Lot 113 NW Beaver Business Park is being provided for the benefit of Lot 112 NW Beaver Business Park.
6. **The site plans must be amended and the following items shall be completed prior to the issuance of a building permit:**
  - a. Indicate the 150' fire hydrant coverage on the site plans.
  - b. The outdoor storage area must be screened from public right-of-way and adjacent properties, including the adjacent M-1 Light Industrial Zoned property and the townhomes to the north.
  - c. Include an engineer seal that will cover sheets 1 – 3.
  - d. Address Foth's review letter dated August 24, 2016.
7. **The architectural elevations must be amended and the following items shall be completed prior to issuance of a building permit:**
  - a. Include the square footage and percentage of the total area for each building material to be used on each side of both buildings.

**Roll Call Vote:**

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
<b>Aye</b>		X	X	X	X	X	
<b>Nay</b>							
<b>Abstain</b>							

**9. Other Business**

**10. Adjournment**

Meeting adjourned at 8:52 PM.

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**Chair**

\_\_\_\_\_

**Secretary**

# Planning & Zoning Commission



COMMUNITY DEVELOPMENT DEPARTMENT

September 26, 2016

**Subject:** Consider making a recommendation on PZ Case No. 16-27; the site plans for 8601 Thomas Avenue.

**SYNOPSIS:**

814 Development LLC has submitted site plans for the development of a 11,992 square foot child care facility with 17,241 square feet of outdoor playground area and a future 2,500 square foot retail building. The property is located on the northwest corner of Thomas Avenue and NW 86<sup>th</sup> Street. The site is zoned PUD in the Windsor Office Park PUD.

**RECOMMENDATION:**

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

**The Planning & Zoning Commission recommends approval of PZ Case 16-27, the Site Plans for 8601 Thomas Avenue with 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. 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.
3. A Stormwater Management Facilities Maintenance Agreement shall be provided and accepted by the City Council prior to issuance of a building permit.
4. Architectural elevations for the 2,500 square foot retail building shall be submitted for review by the Planning and Zoning Commission and City Council prior to issuance of a building permit for the 2,500 square foot retail building.
5. Council acceptance of placement of the required north buffer landscaping within 50 feet of the north property boundary instead of within the 30 foot buffer easement along the north property boundary.
6. No exterior site lighting may be installed unless and until all photometric plans have been revised, reviewed, and approved in satisfaction of Johnston’s site lighting requirements as established by Resolution 99-56 for staff review.

**7. The site plans must be amended and the following items shall be completed prior to the issuance of a building permit:**

- a. Update the engineer seal and landscape architect seal on the cover sheet to cover all pages of the site plan.
- b. Update the sheet list table on the cover sheet and the sheet numbers on the bottom right of the site plans to identify all sheets of the site plans.
- c. Update the open space planting schedule and the landscaping plan drawing to reflect the location, size, and species of the 15 open space trees which are required.
- d. Update the landscaping plan to either remove the 6 PA from the buffer planting schedule or identify their location on the landscaping plan drawing.
- e. Update the landscaping plan's buffer planting schedule and the landscaping plan drawing to either identify only 10 CD or identify the location of all 12 CD currently listed in the planting schedule.
- f. Update the site plans to show that 90° parking spaces will be at minimum 9 feet wide by 18 feet long, this includes handicap parking spaces. Length may be reduced to 16 feet if front end overhang over an open space is available.
- g. Update the site plans to identify that parking required for retail establishments greater than 2,000 square feet is 1 parking space for every 175 gross floor area.
- h. Provide a detail drawing of the trash enclosure to insure adequate screening from public right-of-way is achieved.
- i. Identify the size and location of the private storm sewer proposed from the west adjacent property to connect the west adjacent property's detention basin to the overland flowage easement.
- j. Show on the site plans the private 30 foot storm sewer easement which is proposed by the west adjacent property on the northwest corner of the rainbow rascal property, grant said private 30 foot storm sewer easement for the benefit of the west adjacent property, and provide evidence that said private 30 foot storm sewer easement has been recorded with the Polk County Recorder's office.
- k. A public access & sidewalk easement shall be identified on the site plans for any portion of the sidewalk not within public right-of-way, said public access & sidewalk easement shall be accepted by the City Council, and said public access & sidewalk easement shall be recorded with the Polk County Recorder's office.

**8. Address Foth's review letter dated September 22, 2016.**

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Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_ to recommend approval of PZ Case No. 16-27; the site plans for 8601 Thomas Avenue subject to conditions 1 through 8.

Attachments:

- Vicinity Map
- Site Plans, prepared by Civil Engineering Consultants, Inc., dated September 19, 2016;
- Architectural Elevations prepared by Krieger Klatt Architects, dated August 30, 2016;
- Windsor Office Park PUD, Ordinance 782, approved October 3, 2005;
- Resolutions Amending the Windsor Office Park PUD;
- Development Review Comments by Staff, dated August 23, 2016;
- Development Review Comments by Foth Infrastructure & Environment, LLC, dated September 22, 2016;
- Development Notice;

PROPERTY OWNER:	Windsor Office Park, LLC 3101 Ingersoll Avenue Des Moines, IA, 50312
APPLICANT:	814 Development LLC 1742 Crooks Road Troy, MI, 48084
REPRESENTATIVES:	Civil Engineering Consultants, Inc 2400 86 <sup>th</sup> Street Unit 12 Des Moines, IA, 50322
BACKGROUND & PRIOR APPROVALS:	No prior site plans have been approved for this site.
ZONING & BULK REQUIREMENTS:	<p>The site is part of the Windsor Office Park PUD which was rezoned to PUD on October 3, 2005. Within the PUD this site is part of Parcel A which regulates land uses as those consistent with the general use restrictions of the PC, Professional Commerce Park District, and commercial uses complimentary to a business park, including restaurants and cafes (drive in facilities not permitted), lounges (only in conjunction with restaurants), book stores, office equipment and supply stores, drug stores (drive in facilities permitted), postal services, copy centers, and other similar uses as approved by the City Council.</p> <p>Daycare facilities are permitted within the PC zoning district provided they meet the requirements for a daycare center in the CO, Commercial Office District. As proposed the site complies with the requirements for a daycare facility in the CO zoning district and the land use regulations for the Windsor Office Park PUD.</p> <p>Buildings within the Windsor Office Park PUD shall comply with the setback requirements of the PC zoning district; 50 foot front yard setback, 50 foot rear yard setback, and 20 foot side yard setback. The site must also comply with the 50 foot PUD perimeter setback.</p> <p>Multiple occupancy of a lot by more than one principal building is permitted, if the site is developed as a complex and the approved site plan demonstrates that buildings are compatible in architectural design and use of exterior materials; organized in close physical proximity, utilizing a centralized open space, and provided parking areas are not located between buildings within the complex.</p>
TRAFFIC ACCESS & CIRCULATION:	<p>The site is proposed to have one driveway on NW 86<sup>th</sup> Street. This driveway is a right-in right-out only access point.</p> <p>The site is also proposed to have an access point on Thomas Avenue. This will be a full access driveway.</p>

**PEDISTRIAN  
CIRCULATION &  
SIDEWALKS:**

A new 4 foot wide sidewalk will be installed along Thomas Avenue for the portion of this site abutting Thomas Avenue. A 5 foot by 5 foot passing area will be installed so that the sidewalk meets ADA requirements.

A new 5 foot wide sidewalk will be installed along NW 86<sup>th</sup> Street to the north property boundary. The sidewalk on the north adjacent property does not extend to their south property boundary however. Staff has been in contact with the Crescent Chase Condominiums property manager and is working on a resolution to this gap in the sidewalk network.

**PARKING AND  
LOADING:**

Day nursery schools and child care centers shall have five parking spaces, or one parking space for each five maximum client capacity, whichever is greater, plus additional spaces necessary to accommodate parking of vans and buses for client transport by the school or center.

Max client capacity is determined by the state license for the facility. Currently a state license for the child care center has not been procured, but the applicant is expecting a max client capacity of approximately 100 children. Based on this expected max client capacity the site would be required to have 20 parking spaces for the child care facility.

Retail stores over 2,000 square feet are required to have one parking space for each and every 175 square feet of gross floor area. This site would be required to have 14 parking spaces for the retail use on the site. Staff is recommending that the site plans be updated so that the parking note on the cover sheet reflects the correct parking requirement.

Combined the two uses will require the site to maintain 14 parking stalls plus 1 parking stall for each five maximum client capacity, or approximately 34 parking stalls. As proposed, the site will have 62 parking spaces. Based on the amount of parking provided, City of Johnston parking regulations would prohibit the child care facility from having a max client capacity greater than 240 children.

**PUBLIC UTILITIES:**

**WATER:** Water is available from Thomas Avenue.

**SANITARY SEWER:** Sanitary Sewer is available from Thomas Avenue.

**FIRE PROTECTION:**

The daycare building is required to be sprinklered and to have a knox box. The location of the fire department connection and the knox box for the daycare building are shown on the site plans.

The retail building would be required to have a knox box. The precise location of the knox box for the retail building would be determined at the time the building is constructed.

**FLOODPLAIN:**

The site is not located within the 100-year floodplain.

**DRAINAGE:**

The site generally drains to the north and east. The site will be graded to direct a portion of the site to an internal site storm sewer system that will direct the stormwater to a detention basin on the north side of the property. From the detention basin water will outflow to a storm sewer that crosses NW 86<sup>th</sup> Street where it will then overland flow south to a small channel that is opposite NW 86<sup>th</sup> Street from the Jethro's BBQ location.

The detention basin is designed to accommodate the water quantity volume and the water quality volume for the site. The site to the west would outlet their detention into this site. The design of this site's stormwater detention has taken into account the flow of the west adjacent site in a developed state.

Staff has recommended that the site plans be updated to show the location and size of the proposed storm sewer for the west adjacent property and a private 30 foot storm sewer easement that is proposed by the neighboring property. This easement and storm sewer is necessary for the neighboring property to properly drain into the existing overland flowage easement.

**ARCHITECTURE:**

The Windsor Office Park PUD requires that buildings in the PUD adhere to the architectural standards for NW 86<sup>th</sup> Street, which requires 50% brick on any side of a building facing public right-of-way. Buildings in the Windsor Office Park PUD must also be at minimum 75% permanent material.

As proposed each elevation of the building would exceed 50% brick and would exceed 75% permanent material. Architectural elevations for the child care facility building have been attached to this staff report.

Staff is recommending that architectural elevations for the 2,500 square foot retail building be submitted for review by the Planning and Zoning Commission and City Council prior to issuance of a building permit for the 2,500 square foot retail building.

**OPEN SPACE:**

30% of the site must be maintained as open space. As proposed 58% of the site will be maintained as open space.

**LANDSCAPING:**

The site is required to have 1 tree per 1,500 square feet of required open space and 1 shrub per 1,000 square feet of required open space. For the purpose of calculating open space landscaping requirements, the buffer area of the site is removed from the total lot area to determine required open space subject to open space landscaping requirements.

For this site, 15 trees and 23 shrubs are required. As proposed the site indicates 13 trees and 33 shrubs. Staff is recommending that the

landscaping plan be updated to identify the location, size, and species of the two missing open space trees.

**TREE REMOVAL:**

No tree removal is identified with this site plan.

**BUFFERS:**

The site is required to have one buffer area along the north property boundary. The following is the required buffer landscaping and that which is provided:

North Buffer		
	Required	Provided
Evergreen Trees	12	12
Overstory Trees	4	4
Understory Trees	16	16
Shrubs	32	34

Staff is recommending that the landscaping plan be updated to either remove the 6 PA from the buffer planting schedule since these plantings are not shown on the drawing or include these plantings on the drawing. Staff is also recommending that the landscaping plan be updated to either update the buffer planting schedule and the drawing to identify only 4 CD on the northwest corner of the property or show the location of all 6 CD in this location.

Staff is also recommending Council acceptance of placement of the required buffer landscaping within 50 feet of the north property boundary instead of within the 30 buffer easement along the north property boundary.

**NPDES PERMIT:**

A SWPPP and NPDES Permit are required and must be approved by City Staff prior to issuance of a City Grading Permit and any ground disturbing activity.

**SITE LIGHTING:**

No exterior site lighting may be installed unless and until all photometric plans have been revised, reviewed, and approved in satisfaction of Johnston's site lighting requirements as established by Resolution 99-56 for staff review.

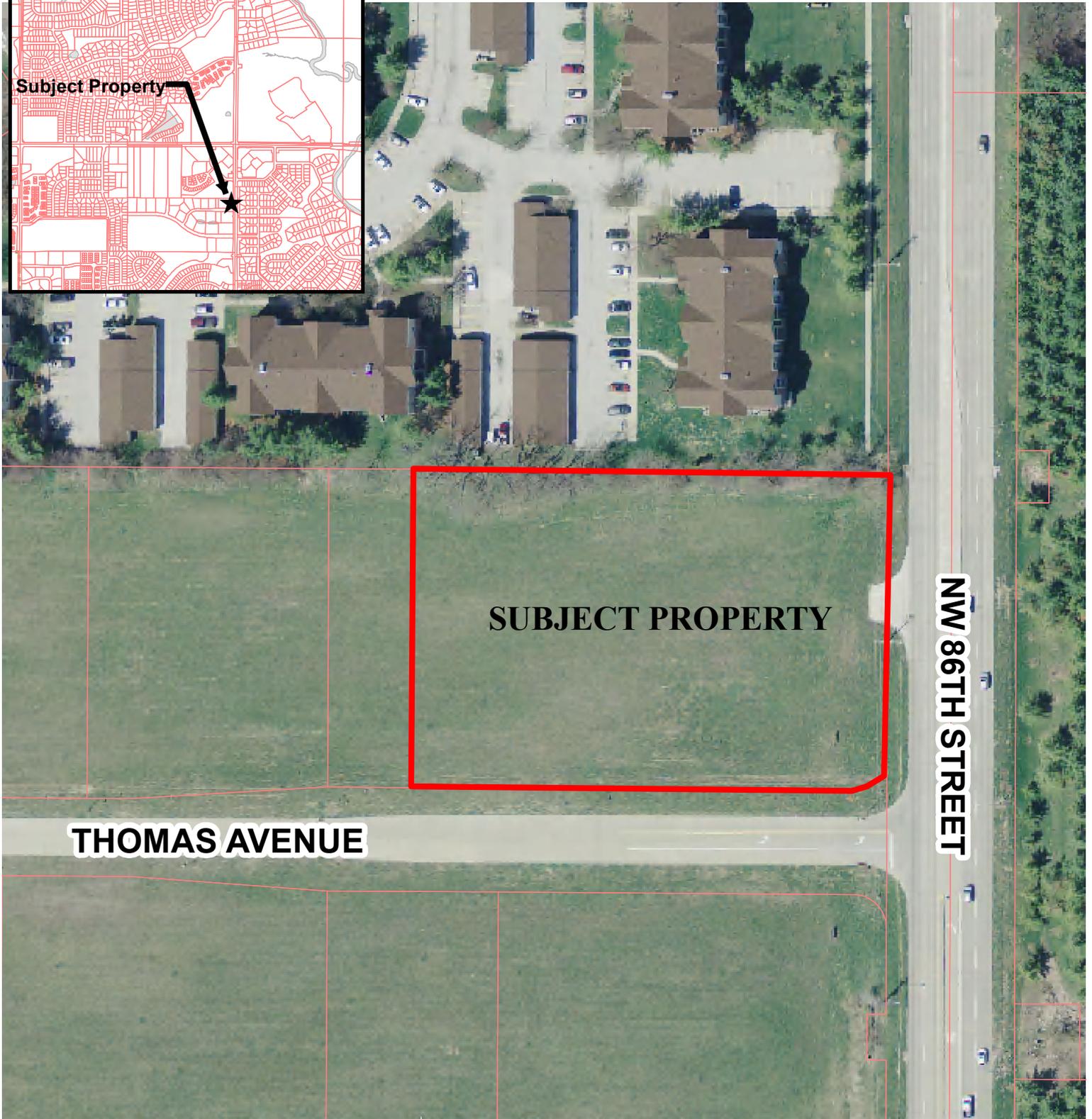
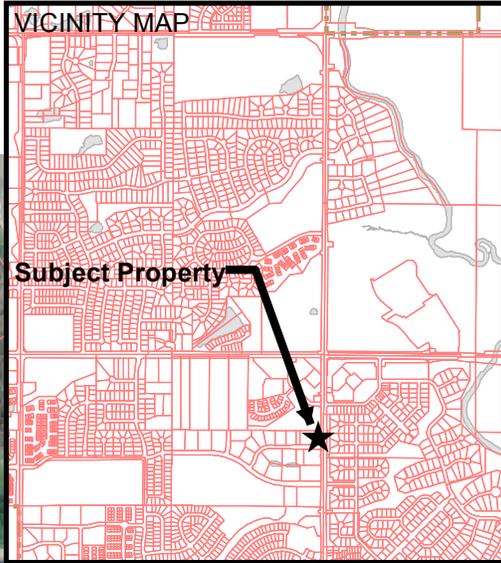
**PUBLIC NOTICE:**

Notice was placed on the City's website advertising the proposed development. A copy of the notice is attached; as of publication of this report no comments have been received.

**CONSULTANT COMMENTS:**

Foth Infrastructure & Environment, LLC has reviewed the Site Plan and offered comments in their September 22, 2016 review letter. Staff recommends a condition of approval requiring all outstanding comments from Foth's review letter be addressed prior to the issuance of a building permit.

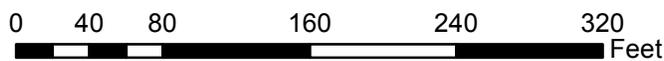
**PZ CASE 16-27**  
**Rainbow Rascals Child Care Facility**



**THOMAS AVENUE**

**NW 86TH STREET**

**SUBJECT PROPERTY**

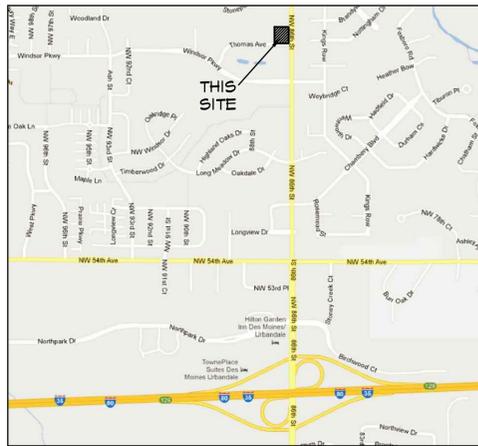


1 inch = 3,333 feet

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

# R A I N B O W R A S C A L S

## SITE PLAN OF JOHNSTON, IOWA



VICINITY SKETCH



**OWNER**  
WINDSOR OFFICE PARK LLC  
3101 INGERSOLL AVE  
DES MOINES, IA 50312

**DEVELOPER**  
RAINBOW RASCALS IA-  
JOHNSTON LLC  
1732 CROOKS ROAD  
TROY, MICHIGAN 48064  
(248-519-1948)

**ZONING**  
P.U.D. - PLANNED UNIT DEVELOPMENT  
ORDINANCE #124 APPROVED OCTOBER 3, 2005

**PARKING**  
REQUIRED: 1 SPACE PER 5 CHILDREN  
5/1000 SF RETAIL

PROVIDED: 62 SPACES

**SITE AREAS**

BUILDING	14,412 SF	16%
PAVING	23,330 SF	26%
OPEN SPACE	51,383 SF	58%
<b>TOTAL AREA</b>	<b>89,125 SF</b>	<b>100%</b>

**OPEN SPACE**

REQUIRED = 26,764 S.F. (30.0%)  
PROVIDED = 51,383 S.F. (58.0%)

**IMPERVIOUS AREA**

TOTAL IMPERVIOUS SURFACE  
= 43,108 SF

**SETBACKS**

FRONT YARD = 50'  
REAR YARD = 50'  
SIDE YARD = 20'

**LANDSCAPING REQUIREMENTS**

REQUIRED: PER 1500 SF OF OPEN SPACE  
89,125 SF = 10,456 (BUFFER) X 30% = 23,411 SF/1500 = 15 UNITS  
1 TREE X 15 = 15 TREES

PER 1000 SF OF OPEN SPACE  
89,125 SF = 10,456 (BUFFER) X 30% = 23,411 SF/1000 = 23 UNITS  
1 SHRUB X 23 = 23 SHRUBS

**BUFFER REQUIREMENTS**

REQUIRED: PER 100 LF  
3 EVERGREEN, 1 OVERSTORY, 4 UNDERSTORY & 8 SHRUBS  
365/100 = 4  
REQUIRED:  
12 EVERGREEN  
4 OVERSTORY  
16 UNDERSTORY  
32 SHRUBS

**Sheet List Table**

Sheet Number	Sheet Title
1	COVER
2	DIMENSION PLAN
3	GRADING & UTILITY PLAN
4	LANDSCAPE PLAN
5	DETAILS

**NOTES**

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
  - CITY OF JOHNSTON ENGINEER
  - RAINBOW RASCALS
  - CIVIL ENGINEERING CONSULTANTS, INC.
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2014 SUDAS AND CITY OF JOHNSTON SUPPLEMENTAL SPECIFICATIONS.
- PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN A TIMELY FASHION.
- CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT NOT ROLLED.
- THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN, REFER TO FEMA COMMUNITY PANEL NO. ZONE 'X', COMMUNITY PANEL NO 190745 0005D JULY 19, 2000.

**PLANTING NOTES**

- ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS)
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-2004)
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
- CONTACT MUNICIPAL ARBORIST PRIOR TO REMOVAL AND PLANTING OF ALL STREET TREES AT 515-208-0625
- NO STAKING OF STREET TREES IS ALLOWED IN THE R.O.W.
- REMOVE ALL WIRE, TWINE AND BURLAP FROM THE ROOTBALLS OF STREET TREES.
- TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPS. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS, AND SHALL CONTAIN LESS THAN 5 % BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.

**LEGAL DESCRIPTION**

LOT 3, EXCEPT THE WEST 65.00 FEET, WINDSOR OFFICE PARK PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 9508, PAGE 88 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF JOHNSTON, POLK COUNTY, IOWA.

**GRADING NOTES**

- STRIP A MINIMUM OF 6" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT, INCLUDING WASTE AND/OR BORROW AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO ADEQUATELY REMOVE THE ORGANICS AND SOFT SEDIMENTS.
- ALL AREAS WHICH ARE TO RECEIVE EMBANKMENT SHALL HAVE THE TOP 12-INCHES DISKED AND COMPACTED TO 45% STANDARD PROCTOR DENSITY.
- ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
- ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL MATERIAL.
- ALL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95.0% OF STANDARD PROCTOR DENSITY WITH MOISTURE LIMITS SET FORTH IN THE SOILS REPORT.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- GRADING CONTRACTOR SHALL STOCKPILE TOP SOIL FOR SHOULDERING & SEED/SOD BEDS.
- FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. PAVED AREAS SHALL BE WITHIN 0.10 FOOT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
- TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6-INCHES ON ALL LANDSCAPED AREAS AND 8-INCHES INSIDE RIGHT OF WAY.
- BACKFILL TO THE TOP OF ALL CURBS.
- ALL ELEVATIONS ARE TO THE GUTTER GRADE UNLESS NOTED OTHERWISE.
- FILTER SOCK SHALL BE INSTALLED AND AROUND INTAKES AND SHALL REMAIN UNTIL PAVING IS IN PLACE AND GROUND COVER IS ESTABLISHED.
- COVER AND/OR FILTER SOCK AROUND ALL INTAKES PRIOR TO PAVING TO PREVENT SEDIMENTATION FROM ENTERING THE STORM SEWER.
- ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO A STORM SEWER WHETHER ACTIVE OR NOT.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN A TIMELY FASHION.
- REFER TO THE CUSTOM SOIL RESOURCE REPORT FOR POLK COUNTY, IOWA RAINBOW RASCALS BY THE COOPERATIVE SOIL SURVEY.

**UTILITY NOTES**

- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUDAS, STATEWIDE URBAN DESIGN AND SPECIFICATIONS, 2014 VERSION AND THE CITY OF JOHNSTON SUPPLEMENTAL SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
- ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO A STORM SEWER WHETHER ACTIVE OR NOT.
- ALL STORM SEWER SHALL BE CONSTRUCTED WITH A PLUMBING PERMIT.
- A FIRE ALARM WILL BE REQUIRED FOR THE DAYCARE BUILDING.

**GENERAL LEGEND**

- PROPOSED**
- PLAT BOUNDARY
  - SECTION LINE
  - LOT LINE
  - CENTERLINE
  - EASEMENT LINE
  - FLARED END SECTION
  - DRAIN BASIN OR SEDIMENT RISER
  - DRAIN BASIN WITH SOLID GRATE
  - WATER VALVE
  - FIRE HYDRANT ASSEMBLY
  - BLOW-OFF HYDRANT
  - SCOUR STOP MAT
  - TURF REINFORCEMENT MAT
  - STORM SEWER WITH SIZE
  - MATER SEWER WITH SIZE
  - MATER SERVICE
  - PROPOSED CONTOUR
  - SILT FENCE
  - ADDRESS
  - RIPRAP

**EXISTING**

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- MATER MAIN WITH SIZE
- EXISTING CONTOUR
- TREELINE
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- M.O.E. MINIMUM OPENING ELEVATION

**BENCHMARKS**

BURY BOLT ON HYDRANT 300' +/- WEST OF INTERSECTION OF THOMAS & 86TH STREET ON THE SOUTH SIDE OF THOMAS AVENUE  
ELEVATION = 883.75

**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.  PATRICK J. SHEPARD, IOWA LIC. NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 4
	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.  EDWARD H. ARP, IOWA REG. NO. 250 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 4



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

**CEC**

DATE:	REVISIONS	COMMENTS
04-14-16	1	
	2	
	3	
	4	
	5	ARP & P.J.S
	6	JAG

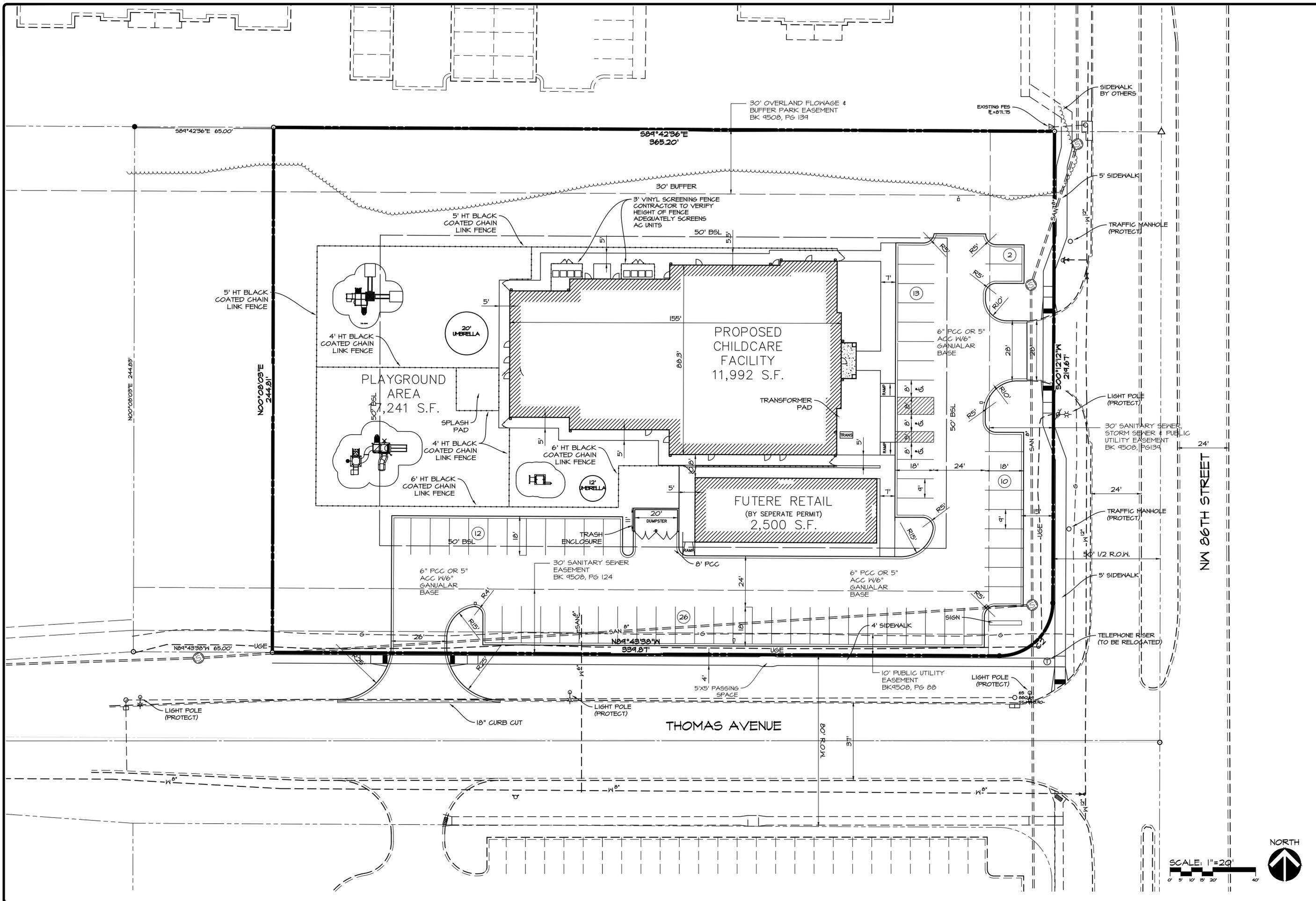
DATE OF SURVEY: ARP & P.J.S  
DESIGNED BY: ARP & P.J.S  
DRAWN BY: JAG

**RAINBOW RASCALS**  
JOHNSTON, IOWA

**COVER**

SHEET 1 OF 5

A-1011

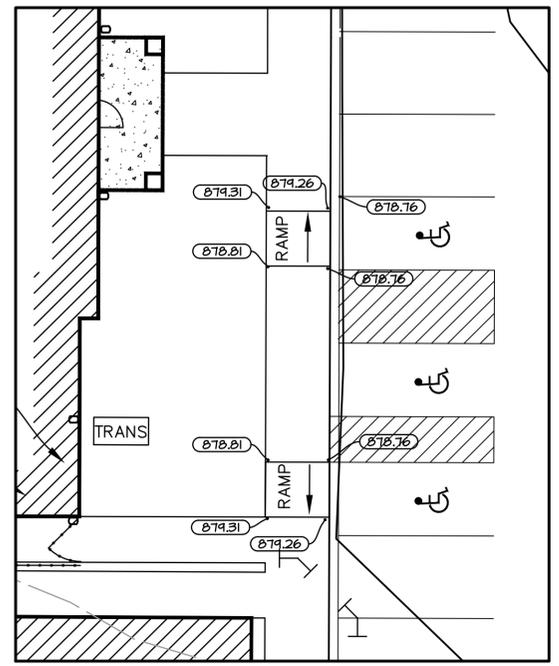
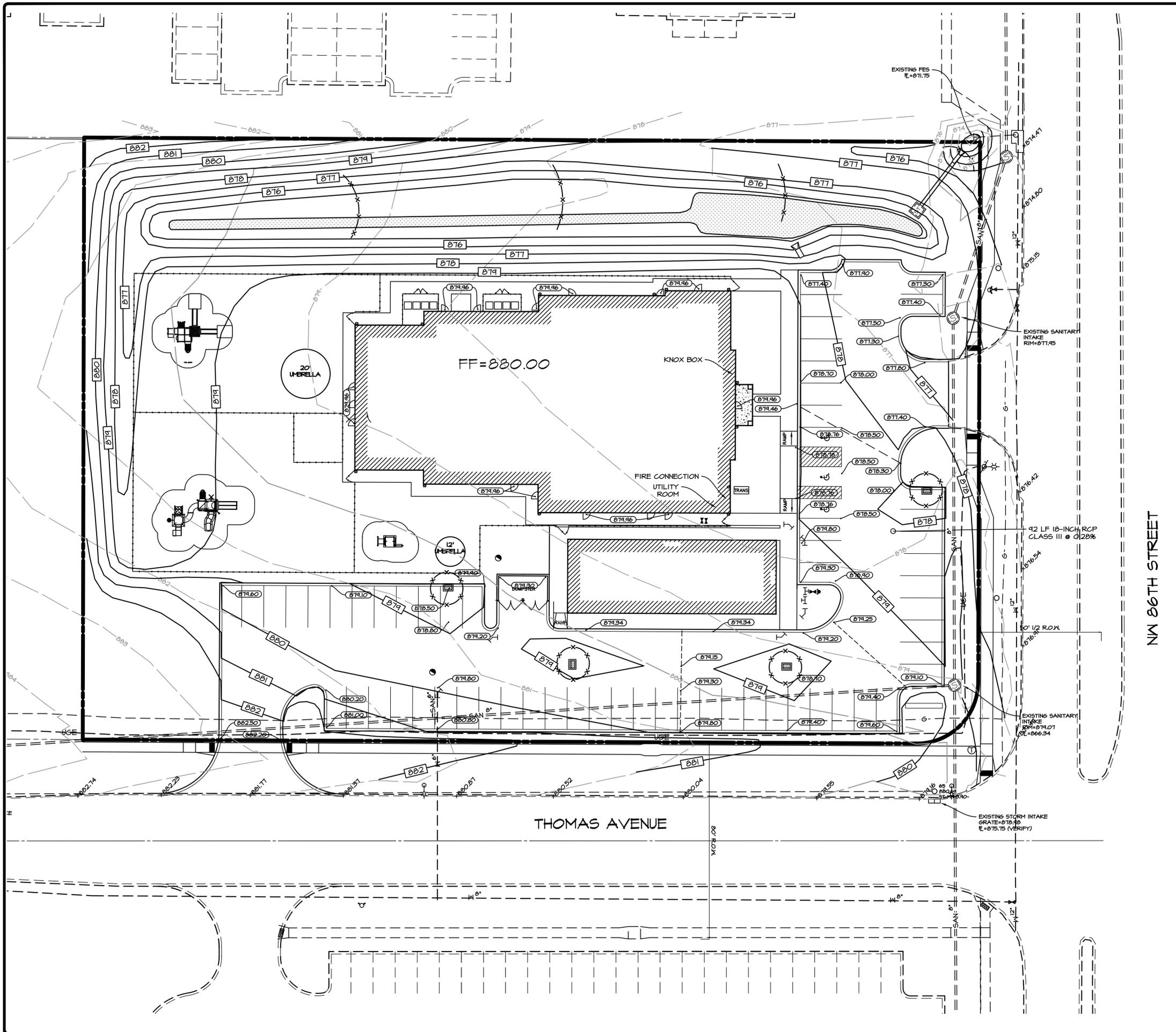


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	5	ARP & PJS
	6	JAG

DATE OF SURVEY: \_\_\_\_\_  
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 DRAWN BY: \_\_\_\_\_



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

**CEC**

DATE:	REVISIONS	COMMENTS
04-14-16	1	
	2	
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	5	ARP & PJS
	6	JAG

DATE OF SURVEY: \_\_\_\_\_  
 DESIGNED BY: ARP & PJS  
 DRAWN BY: JAG

**RAINBOW RASCALS**  
 JOHNSTON, IOWA

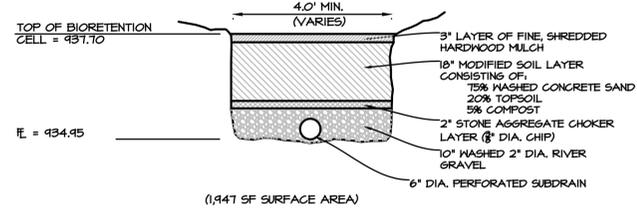
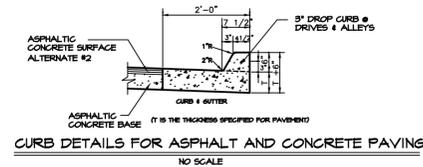
**GRADING PLAN**

SHEET 3 OF 5

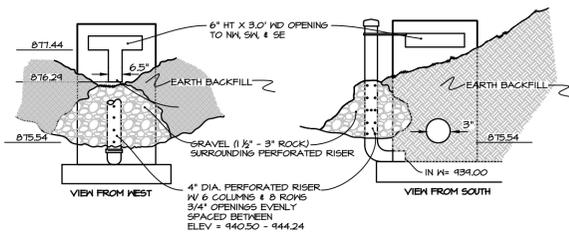
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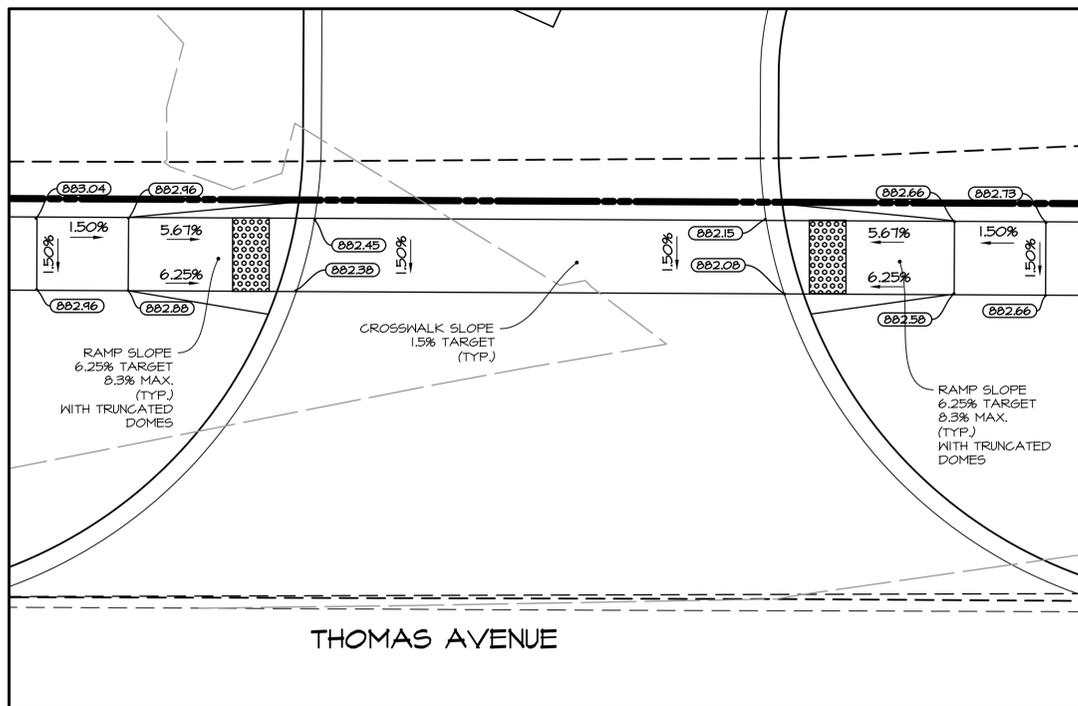




BIORETENTION CELL DETAIL  
NO SCALE

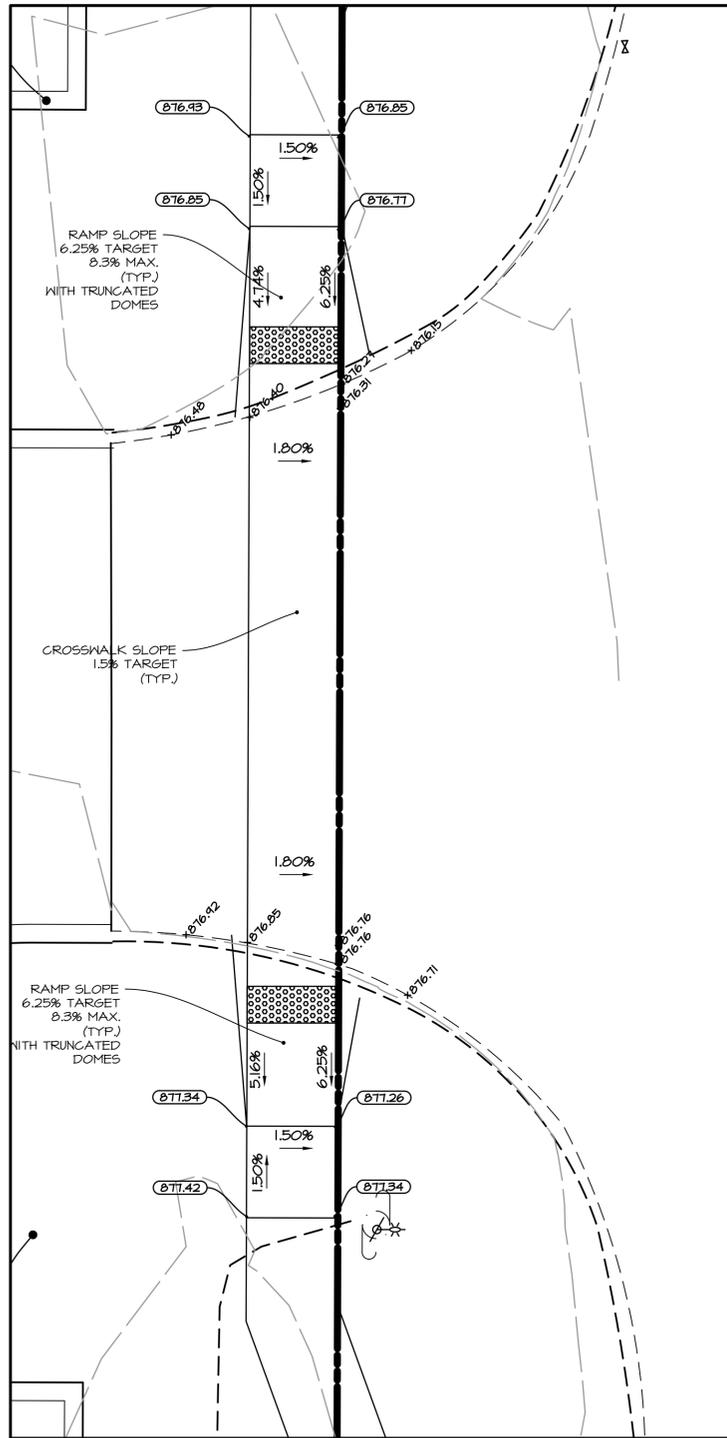


TYPE 'SW-513' OPEN SIDED INTAKE #1  
NO SCALE



WEST SIDEWALK RAMP DETAIL

SCALE: 1"=5'

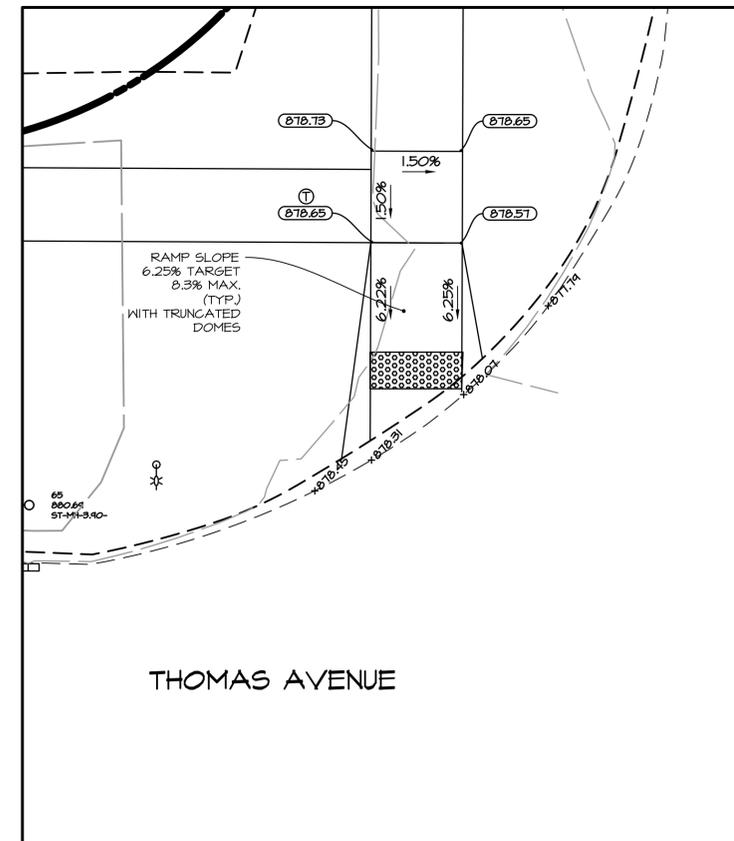


NORTHEAST SIDEWALK RAMP DETAIL

SCALE: 1"=5'



NW 86TH STREET



SOUTHEAST SIDEWALK RAMP DETAIL

SCALE: 1"=5'



NW 86TH STREET

RAINBOW RASCALS  
JOHNSTON, IOWA

DETAILS

SHEET  
6  
OF  
5

A-1011

DATE:	REVISIONS	COMMENTS
04-14-16	1	
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	5	ARP & PJS
	6	JAG

DATE OF SURVEY:  
DESIGNED BY: ARP & PJS  
DRAWN BY: JAG

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Preliminary - Not For Construction

**krieger klatt**  
 ARCHITECTS  
 architecture interiors consulting  
 1412 East Eleven Mile Road, Royal Oak, MI 48067  
 Phone: 248.414.9270 Fax: 248.414.9275 Web: kriegerklatt.com

Client:  
 Rainbow Child Care Center  
 1732 Crooks Rd  
 Troy, MI 48084

Project:  
 Rainbow Child Care Center  
 New Construction  
 NWC of NW 68 St & Thomas  
 Johnston, IA

Issued:  
 8.30.16 SPA Submittal

Seal:

Note:  
 Do not scale drawings. Use  
 calculated dimensions only.  
 Verify existing conditions in field.

North Arrow:

Sheet Title:  
 Exterior Elevations

Scale:

Project Number:  
 16-136

Sheet Number:

**A.200**



**Front Elevation Material Calculations:**  
 Total Facade = 975 sq. ft.  
 - Glass/Window/Door = 342 sq. ft. (Per 166.35/2C1)  
 = 633 sq. ft.  
 Total Primary Material:  
 Stone = 173 sq. ft.  
 Brick = 383 sq. ft. (61% (per 166.35 2/D))  
 Total = 556 sq. ft. / 633 sq. ft. = 88%

**Front Elevation**  
 Scale: 3/16" = 1'-0"



**Left Side Material Calculations:**  
 Total Facade = 1,198 sq. ft.  
 - Glass/Window/Door = 248 sq. ft. (Per 166.35/2C1)  
 = 950 sq. ft.  
 Total Primary Material:  
 Stone = 232 sq. ft.  
 Brick = 597 sq. ft. (62% (per 166.35 2/D))  
 Total = 829 sq. ft. / 950 sq. ft. = 87%

**Left Elevation**  
 Scale: 3/16" = 1'-0"

Exterior Elevation Materials					
SYMBOL	ITEM	MANUFACTURER	MODEL	COLOR / FINISH	NOTES
M-1	BRICK	BRAMPTON BRICK	CROSSROADS SERIES	COLOR - JASPER	IF BRICK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M-2	ASPHALT SHINGLES	GAF ROOFING	TIMBERLINE HD - LIFETIME SHINGLES	COLOR - WEATHERED WOOD	-
M-3	BREAK METAL TRIM	QUALITY EDGE	TRULINE EMBOSSED TRIM COIL	COLOR - 807 (CLA1)	-
M-4	VINYL SIDING	GEORGIA PACIFIC	FOREST RIDGE DOUBLE 5" SIDING	MIST	-
M-5	STONE VENEER	-	-	-	VER. W/ OWNER FOR MANUFACTURER, MODEL, AND COLOR
M-6	PRE-FIN ALUMINUM GUTTER	MASTIC HOME EXTERIORS	6" GUTTER COIL - 27 GAUGE	COLOR - ROYAL BROWN (VERIFY W/OWNER)	-
M-7	SILLS	T.B.D.	LIMESTONE	VARIEGATED	-
M-8	CEDAR TRIM BOARD	-	CEDAR	NATURAL & SEALED	-
M-9	SPLITFACE C.M.U.	MICHIGAN CERTIFIED CONCRETE	SPLIT FACED	VAOLS	IF BLOCK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE

- Keyed Elevation Notes:**
- TYPICAL EAVE - SEE DETAIL FOR MORE INFORMATION
  - BRICK SOLDIER COURSE (TYP.)
  - SILL SLOPED TO ALLOW WATER RUNOFF WITH DRIP EDGE
  - 1X2 TRIM BRD. ON 1X6 RAKE BRD. ON 1X6 SUB-RAKE BRD. WITH PRE-FINISHED ALUMINUM WRAP
  - 1/2" AZTEK PANEL (PAINT)
  - PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT - VERIFY CONNECTION DETAIL AND LOCATION WITH CIVIL ENGINEER
  - PROVIDE LOUVERED DORMERS FOR MECHANICAL INTAKE (VER. W/ MECH. DRAWINGS)
  - LINE OF DRAFT STOPPING
  - LINE OF BUILDING BEYOND
  - CONDENSING UNIT. SEE MECH. DRAWINGS FOR EXACT LOCATIONS
  - 60MIL EPDM ROOF FULLY ADHERED

- General Elevation Notes:**
- ALL TRIM BOARDS (U.N.O.) WILL BE CLAD IN PRE-FIN. ALUM. - DETERMINE GAUGE PER RAINBOW CHILD CARE CENTER SPECS.
  - EXTERIOR BRICK IS TO BE STANDARD SIZE - COURSE OUT QUORN CORNERS
  - EXTERIOR WINDOWS ARE JELDWEN. THEY ARE OPERABLE AND HAVE SCREENS. SCREENS ARE TO BE 16 MESH OR BETTER.
  - DO NOT SCALE HATCHING. REFER TO BUILDING SECTIONS & WALL SECTIONS FOR PROPER CONSTRUCTION METHODS. A.300 - A.305
  - SIGNAGE TO BE INSTALLED BY G.C. AS DIRECTED BY OWNER

Preliminary - Not For Construction

**krieger klatt**  
 ARCHITECTS  
 architecture interiors consulting  
 1412 East Eleven Mile Road, Royal Oak, MI 48067  
 Phone: 248.414.9270 Fax: 248.414.9275 Web: kriegerklatt.com

Client:  
 Rainbow Child Care Center  
 1732 Crooks Rd  
 Troy, MI 48084

Project:  
 Rainbow Child Care Center  
 New Construction  
 NWC of NW 68 St & Thomas  
 Johnston, IA

Issued:  
 8.30.16 SPA Submittal

Seal:

Note:  
 Do not scale drawings. Use  
 calculated dimensions only.  
 Verify existing conditions in field.

North Arrow:

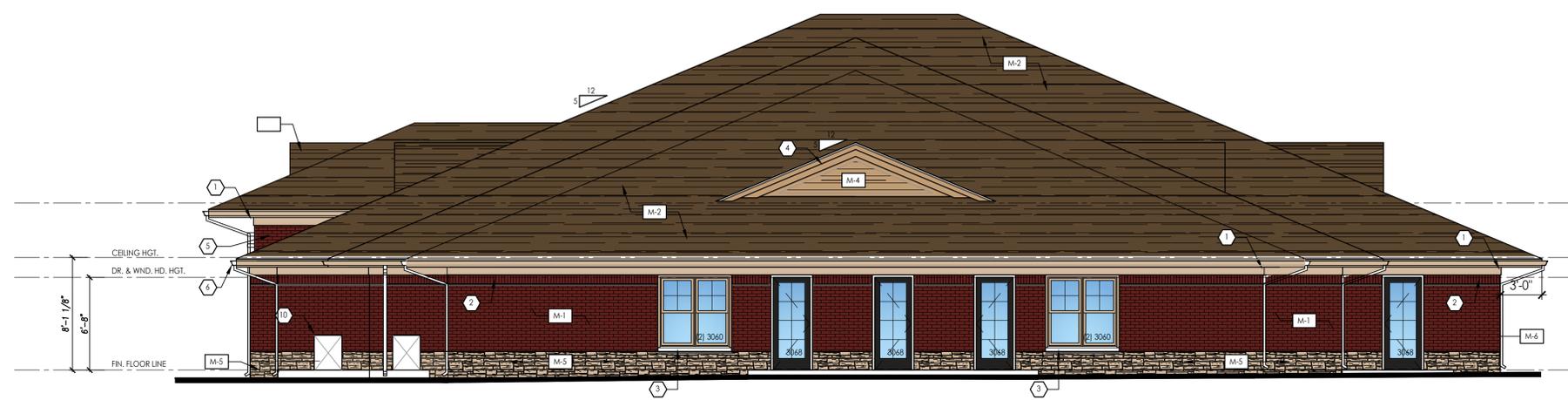
Sheet Title:  
 Exterior Elevations

Scale:

Project Number:  
 16-136

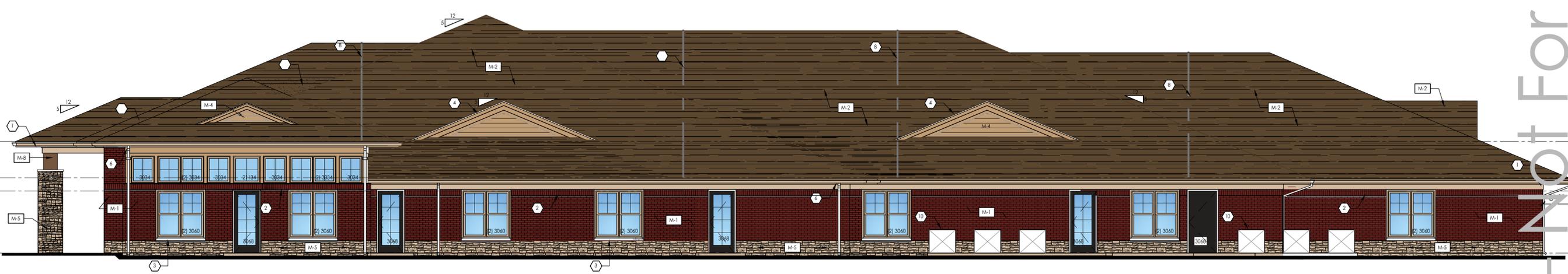
Sheet Number:

A.201



**Rear Elevation Material Calculations:**  
 Total Facade = 170 sq. ft.  
 Glass/Window/Door = 40 sq. ft. @ 144.350001  
 = 5746 sq. ft.  
 Total Primary Materials:  
 Stone = 136 sq. ft.  
 Brick = 172 sq. ft.  
 Total = 308 sq. ft. / 560 sq. ft. = 55%

**Rear Elevation**  
 Scale: 3/16" = 1'-0"



**Right Elevation Material Calculations:**  
 Total Facade = 1313 sq. ft.  
 Glass/Window/Door = 261 sq. ft. @ 144.350001  
 = 37676 sq. ft.  
 Total Primary Materials:  
 Stone = 240 sq. ft.  
 Brick = 568 sq. ft.  
 Total = 808 sq. ft. / 1,027 sq. ft. = 79%

**Right Elevation**  
 Scale: 3/16" = 1'-0"

Exterior Elevation Materials					
SYMBOL	ITEM	MANUFACTURER	MODEL	COLOR / FINISH	NOTES
M-1	BRICK	BRAMPTON BRICK	CROSSROADS SERIES	COLOR - JASPER	IF BRICK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M-2	ASPHALT SHINGLES	GAF ROOFING	TIMBERLINE HD - LIFETIME SHINGLES	COLOR - WEATHERED WOOD	-
M-3	BREAK METAL TRIM	QUALITY EDGE	TRULINE EMBOSSED TRIM COIL	COLOR - 807 (CLAY)	-
M-4	VINYL SIDING	GEORGIA PACIFIC	FOREST RIDGE DOUBLE 5' SIDING	MIST	-
M-5	STONE VENEER	-	-	-	VER. W/ OWNER FOR MANUFACTURER, MODEL, AND COLOR
M-6	PRE-FIN ALUMINUM GUTTER	MASTIC HOME EXTERIORS	6" GUTTER COIL - 27 GAUGE	COLOR - ROYAL BROWN (VERIFY W/OWNER)	-
M-7	SILLS	T.B.D.	LIMESTONE	VARIEGATED	-
M-8	CEDAR TRIM BOARD	-	CEDAR	NATURAL & SEALED	-
M-9	SPLIFACE C.M.U.	MICHIGAN CERTIFIED CONCRETE	SPLIT FACED	VAOLS	IF BLOCK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE

- Keyed Elevation Notes:**
1. TYPICAL EAVE - SEE DETAIL FOR MORE INFORMATION
  2. BRICK SOLDIER COURSE (TYP.)
  3. SILL SLOPED TO ALLOW WATER RUNOFF WITH DRIP EDGE
  4. 1X2 TRIM BRD. ON 1X6 RAKE BRD. ON 1X6 SUB-RAKE BRD. WITH PRE-FINISHED ALUMINUM WRAP
  5. 1/2" AZTEK PANEL (PAINT)
  6. PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT - VERIFY CONNECTION DETAIL AND LOCATION WITH CIVIL ENGINEER
  7. PROVIDE LOUVERED DORMERS FOR MECHANICAL INTAKE(VER. W/ MECH. DRAWINGS)
  8. LINE OF DRAFT STOPPING
  9. LINE OF BUILDING BEYOND
  10. CONDENSING UNIT, SEE MECH. DRAWINGS FOR EXACT LOCATION
  11. 60MIL EPDM ROOF FULLY ADHERED

- General Elevation Notes:**
- 1). ALL TRIM BOARDS (J.N.O.) WILL BE CLAD IN PRE-FIN. ALUM. - DETERMINE GAUGE PER RAINBOW CHILD CARE CENTER SPECS.
  - 2). EXTERIOR BRICK IS TO BE STANDARD SIZE - COURSE OUT QUOIN CORNERS
  - 3). EXTERIOR WINDOWS ARE JELDWEN, THEY ARE OPERABLE AND HAVE SCREENS. SCREENS ARE TO BE 16 MESH OR BETTER.
  - 4). DO NOT SCALE HATCHING. REFER TO BUILDING SECTIONS & WALL SECTIONS FOR PROPER CONSTRUCTION METHODS. A.300 - A.305
  - 5). SIGNAGE TO BE INSTALLED BY G.C. AS DIRECTED BY OWNER

## ORDINANCE NO. 724

### AN ORDINANCE AMENDING THE JOHNSTON REVISED ORDINANCES OF 1999 BY AMENDING THE WINDSOR OFFICE PARK PUD (ORDINANCE 652) TO ALLOW LIMITED RETAIL AND SECOND STORY RESIDENTIAL USES.

Now Therefore, Be It Enacted by the City Council of the City of Johnston, Iowa that:

**SECTION 1. PURPOSE.** The purpose of this ordinance is to replace Ordinance 652 to amend the Windsor Office Park PUD to allow limited retail and second story residential uses within the development.

**SECTION 2. OFFICIAL PUD AMENDMENT.** Ordinance 652 is hereby repealed and replaced with the provisions noted within this Ordinance. The following legally defined property is hereby included within the Windsor Office Park PUD:

Lots 1 to 22 and Outlot Z, Windsor Office Park Plat 1, an official plat, City of Johnston, Polk County, Iowa.

**SECTION 3. MASTER PLAN PROVISIONS.** In accordance with Section 17.10.180.4 adopted herewith is the Master Plan for the above-described area being rezoned to Planned Unit Development consisting of the following development policies:

PUD Master Plan A conceptual plan for the development of the Planned Unit Development is hereby adopted as a PUD Master Plan to guide development of the area. The plan for Windsor Office Park as prepared by Civil Engineering Consultants and dated May 23, 2002 is hereby adopted. The master plans and those additional guidelines as identified herein shall constitute the zoning requirements of the properties.

It is the general purpose of this PUD to establish land uses and development requirements that are compatible with the land uses in the vicinity and achieve an exemplary professional office park. If it can be shown that the intent and purpose of these guidelines can be met through another means, the City Council can approve them in combination with a Site Plan Review.

A. Collector Street Standards. The PUD Master Plan shall accommodate turning lanes at the intersections of collectors within the projects. No parking would be allowed on Windsor Parkway. Right-of-way and pavement width shall be as follows:

1. Windsor Parkway west of NW 86<sup>th</sup> Street at 100': 5-lane roadway.
2. Windsor Parkway west of Parcels A & B; 80: 31', 37' with turning lane. ROW may drop to 70 feet in width where turning lanes or tapers do not exist.
3. NW 92<sup>nd</sup> Street; 2-lanes in 60'-80' ROW, 31'-37' with turning lane.

4. Extension of Windsor Drive to Greenwood Hills; 2-lanes, 60' ROW, 31'.
5. North Access Drive off NW 86<sup>th</sup> Street; 2-lanes, 60'-80' ROW, with turning lane at Windsor Parkway and NW 86<sup>th</sup> Street.

B. NW 86<sup>th</sup> Street Intersections with proposed and existing Windsor Parkway and new intersection. Developer to provide right-of-way and make the improvements to the intersection as required for the project. Improvements shall be designed in accordance with capacity requirements in accordance with the traffic analysis and subject to final City Council approval.

C. Land Use.

1. Parcel A is designated in the Comprehensive Plan as Business Park / Office. The land uses established for Parcel A shall be consistent with the general use restrictions of District PC, Professional Commerce Park, and commercial uses complimentary to a business park, including restaurants and cafes (drive-in facilities not permitted), lounges (only in conjunction with a restaurant), coffee shops, banks and similar financial institutions (drive-in facilities permitted), and other similar uses as approved by the City Council. Strip mall type structures will not be allowed.
2. Parcel B is designated in the Comprehensive Plan as Business Park Commercial. The land uses established for Parcel B shall be consistent with the general use restrictions of District PC, Professional Commerce Park, and commercial uses complimentary to a business park, including restaurants and cafes (drive-in facilities not permitted), lounges (only in conjunction with a restaurant), coffee shops, banks and similar financial institutions (drive-in facilities permitted), book stores, office equipment and supply stores, drug stores (drive-in facilities permitted), postal services, copy centers, and other similar uses as approved by the City Council. Strip mall type structures will not be allowed.
3. Parcel C is designated Business Park / Office. Permitted land uses shall consist of those permitted in District PC.

i) Uses permitted in District C-1 shall be permitted within Lots 9, 10, 16, 17, 18, 19 and 20, of Windsor Office Park Plat 1, with the following exceptions:

Automobile Parts Store, excluding parts installation and repair

Liquor Stores

Lounges, when in conjunction with a restaurant

Pet Shops

Tobacco Stores

Veterinary Clinics for household pets on an out-patient basis only, no overnight boarding or lodging except by Special Use Permit

The display of merchandise outside the building and the storage of merchandise or materials shall not be permitted

Convenience stores shall not be permitted, even by a Special Use Permit

Stand alone big box retail establishments shall be prohibited.

- ii) Mixed-use buildings with residential on the second story shall be allowed within Lots 4 to 20 of Windsor Office Park Plat 1, provided such mixed use buildings are reasonably designed to protect the residential use from noise or other similar matters associated with the commercial/office use. Residential uses of such mixed-use buildings shall not exceed the densities allowed in an R-4 zoning district. Garages for such residential units shall be located in the rear of such proposed buildings. The use of residential units is further restricted to residential apartment units and Horizontal Property Regimes, as defined under the provisions of Iowa Code Chapter 499B, or other related provisions; provided however the land use classification used for calculating real estate taxes shall not be changed from commercial to residential.

4. Parcel D is designated in the Comprehensive Plan as Business Park / Office. Permitted land uses shall consist of those permitted in District PC.

- D. Architectural Standards. The project shall adhere to the architectural requirements for NW 86<sup>th</sup> Street, which requires brick as the predominant material on the facades.
- E. Buffers. Provisions for buffers shall adhere to the requirements of Section 17.50.030. A development may request a reduction or waiver which the City Council may or may not grant as part of the resolution approving individual site plans. The developer is responsible for the entire buffer within the property boundaries
- F. Setbacks. The building setbacks for all parcels shall adhere to PC setbacks (front, 50'; rear, 50'; side, 20'). A 50-foot building setback is required adjacent to any R District boundary.
- G. Parking setback. All parking areas and driveway aisles shall setback 15 feet from public right-of-way.
- H. Building Heights. Building heights are to be restricted contiguous to the south and west boundaries of the project which abut existing or future platted single-family lots to preserve the existing views that are an asset to the area. Building heights shall be restricted to the building heights of existing contiguous dwelling units. Building heights, for the purposes of this provision, shall be measured at the ridgeline or top of the parapet wall as opposed to the average height of the building. Building heights

may increase one foot for each 10 feet of additional setback from the perimeter 50-foot building setback line.

- I. Open Space. The open space ratio of the PUD shall consist of 30 percent. The computation of the 30 percent would include the areas set aside for buffers as is typically done.
- J. Landscaping. The parkway shall be a distinguishing feature and unifying element of this project. Particularly the locations on Windsor Parkway where it intersects with collectors and with NW 86<sup>th</sup> Street. The developer shall submit a landscaping plan for street trees and other landscape elements. The plan may be implemented through efforts of the developer of the office park or the individual site developments. The landscape plan shall also address NW 86<sup>th</sup> Street. The landscape plan shall be approved prior to or in combination with any subdivision plat or approval of any construction plans for public improvements.
- K. Trail. Developer to provide pedestrian and trail access easements for both an east-west trail and a north-south trail through the subject site in conjunction with the subdivision improvements. A north-south connection shall be developed that would be located on the west boundary of the site or at a central location perhaps following the collectors. The trails extension northward could intersect with another planned trail north of NW 62<sup>nd</sup> Avenue and approximately ¼ mile west of NW 86<sup>th</sup> Street. This would also afford a safe crossing of NW 62<sup>nd</sup> Avenue for trail users if the collector intersection on NW 62<sup>nd</sup> Avenue is signalized in the future.
- L. Parkland. Developer to dedicate 3.75 acres of tillable land (no drainage ways or ditches) for parkland in the southwest portion of Parcel D in a configuration satisfactory to the City Council, after input from the Park Advisory Board and the Planning & Zoning Commission. The dedication to occur upon the platting of Parcel D from an outlot to platted lots.
- M. Signage. All signage be restricted to building signs and monument (ground) signs, excluding the normal directional and informational signs as allowed by the zoning ordinance. All building signs to be individual letters mounted on the wall or on a raceway.

**SECTION 3. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 4. SEVERABILITY CLAUSE.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 5. WHEN EFFECTIVE.** This ordinance shall be in full effect from and after its final passage, approval, and publication as provided by law.

Passed and approved by the Council this \_\_\_\_ day of \_\_\_\_\_, 2005.

*Brian J. Laurenzo*  
 BRIAN J. LAURENZO, MAYOR

ATTEST:

*Stephanie L. Reynolds*  
 STEPHANIE L. REYNOLDS, CITY CLERK

1st Reading: October 3, 2005

2nd Reading: waived

3rd Reading: waived

Passed: October 3, 2005

Signed: October 3, 2005

Published: October 7, 2005

ROLL CALL VOTE:	1st Reading		2nd Reading		3rd Reading	
	Aye	Nay	Aye	Nay	Aye	Nay
Dierenfeld	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Temple	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>waived</u>	<input type="checkbox"/>	<u>waived</u>	<input type="checkbox"/>
Underwood	<input checked="" type="checkbox"/>	<input type="checkbox"/>				



**RESOLUTION NO. 06-226**

**A RESOLUTION TO AMEND THE WINDSOR PARK PUD FOR PARCEL A TO DELETE REFERENCE TO STRIP MALLS.**

WHEREAS, the Planning & Zoning Commission reviewed this item at their October 9, 2006 meeting and recommended approval of PZ Case No. 06-50, now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that:

The land uses allowed in Parcel A is amended as follows:

Parcel A is designated in the Comprehensive Plan as Business Park / Office. The land uses established for Parcel A shall be consistent with the general use restrictions of District PC, Professional Commerce Park, and commercial uses complimentary to a business park, including restaurants and cafes (drive-in facilities not permitted), lounges (only in conjunction with a restaurant), coffee shops, banks and similar financial institutions (drive-in facilities permitted), and other similar uses as approved by the City Council.

PASSED AND APPROVED this 16<sup>th</sup> day of October, 2006.

  
BRIAN J. LAURENZO, MAYOR

ATTEST:

  
STEPHANIE L. REYNOLDS, CITY CLERK

<b>ROLL CALL VOTE:</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Clabaugh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dierenfeld	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Temple	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tingley	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**RESOLUTION 11-142**

**A RESOLUTION APPROVING A MINOR AMENDMENT TO THE WINDSOR OFFICE PARK PUD**

**WHEREAS**, the Planning and Zoning Commission reviewed the PUD amendment at their regular meeting on October 10<sup>th</sup>, 2011 and recommended approval;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA**, that, the amended Windsor Office Park PUD Master Plan, eliminating the 15' parking setback as described in Section 3.G. of Ordinance No. 652, is hereby approved.

**PASSED AND APPROVED** this 17<sup>th</sup> day of October, 2011.

  
\_\_\_\_\_  
PAULA DIERENFELD, MAYOR

ATTEST:

  
\_\_\_\_\_  
CYNDEE RHAMES, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Clabaugh	✓	—	—	—
Culbert	✓	—	—	—
Hibbs	✓	—	—	—
Kallen	✓	—	—	—
Lindeman	✓	—	—	—

**RESOLUTION 13-129**

**A RESOLUTION APPROVING A MINOR AMENDMENT TO THE WINDSOR OFFICE PARK PUD**

**WHEREAS**, the Planning & Zoning Commission has reviewed this request during its regular meeting on July 8, 2013, and recommends approval;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA**, that, Section 3(C)(1) of the Windsor Office Park PUD is hereby amended as follows:

1. Parcel A is designated in the Comprehensive Plan as Business Park / Office. The land uses established for Parcel A shall be consistent with the general use restrictions of District PC, Professional Commerce Park, and commercial uses complimentary to a business park, including restaurants and cafes (drive-thru facilities not permitted, **except on Lot 2, Windsor Office Park Plat 1**), lounges (only in conjunction with a restaurant), coffee shops, banks and similar financial institutions (drive-thru facilities permitted), and other similar uses as approved by the City Council. Strip mall type structures will not be allowed, **except on Lot 2, Windsor Office Park Plat 1**.

**PASSED AND APPROVED** this 15<sup>th</sup> day of July, 2013.

  
\_\_\_\_\_  
PAULA DIERENFELD, MAYOR

**ATTEST:**  
  
\_\_\_\_\_  
CYNDEE RHAMES, CITY CLERK

<u>ROLL CALL VOTE:</u>	AYE	NAY	ABSENT	ABSTAIN
Brown	✓	_____	_____	_____
Clabaugh	✓	_____	_____	_____
Cope	✓	_____	_____	_____
Lindeman	✓	_____	_____	_____
Temple	✓	_____	_____	_____



# MEMORANDUM

## *City of Johnston, Iowa*

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SENT VIA EMAIL

DATE: August 23, 2016

TO: 814 Development LLC  
Harry Wolf, Windsor Office Park LLC  
Edward Arp, Civil Engineering Consultants

FROM: Clayton Ender, Planner

**RE: Rainbow Rascals Child Care Center Site Plans**

We have reviewed the proposed site plans for Rainbows Rascals Child Care Center at 8601 Thomas Avenue, and would note the following:

**1. Sheet 1:**

- a. Update the drawing index to identify each of the 4 pages.
- b. Landscape architect seal should state that it covers Sheets 1 – 4 (There is no page 5 or 6).
- c. An engineer seal is required on the site plans and should cover sheets 1 – 4.
- d. Site area shown on the vicinity sketch appears to be the Jethro's location opposite Thomas Avenue from the subject site. Update the vicinity sketch to the correct property.
- e. Note 5 should indicate that all construction will be to 2014 SUDAS and Johnston Supplemental Specifications.
- f. Note 10 regarding a potential traffic study is not required and may be removed from the site plans.
- g. Buffer area may be removed from the calculation to determine open space landscaping requirements. So for this site the area used to calculate open space landscaping would be determined as such:

26,764 SF (Required Open Space) – 10,956 SF (Buffer Area) = 15,808 SF

So for this site the minimum required open space landscaping would be 11 trees and 16 shrubs. Additional landscaping may be installed, and is encouraged, but the site plans should reflect the minimum requirements as outlined above.

**2. Sheet 2:**

- a. Indicate the 30' overland flowage and buffer easement along the north property boundary, include book and page number.
- b. Indicate the 10' Public Utility Easement along the south property boundary include book and page number.
- c. Indicate the 30' Public Utility Easement, Sanitary Sewer Easement, and Storm Sewer Easement along the east property boundary, include book and page number.
- d. Indicate the 50' Rear Yard Setback parallel to the west property boundary.

**3. Sheet 3:**

- a. Indicate the sanitary sewer line heading both north and south along NW 86<sup>th</sup> Street.
- b. Though not required, staff would suggest relocating the storm sewer intakes that are currently located in the center of the drive aisle to the curb line. Intakes in the center of drive aisles have proven to be difficult to maintain in the past, especially in high traffic areas.

**4. Sheet 4:**

- a. Provide separate plant schedules for buffer landscaping and open space landscaping.
- b. Discuss the 6 Prairefire Crabapple trees located along the east property boundary that are within the public utility easement, sanitary sewer easement, and storm sewer easement. There may be potential conflict with these trees and the sanitary sewer.
- c. There appears to be 1 tree located in the parking lot on the southwest corner of the property. Relocate this tree so that it is not being planted on pavement.

**5. General:**

- a. Will there be dumpsters? If so indicate the location on the site plans and provide screening from adjacent properties and public right-of-way.
- b. Indicate what is being used around the play areas. Chain link fence? Privacy fence?
- c. The sidewalk which will not connect with the sidewalk on the northeast portion of the property will need to be connected.
- d. Discuss the purpose of the crosshatched area on the south side of the property.
- e. Discuss the purpose of the speckled area on the north side of the property.

- f. In regards to fire protection:
  - i. Indicate 150 foot fire hydrant coverage radius from all nearby fire hydrants.
  - ii. Due to the size and occupancy of the building, an automatic sprinkler system and a fire alarm will be required. Indicate the location of the fire department automatic sprinkler system connection and include a note that a fire alarm is required.
  - iii. A fire hydrant shall be located within 100 feet of the fire department connection to the automatic sprinkler system.
  - iv. A knox box with keys to access the building in the event of an emergency shall be located near the front door of the building. Indicate the location of the required knox box.
- g. In regards to parking:
  - i. Discuss what the maximum client capacity as determined by State of Iowa licensing will be? Parking is based upon client capacity and sufficient parking shall be provided to accommodate max licensed capacity.
  - ii. Will this facility require parking for vans or busses? If so, indicate parking areas appropriately sized to accommodate those vehicles.
  - iii. Discuss the parking note for restaurant use since I don't see a restaurant use indicated on the site plans.
  - iv. 90° parking spaces must be at minimum 9 feet wide by 18 feet long. Update the parking dimensions and indicate a typical stall dimension with both length and width.
  - v. Based on the number of provided parking spaces, 3 parking spaces are required to be handicap accessible. Update the plans to accommodate 3 handicap parking spaces.
  - vi. Indicate the dimensions for the no parking area adjacent to the handicap parking stalls. There shall be at least one access area of 8 feet in width adjacent to a van accessible handicap stall and all handicap stalls shall have at minimum a 5 foot access space adjacent to it.
- h. Exterior lighting is not required, but if there will be any exterior lighting the applicant shall include 2 photometric plans for exterior lighting as an overlay on the proposed site: (1) entire site and (2) paved areas only. Include a written statement of percentages from initial to maintained foot-candle levels. Also include manufacturer's cut sheets for all proposed site lighting materials. The lighting requirements may be found at <http://www.cityofjohnston.com/index.aspx?NID=288>.
- i. All Stormwater Management Facilities will require a recorded maintenance agreement detailing the necessary ongoing maintenance of the facility. A template for this agreement may be found at <http://www.cityofjohnston.com/DocumentCenter/View/726>.

- j. A stormwater management report must be submitted for review. Please provide two copies of this report with the resubmittal of the site plans.

## 6. Architectural Elevations:

- a. Provide architectural elevations showing each side of the building.
- b. Provide square footage of each building material to be located on each side of the building.
- c. At minimum, 75% of each elevation must be composed of permanent material. Up to 25% of each elevation may be composed of trim. This calculation is determined from the total square footage of an elevation minus glass.
- d. At minimum, 50% of the elevations facing NW 86<sup>th</sup> Street and Thomas Avenue must be composed of brick. This calculation is determined from the total square footage of an elevation minus glass.
- e. Indicate all HVAC units on the architectural elevations. HVAC units must be screened from the public right-of-way and adjacent properties.

## 7. Looking Forward

- a. Signs are by a separate permit, but staff would note that within the Windsor Office Park PUD signage may only consist of building signs and freestanding monument signs. You are allowed one freestanding sign for each street frontage and you are allowed building signs with a total area equal to 5% of the wall area facing Thomas Ave and NW 86<sup>th</sup> Street.
  - b. An executed NPDES Permit, full SWPPP and City Grading Permit will need to be provided for review a minimum of 10 days prior your anticipated start date for any ground disturbing activities. A city grading permit is available at <http://www.cityofjohnston.com/documentcenter/view/1412>. Review and approval must occur prior to work beginning.
  - c. A building permit and building construction drawings will need to be provided for review a minimum of 14 days prior to your anticipated start date for building construction activities. A building permit may be acquired at the front desk of the Community Development Department office. Review and approval must occur prior to work beginning.
8. Please see additional comments on the site plan as provided by Foth Infrastructure and Environment, LLC and Johnston Public Works.
  9. Please include a cover sheet to accompany revisions which lists corrections made to the site plan.

This project is scheduled for a development review meeting on Wednesday, August 24<sup>th</sup>, 2016 at 2:30p.m. Four full size copies of revised plans, four 11 x 17 inch reductions and a PDF version of all site plans and two copies of the building elevations and two copies of any revised stormwater management reports must be submitted by Wednesday, August 31<sup>st</sup>, 2016 in order to proceed to the Planning and Zoning

Commission on Monday, September 12<sup>th</sup>, 2016 and to the City Council on Tuesday, September 19<sup>th</sup>, 2016.

If you have any questions, please contact me at 727-7763 or by email at [cender@cityofjohnston.com](mailto:cender@cityofjohnston.com).

cc: File  
Josh DeBower, Foth Infrastructure and Environment  
Tyler Anderson, Foth Infrastructure and Environment  
Matt Greiner, Construction Inspector  
Craig Ver Huel, Fire Department  
David Wilwerding, Community Development Director  
Aaron Wolfe, Senior Planner



September 22, 2016

Clayton Ender, Planner  
City of Johnston, P.O. Box 410  
6221 Merle Hay Road  
Johnston, IA 50131

RE: Rainbow Child Care Center Site Plan  
Development Review 2  
Case No. PZ 16-27

Foth Infrastructure and Environment, LLC has completed a review of the Site Plan, Lighting Plan and Stormwater Management Plan received by the City September 16th, 2016 for the above referenced project. Based on our review, the following comments are offered:

**Stormwater Management Plan**

1. Label Drainage area size on the existing and pre-developed drainage area map.
2. Show the time of concentration path on the existing offside drainage map.
3. Provide the Runoff Peak Rates and required release rates of the proposed pond on the Storm Water Summary Data Sheet.
4. Verify all storm sewer sizes and slopes in the report as Pipes on Sheet 4 do not match what is being shown in report.
5. Provide the entire Hydraflow report to verify detention pond size and outlet being modeled matches what is being shown in the plans.
6. Provide intake capacity calculations that verify no ponding greater than 9", state clogging factors used.
7. Provide outlet velocity calculations to show what outlet protection is required at FES and RD outlet.

**Site Plan**

**Sheet 1**

8. No further comments.

**Sheet 2**

9. Handicap parking stalls are shown as 8-ft wide, per City of Johnston Code, all parking stalls shall be a minimum of 9-ft; applicant shall revise accordingly.
10. Applicant shall provide a sidewalk easement for the walk on private property or relocate sidewalk within right of way and relocate the power poles.

**Sheet 3**

11. Label pond storage information for the WQv and elevation, CPv and elevation (if applicable), 100-yr high water, overflow elevation and flow path.
12. Applicant shall provide spot elevations in the bottom of the detention pond.
13. Applicant shall provide detailed elevations and slopes on all sidewalks adjacent to the building and on ramps to handicap stalls to verify all pedestrian paths are ADA compliant.
14. What is the finish floor elevation of the retail building?
15. Revise erosion controls to match the new grading shown.
16. Roof drains need cleanouts shown.
17. Applicant shall rotate intake #4 to match #3.
18. Provide diameter of all SW-502 to verify manhole size.
19. Provide elevations for the openings of Intake #1.
20. Split Utilities onto a separate sheet to be able to show information more clearly.

21. Label all water main bend sizes and provide northing/easting information for asbuilt purposes.
22. Label all conflict points where sanitary crosses storm sewer and where water main crosses storm sewer; provide flowline information at these locations to verify clearance requirements.
23. Storm callout located in the retail building states it's a 12" RCP, but the pipe it should be pointing to is labeled as 18".
24. Show 6" subdrain in Bioretention trench and provide flow line and cleanout location information .

#### **Sheet 4**

25. Applicant shall specify seeding types and designate locations.
26. What screening is being proposed around the transformer?
27. How tall are the proposed trees going to be adjacent to NW 86<sup>th</sup> Street and will they conflict with the power lines as they grow?

#### **Sheet 5**

28. How will the 6" subdrain in the Bioretention trench be outletted?
29. Verify running slopes of all pedestrian ramps, along NW 86<sup>th</sup> Street the north ramp slopes scale to be 4.3% along the west edge and 5.56% along the east edge.
30. Slope arrows for the ramp south of the driveway off of NW 86<sup>th</sup> Street point south, but according to elevations the arrows should point north.
31. Detectable warnings should be placed at the back of curb not gutter as shown in the NW corner of NW 86<sup>th</sup> Street and Thomas Ave.

#### **Lighting Plan**

32. Average/minimum illuminance calculation appears to be a time.
33. Unable to verify where the lights are being installed, are they building mounted or pole mounted? If pole mounted what is the mounting height?
34. Highlight what luminaire is going to be used in the Luminaire data provided, appears to be a 700mA with 131 watt LED, but please verify.
35. Were the existing street lights included in the analysis of the site lighting?

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: mms3



## Notice of Proposed Development *City of Johnston, Iowa*

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September 19<sup>th</sup>, 2016

### **PZ Case No. 16-27; Site Plans for 8061 Thomas Avenue**

814 Development LLC has submitted a site plan for the construction of an approximately 12,000 square foot child care facility and a future 2,500 square foot retail building. The site is located on the northwest corner of NW 86<sup>th</sup> Street and Thomas Avenue and is zoned as part of the Windsor Office Park PUD. Additional information is attached to this notice.

**Applicant:** 814 Development LLC  
1742 Crooks Road  
Troy, MI, 48084

### **Meeting Schedule:**

Planning and Zoning Commission, Monday, September 26, 2016  
City Council Meeting (tentative), Monday, October 3, 2016

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

### **Staff Contact:**

Comments and questions about this application may be directed to:

Clayton Ender, Planner  
City of Johnston  
6221 Merle Hay Road, PO Box 410  
Johnston, IA 50131  
Phone: (515) 727-7763  
Email: [cender@cityofjohnston.com](mailto:cender@cityofjohnston.com)

### **Attachments:**

Aerial Vicinity Map  
Site Plans



# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

September 26, 2016

**Subject:** Consider recommending approval of the site plans for Dance Vision, located at 8711 Thomas Avenue (PZ Case 16-29).

**SYNOPSIS:**

Elsie John Properties, LLC has submitted site plans for the development of a 12,162 square foot dance studio. The property is located at 8711 Thomas Avenue in the Windsor Office Park.

**RECOMMENDATION:**

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

**The Planning & Zoning Commission recommends approval of PZ Case 16-29, the Site Plans for 8711 Thomas Avenue with 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. 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.
3. 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.
4. A Stormwater Management Facilities Maintenance Agreement shall be provided and accepted by the City Council prior to issuance of a building permit.
5. **The site plans must be amended and the following items shall be completed prior to the issuance of a building permit:**
  - a. Address items 1-15 of the review letter provided by consulting engineer Foth Infrastructure and Environment dated September 22, 2016.
  - b. A recorded easement is necessary to install approximately 36' of storm sewer pipe and an outlet structure on the east-adjacent property.

Attachments:

- Vicinity Map
- Site Plans, prepared by Bishop Engineering dated 9/14/16;
- Architectural Elevations prepared by Shiffler Associates, dated 9/14/16;
- Development Review Comments by Staff;
- Development Review Comments by Foth Infrastructure & Environment, LLC, dated 9/22/16;
- Windsor Office Park PUD;
- Mailing Notice;

<p><b>PROPERTY OWNER/APPLICANT:</b></p>	<p>Elsie John Properties, LLC 5860 Merle Hay Road Johnston, IA 50131</p>
<p><b>REPRESENTATIVES:</b></p>	<p>Bishop Engineering 3501 104<sup>th</sup> Street Urbandale, IA 50322</p>
<p><b>BACKGROUND &amp; PRIOR APPROVALS:</b></p>	<p>The subject property is located within the Windsor Office Park Planned Unit Development, approved by ordinance 652 on August 5, 2002.</p> <p>The Preliminary Plat for Windsor Office Park was approved on August 19, 2002 via Resolution 02-145.</p> <p>The Final Plat for Windsor Office Park was approved on November 18, 2002 via Resolution 02-212.</p> <p>The PUD was amended on October 3, 2005 via Ordinance 724.</p> <p>The PUD has been variously amended by resolutions 06-226 on October 16, 2006, 11-142 on October 17<sup>th</sup>, 2011, and 13-129 on July 15<sup>th</sup>, 2013.</p>
<p><b>ZONING &amp; BULK REQUIREMENTS:</b></p>	<p>Windsor Office PUD. Allowed uses are those of the PC, Professional Commerce Park District. The PC district allows the proposed use, which, while not specifically listed, is permitted under 168.07.2.D. as a use that is consistent with the characteristics of other allowed uses of the district (health, athletic or fitness centers/clubs, day care).</p> <p>Minimum Bulk Requirements for the subject lot follow:</p> <p style="padding-left: 40px;">Front Setback: 50 ft. Side yard: 20 ft. Sum of both side yard setbacks = 40 ft. Rear Yard: 50 ft.</p>
<p><b>TRAFFIC ACCESS &amp; CIRCULATION:</b></p>	<p>The site has two points of access on Thomas Avenue. This will be a full access driveway.</p>
<p><b>PEDISTRIAN CIRCULATION &amp; SIDEWALKS:</b></p>	<p>A four-foot wide sidewalk will be installed along Thomas Avenue Thomas Avenue.</p>
<p><b>PARKING AND LOADING:</b></p>	<p>In determining the required parking for the subject property, staff utilized the provision for colleges, trade schools and other places of learning – which requires 1 space for every person regularly employed (maximum working shift) plus one space for each three student desks or classroom seating facilities. While the studio won't have seating, each room would have a maximum capacity for students. The client capacity is estimated at</p>

139 persons and the applicant reports five employees. These numbers lend a parking requirement of 52 parking stalls. The site plan is in compliance with 52 stalls.

**PUBLIC UTILITIES:**

**WATER:** A six-inch connection will be made to the existing stub on the north side of Thomas Avenue to serve the building's sprinkler system. A two-inch domestic connection will branch from the aforementioned six-inch service line. A separate six-inch service line will be bored and cased under Thomas Avenue to serve a proposed fire hydrant to be installed near the building's southeast corner.

**SANITARY SEWER:** Sanitary Sewer is already stubbed to the subject property and a connection will be made on the north side of Thomas Avenue.

**FIRE PROTECTION:**

At 12,162 square feet, the building must be sprinkled for fire protection.

**FLOODPLAIN:**

The site is not located within the 100-year floodplain.

**DRAINAGE:**

The site generally drains to the north and east. Stormwater generated from the site will be directed to a detention basin on site near the north property line. This basin outlets to the east-adjacent property, and thereafter outlets to existing storm sewer at NW 86<sup>th</sup> Street and eventually discharging to Beaver Creek. An easement is necessary to install approximately 36' of storm sewer pipe and an outlet structure on the east-adjacent property. Staff recommends a condition of approval requiring the applicant to obtain such an easement prior to issuance of a building permit. The detention basin is design to accommodate the water quantity volume and the water quality volume.

**ARCHITECTURE:**

Chapter 166.35 of the City Code requires 75% of the building's wall area (excluding glass) to consist of permanent materials, to include a combination of brick, architectural concrete panels, textured concrete block, architectural steel, and stone panels. In addition, the PUD requires the project adhere to the architectural requirements for buildings within 300' of NW 86<sup>th</sup> Street (Chapter 166.35.D), which states that nonresidential buildings abutting Merle Hay Road, NW 86<sup>th</sup> Street and NW 62<sup>nd</sup> Avenue shall have brick constitute at least 50% of the wall area that faces the arterial street, excluding glass.

The materials proposed for this site meet the above-stated requirements, with brick constituting 51% of the building exterior facing Thomas Avenue, and the alternate building sides comprised primarily of architectural metal panels.

**OPEN SPACE:**

The total site area is 62,286 s.f.. The open space ratio for this PUD requires a minimum of 30% of the total property area, or 18,686 s.f.. The site is in compliance with 46% open space, or 28,895 s.f..

**LANDSCAPING:**

The site is required to have 1 tree per 1,500 square feet of required open space and 1 shrub per 1,000 square feet of required open space. For the purpose of calculating open space landscaping requirements, the buffer area of the site is removed from the total lot area to determine required open space subject to open space landscaping requirements.

For this site, 13 trees and 19 shrubs are required and the site plan is in compliance.

**BUFFERS:**

The site is required to have a 30’ buffer along the north property boundary. The following is the required buffer landscaping and that which is provided:

North Buffer Area		
	Required	Provided
Evergreen Trees	8	8
Overstory Trees	3	3
Understory Trees	10	10
Shrubs	20	20

**NPDES PERMIT:**

A SWPPP and NPDES Permit are required and must be approved by City Staff prior to issuance of a City Grading Permit and any ground disturbing activity.

**SITE LIGHTING:**

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.

**ADJACENT OWNER NOTICE:**

A notice of the proposed development has been posted to the city’s website.

**CONSULTANT COMMENTS:**

Foth Infrastructure & Environment, LLC has reviewed the Site Plan and offered comments in their September 22, 2106 review letter. Staff recommends a condition of approval requiring all outstanding comments from Foth’s review letter be addressed prior to the issuance of a building permit.



September 22, 2016

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

RE: Dance Vision Site Plan  
Development Review 2  
Case No. PZ 16-29

Foth Infrastructure and Environment, LLC has completed a review of the Site Plan and Storm Water Management Plan received by the City September 14th, 2016 for the above referenced project. Based on our review, the following comments are offered:

**Storm Water Management Plan**

1. Calculations provided meet the requirements of Johnston City code however due to the 0.99" opening necessary for the WQv control, there is a high risk of clogging due to small debris that will pass thru the trash rack/screen on the 15" FES, recommend converting the standpipe to a perforated riser or drilling a series of holes.
2. Provide inlet capacity calculations to verify ponding depths, include clogging factors assumed.
3. With the storm sewer revision to only have one intake in the NE corner of the parking lot, applicant shall provide a channel calculation to verify the depth of flow east of the Hydrant Assembly #1 during the 100 year event.

**Site Plan**

**Sheet C.01**

4. No further comments.

**Sheet C1.1**

5. Show and label each tree to be removed, include type and size.

**Sheet C2.1**

6. No further comments.

**Sheet C3.1**

7. How much cut is being proposed at the driveway locations? Will there be a need to lower the existing electric, fiber optic and gas lines?

**Sheet C4.1**

8. Specify the diameter of structure C2, recommend 60" diameter due to the internal standpipe and if someone needs to maintenance.

**Sheet C5.1**

9. How deep does the root structure of a Growlo Sumac grow? Several are shown being install on top of a gas line and fiber line along Thomas Ave behind back of curb.

**Sheet C6.1**

10. No further comments.

**Sheet C7.1**

11. Applicant shall show the flow arrows to depict the drainage patterns.
12. Applicant shall show and label the area of soil disturbance.
13. While the sheet lists the quantities of stabilization measures, it refers to the Landscaping plan which is not included in the SWPPP document.
14. Applicant shall include erosion control measures east of the east driveway to protect silts entering over the existing curb on Thomas Ave.
15. Refer to SWPPP review for complete review of the narrative.

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

Sincerely,

**Foth Infrastructure & Environment, LLC**

A handwritten signature in blue ink, appearing to read "Joshua C. DeBower", with a long horizontal flourish extending to the right.

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

TMA: mms3



# MEMORANDUM

## *City of Johnston, Iowa*

---

SENT VIA EMAIL

DATE: April 19, 2016

TO: Sabetha Mumm, Elsie John Properties, LLC  
Chuck Bishop, Bishop Engineering

FROM: Aaron Wolfe, Senior Planner

**RE: Dance Vision Development Review**

We have reviewed the proposed site plan for Dance Vision, 8711 Thomas Avenue, and would note the following:

1. The Zoning classification is correctly listed as PUD, but the Ordinance number and the date of approval for the PUD are not listed on the site plan. The Ordinance number is 724 with approval on October 5, 2005. Also, name of PUD should be listed (Windsor Office PUD).
2. Applicant shall submit a recorded "lot tie agreement" inextricably linking two subject lots (currently the setback envelope is depicted as if one lot). Such an agreement will also negate need for an ingress/egress cross-access easement for shared parking and access between two subject properties.
3. Provide evidence of an overland flowage easement for east-neighboring property.
4. 5 gray dogwood are depicted in the buffer area; however, only 2 are listed in the landscape schedule. 11 Fragrant Sumac are shown in the buffer area; however, the landscape schedule lists 14. Appears as if labels are perhaps reversed. Please reconcile the inconsistency.
5. Open space required is listed as 20% on sheet C5.1. Please amend to read 30%.
6. Due to the size and use of the building, a sprinkler system is required. Please include such a note on the site plan.
7. Parking in front of the fire department sprinkler connection must be labeled "No Parking" to allow unobstructed access to the FDC.
8. An executed NPDES Permit, full SWPPP and City Grading Permit will need to be provided prior to any ground disturbing activities.
9. All HVAC units must be shown on the site plan and must be screened from view. If located on rooftop, elevation drawings should indicate rooftop systems and screening.

10. Provide an elevation of the trash enclosure.
11. Elevations must be amended to include total square footage of each building elevation, and area and percentage devoted to each material utilized.
12. All stormwater management facilities (swales, basins, bioretention, etc.) require a recorded maintenance agreement detailing the necessary ongoing maintenance of the facility.
13. The applicant shall include 2 photometric plans as an overlay on the proposed site: (1) entire site and (2) paved areas only. Include a written statement of percentages from initial to maintained foot-candle levels. Also include manufacturer's cut sheets for all proposed site lighting materials. <http://cityofjohnston.com/index.aspx?NID=288>
14. Please include a cover sheet to accompany revisions which lists corrections made to the site plan.
15. Please see additional comments on the site plan as provided by Foth Infrastructure and Environment, LLC.

This project is scheduled for a development review meeting on Wednesday, September 7<sup>th</sup>, 2016 at 3:30p.m. Four full size copies of revised plans, four 11 x 17 inch reductions and a PDF version of all site plans and building elevations and two copies of any revised stormwater management reports must be submitted by Wednesday, September 14, 2016 in order to proceed to the Planning and Zoning Commission on September 26, 2016 and to the City Council on October 3<sup>rd</sup>, 2016.

If you have any questions, please contact me at 727-7766 or by email at [awolfe@cityofjohnston.com](mailto:awolfe@cityofjohnston.com).

cc: Josh DeBower, Foth  
Matt Greiner, Construction Inspector  
David Wilwerding, Community Development Director

## ORDINANCE NO. 724

### AN ORDINANCE AMENDING THE JOHNSTON REVISED ORDINANCES OF 1999 BY AMENDING THE WINDSOR OFFICE PARK PUD (ORDINANCE 652) TO ALLOW LIMITED RETAIL AND SECOND STORY RESIDENTIAL USES.

Now Therefore, Be It Enacted by the City Council of the City of Johnston, Iowa that:

**SECTION 1. PURPOSE.** The purpose of this ordinance is to replace Ordinance 652 to amend the Windsor Office Park PUD to allow limited retail and second story residential uses within the development.

**SECTION 2. OFFICIAL PUD AMENDMENT.** Ordinance 652 is hereby repealed and replaced with the provisions noted within this Ordinance. The following legally defined property is hereby included within the Windsor Office Park PUD:

Lots 1 to 22 and Outlot Z, Windsor Office Park Plat 1, an official plat, City of Johnston, Polk County, Iowa.

**SECTION 3. MASTER PLAN PROVISIONS.** In accordance with Section 17.10.180.4 adopted herewith is the Master Plan for the above-described area being rezoned to Planned Unit Development consisting of the following development policies:

PUD Master Plan A conceptual plan for the development of the Planned Unit Development is hereby adopted as a PUD Master Plan to guide development of the area. The plan for Windsor Office Park as prepared by Civil Engineering Consultants and dated May 23, 2002 is hereby adopted. The master plans and those additional guidelines as identified herein shall constitute the zoning requirements of the properties.

It is the general purpose of this PUD to establish land uses and development requirements that are compatible with the land uses in the vicinity and achieve an exemplary professional office park. If it can be shown that the intent and purpose of these guidelines can be met through another means, the City Council can approve them in combination with a Site Plan Review.

A. Collector Street Standards. The PUD Master Plan shall accommodate turning lanes at the intersections of collectors within the projects. No parking would be allowed on Windsor Parkway. Right-of-way and pavement width shall be as follows:

1. Windsor Parkway west of NW 86<sup>th</sup> Street at 100': 5-lane roadway.
2. Windsor Parkway west of Parcels A & B; 80: 31', 37' with turning lane. ROW may drop to 70 feet in width where turning lanes or tapers do not exist.
3. NW 92<sup>nd</sup> Street; 2-lanes in 60'-80' ROW, 31'-37' with turning lane.

4. Extension of Windsor Drive to Greenwood Hills; 2-lanes, 60' ROW, 31'.
5. North Access Drive off NW 86<sup>th</sup> Street; 2-lanes, 60'-80' ROW, with turning lane at Windsor Parkway and NW 86<sup>th</sup> Street.

B. NW 86<sup>th</sup> Street Intersections with proposed and existing Windsor Parkway and new intersection. Developer to provide right-of-way and make the improvements to the intersection as required for the project. Improvements shall be designed in accordance with capacity requirements in accordance with the traffic analysis and subject to final City Council approval.

C. Land Use.

1. Parcel A is designated in the Comprehensive Plan as Business Park / Office. The land uses established for Parcel A shall be consistent with the general use restrictions of District PC, Professional Commerce Park, and commercial uses complimentary to a business park, including restaurants and cafes (drive-in facilities not permitted), lounges (only in conjunction with a restaurant), coffee shops, banks and similar financial institutions (drive-in facilities permitted), and other similar uses as approved by the City Council. Strip mall type structures will not be allowed.
2. Parcel B is designated in the Comprehensive Plan as Business Park Commercial. The land uses established for Parcel B shall be consistent with the general use restrictions of District PC, Professional Commerce Park, and commercial uses complimentary to a business park, including restaurants and cafes (drive-in facilities not permitted), lounges (only in conjunction with a restaurant), coffee shops, banks and similar financial institutions (drive-in facilities permitted), book stores, office equipment and supply stores, drug stores (drive-in facilities permitted), postal services, copy centers, and other similar uses as approved by the City Council. Strip mall type structures will not be allowed.
3. Parcel C is designated Business Park / Office. Permitted land uses shall consist of those permitted in District PC.

i) Uses permitted in District C-1 shall be permitted within Lots 9, 10, 16, 17, 18, 19 and 20, of Windsor Office Park Plat 1, with the following exceptions:

Automobile Parts Store, excluding parts installation and repair

Liquor Stores

Lounges, when in conjunction with a restaurant

Pet Shops

Tobacco Stores

Veterinary Clinics for household pets on an out-patient basis only, no overnight boarding or lodging except by Special Use Permit

The display of merchandise outside the building and the storage of merchandise or materials shall not be permitted

Convenience stores shall not be permitted, even by a Special Use Permit

Stand alone big box retail establishments shall be prohibited.

- ii) Mixed-use buildings with residential on the second story shall be allowed within Lots 4 to 20 of Windsor Office Park Plat 1, provided such mixed use buildings are reasonably designed to protect the residential use from noise or other similar matters associated with the commercial/office use. Residential uses of such mixed-use buildings shall not exceed the densities allowed in an R-4 zoning district. Garages for such residential units shall be located in the rear of such proposed buildings. The use of residential units is further restricted to residential apartment units and Horizontal Property Regimes, as defined under the provisions of Iowa Code Chapter 499B, or other related provisions; provided however the land use classification used for calculating real estate taxes shall not be changed from commercial to residential.

4. Parcel D is designated in the Comprehensive Plan as Business Park / Office. Permitted land uses shall consist of those permitted in District PC.

- D. Architectural Standards. The project shall adhere to the architectural requirements for NW 86<sup>th</sup> Street, which requires brick as the predominant material on the facades.
- E. Buffers. Provisions for buffers shall adhere to the requirements of Section 17.50.030. A development may request a reduction or waiver which the City Council may or may not grant as part of the resolution approving individual site plans. The developer is responsible for the entire buffer within the property boundaries
- F. Setbacks. The building setbacks for all parcels shall adhere to PC setbacks (front, 50'; rear, 50'; side, 20'). A 50-foot building setback is required adjacent to any R District boundary.
- G. Parking setback. All parking areas and driveway aisles shall setback 15 feet from public right-of-way.
- H. Building Heights. Building heights are to be restricted contiguous to the south and west boundaries of the project which abut existing or future platted single-family lots to preserve the existing views that are an asset to the area. Building heights shall be restricted to the building heights of existing contiguous dwelling units. Building heights, for the purposes of this provision, shall be measured at the ridgeline or top of the parapet wall as opposed to the average height of the building. Building heights

may increase one foot for each 10 feet of additional setback from the perimeter 50-foot building setback line.

- I. Open Space. The open space ratio of the PUD shall consist of 30 percent. The computation of the 30 percent would include the areas set aside for buffers as is typically done.
- J. Landscaping. The parkway shall be a distinguishing feature and unifying element of this project. Particularly the locations on Windsor Parkway where it intersects with collectors and with NW 86<sup>th</sup> Street. The developer shall submit a landscaping plan for street trees and other landscape elements. The plan may be implemented through efforts of the developer of the office park or the individual site developments. The landscape plan shall also address NW 86<sup>th</sup> Street. The landscape plan shall be approved prior to or in combination with any subdivision plat or approval of any construction plans for public improvements.
- K. Trail. Developer to provide pedestrian and trail access easements for both an east-west trail and a north-south trail through the subject site in conjunction with the subdivision improvements. A north-south connection shall be developed that would be located on the west boundary of the site or at a central location perhaps following the collectors. The trails extension northward could intersect with another planned trail north of NW 62<sup>nd</sup> Avenue and approximately ¼ mile west of NW 86<sup>th</sup> Street. This would also afford a safe crossing of NW 62<sup>nd</sup> Avenue for trail users if the collector intersection on NW 62<sup>nd</sup> Avenue is signalized in the future.
- L. Parkland. Developer to dedicate 3.75 acres of tillable land (no drainage ways or ditches) for parkland in the southwest portion of Parcel D in a configuration satisfactory to the City Council, after input from the Park Advisory Board and the Planning & Zoning Commission. The dedication to occur upon the platting of Parcel D from an outlot to platted lots.
- M. Signage. All signage be restricted to building signs and monument (ground) signs, excluding the normal directional and informational signs as allowed by the zoning ordinance. All building signs to be individual letters mounted on the wall or on a raceway.

**SECTION 3. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 4. SEVERABILITY CLAUSE.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 5. WHEN EFFECTIVE.** This ordinance shall be in full effect from and after its final passage, approval, and publication as provided by law.

Passed and approved by the Council this \_\_\_\_ day of \_\_\_\_\_, 2005.

*Brian J. Laurenzo*  
BRIAN J. LAURENZO, MAYOR

ATTEST:

*Stephanie L. Reynolds*  
STEPHANIE L. REYNOLDS, CITY CLERK

1st Reading: October 3, 2005

2nd Reading: waived

3rd Reading: waived

Passed: October 3, 2005

Signed: October 3, 2005

Published: October 7, 2005

ROLL CALL VOTE:	1st Reading		2nd Reading		3rd Reading	
	Aye	Nay	Aye	Nay	Aye	Nay
Dierenfeld	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Temple	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>waived</u>	<input type="checkbox"/>	<u>waived</u>	<input type="checkbox"/>
Underwood	<input checked="" type="checkbox"/>	<input type="checkbox"/>				



**RESOLUTION NO. 06-226**

**A RESOLUTION TO AMEND THE WINDSOR PARK PUD FOR PARCEL A TO DELETE REFERENCE TO STRIP MALLS.**

WHEREAS, the Planning & Zoning Commission reviewed this item at their October 9, 2006 meeting and recommended approval of PZ Case No. 06-50, now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that:

The land uses allowed in Parcel A is amended as follows:

Parcel A is designated in the Comprehensive Plan as Business Park / Office. The land uses established for Parcel A shall be consistent with the general use restrictions of District PC, Professional Commerce Park, and commercial uses complimentary to a business park, including restaurants and cafes (drive-in facilities not permitted), lounges (only in conjunction with a restaurant), coffee shops, banks and similar financial institutions (drive-in facilities permitted), and other similar uses as approved by the City Council.

PASSED AND APPROVED this 16<sup>th</sup> day of October, 2006.

  
BRIAN J. LAURENZO, MAYOR

ATTEST:

  
STEPHANIE L. REYNOLDS, CITY CLERK

<b><u>ROLL CALL VOTE:</u></b>	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Clabaugh	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Davis	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Dierenfeld	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Temple	<u>      </u>	<u>      </u>	<u>✓</u>	<u>      </u>
Tingley	<u>      </u>	<u>      </u>	<u>✓</u>	<u>      </u>

**RESOLUTION 11-142**

**A RESOLUTION APPROVING A MINOR AMENDMENT TO THE WINDSOR OFFICE PARK PUD**

**WHEREAS**, the Planning and Zoning Commission reviewed the PUD amendment at their regular meeting on October 10<sup>th</sup>, 2011 and recommended approval;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA**, that, the amended Windsor Office Park PUD Master Plan, eliminating the 15' parking setback as described in Section 3.G. of Ordinance No. 652, is hereby approved.

**PASSED AND APPROVED** this 17<sup>th</sup> day of October, 2011.

  
\_\_\_\_\_  
PAULA DIERENFELD, MAYOR

ATTEST:

  
\_\_\_\_\_  
CYNDEE RHAMES, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Clabaugh	✓	—	—	—
Culbert	✓	—	—	—
Hibbs	✓	—	—	—
Kallen	✓	—	—	—
Lindeman	✓	—	—	—

**RESOLUTION 13-129**

**A RESOLUTION APPROVING A MINOR AMENDMENT TO THE WINDSOR OFFICE PARK PUD**

**WHEREAS**, the Planning & Zoning Commission has reviewed this request during its regular meeting on July 8, 2013, and recommends approval;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA**, that, Section 3(C)(1) of the Windsor Office Park PUD is hereby amended as follows:

1. Parcel A is designated in the Comprehensive Plan as Business Park / Office. The land uses established for Parcel A shall be consistent with the general use restrictions of District PC, Professional Commerce Park, and commercial uses complimentary to a business park, including restaurants and cafes (drive-thru facilities not permitted, **except on Lot 2, Windsor Office Park Plat 1**), lounges (only in conjunction with a restaurant), coffee shops, banks and similar financial institutions (drive-thru facilities permitted), and other similar uses as approved by the City Council. Strip mall type structures will not be allowed, **except on Lot 2, Windsor Office Park Plat 1**.

**PASSED AND APPROVED** this 15<sup>th</sup> day of July, 2013.

  
\_\_\_\_\_  
PAULA DIERENFELD, MAYOR

**ATTEST:**  
  
\_\_\_\_\_  
CYNDEE RHAMES, CITY CLERK

<u>ROLL CALL VOTE:</u>	AYE	NAY	ABSENT	ABSTAIN
Brown	✓	_____	_____	_____
Clabaugh	✓	_____	_____	_____
Cope	✓	_____	_____	_____
Lindeman	✓	_____	_____	_____
Temple	✓	_____	_____	_____

# DANCE VISION STUDIO SITE IMPROVEMENT PLAN

## SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 DEMO PLAN / EX. CONDITIONS
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C4.1 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C6.1 DETAILS SHEET
- C7.1 SWPPP

## PROPERTY DESCRIPTION:

LOT 4 AND THE WEST 65.00 FEET OF LOT 3 IN WINDSOR OFFICE PARK PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF JOHNSTON, POLK COUNTY, IOWA.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.  
SAID TRACT OF LAND CONTAINS 1.43 ACRES (62,286 SQUARE FEET) MORE OR LESS.

## ADDRESS:

8711 THOMAS AVENUE  
JOHNSTON, IA 50131

## OWNER / PREPARED FOR:

ELSIE JOHN PROPERTIES LLC  
CONTACT: SABETHA MUMM  
5860 MERLE HAY ROAD  
PO BOX 679  
JOHNSTON, IA 50131-0679  
PH: (515)270-8299

## ZONING:

WINDSOR OFFICE PUD PER ORDINANCE 724,  
APPROVED OCTOBER 5, 2005

## PARKING REQUIREMENTS:

PARKING REQUIRED  
(1 PER 3 OCCUPANTS @ 139 + 1 PER EMPLOYEE @ 5) = 52 STALLS  
PARKING PROVIDED = 52 STALLS (INCL. 3 ADA)

## OPEN SPACE REQUIREMENTS:

TOTAL SITE AREA = 62,286 SF = 1.43 Ac.  
REQUIRED OPEN SPACE = 18,685 SF (30.0%)

EXISTING OPEN SPACE = 62,286 SF (100.0%)  
EXISTING IMPERVIOUS = 0 SF (0.0%)

PROPOSED OPEN SPACE = 28,895 SF (46.4%)  
PROPOSED IMPERVIOUS = 33,391 SF (53.6%)

## BENCHMARK:

CITY OF JOHNSTON STANDARD 3" ROUND BRASS CAP LOCATED IN THE SOUTHWEST CORNER OF THE CONCRETE TOP SLAB OF THE WATER METER VAULT. THE WATER VAULT IS LOCATED ON THE WEST SIDE OF MERLE HAY ROAD 200 FEET NORTH OF BEAVER CREEK IN FRONT OF JORDAN MOTORS.  
ELEVATION = 814.94

## GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS 2014 VERSION AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF JOHNSTON MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF JOHNSTON.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

## PAVING NOTES:

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF JOHNSTON STANDARD SPECIFICATIONS AND SUDAS 2014 VERSION.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

## UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISIONING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF JOHNSTON.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF JOHNSTON WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

## UTILITY CONFLICT NOTES:

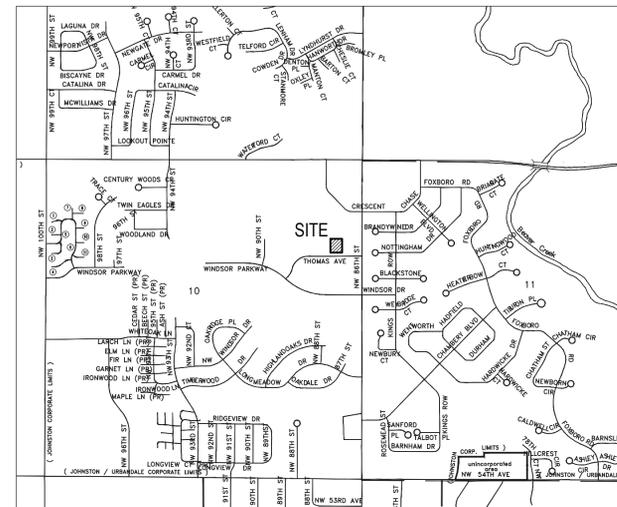
- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AND EXISTING UTILITY AND PROPOSED CONSTRUCTION

## WETLAND NOTES:

- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

## FLOOD PLAIN NOTE:

- THIS SITE IS LOCATED WITHIN ZONE "X" AS SHOWN ON THE FIRM MAP FOR THE CITY OF JOHNSTON, POLK COUNTY, IOWA, COMMUNITY PANEL NO. 1907450050D, DATED: JULY 19, 2000.



VICINITY MAP  
NOT TO SCALE

## LEGEND:

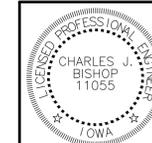
- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- ⊕ STORM MANHOLE
- ⊕ CURB INTAKE
- ⊕ SURFACE INTAKE
- ⊕ FLARED END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ CLEANOUT
- ⊕ FIRE HYDRANT
- ⊕ SPRINKLER
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER VALVE
- ⊕ WATER SHUT OFF
- ⊕ YARD HYDRANT
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC RISER
- ⊕ ELECTRIC VAULT
- ⊕ POWER POLE
- ⊕ TRANSFORMER POLE
- ⊕ LIGHT POLE
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ ELECTRIC PANEL
- ⊕ TRANSFORMER
- ⊕ GROUND LIGHT
- ⊕ GUY WIRE
- ⊕ ELECTRIC HANDHOLE
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ AIR CONDITIONING UNIT
- ⊕ TELEPHONE RISER
- ⊕ TELEPHONE VAULT
- ⊕ TELEPHONE MANHOLE
- ⊕ TRAFFIC SIGNAL MANHOLE
- ⊕ FIBER OPTIC RISER
- ⊕ FIBER OPTIC FAULT
- ⊕ CABLE TV RISER
- ⊕ SIGN
- ⊕ DENOTES NUMBER OF PARKING STALLS
- ⊕ PROPERTY CORNER - FOUND AS NOTED
- ⊕ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER - FOUND AS NOTED

## ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

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.

SIGNED: CHARLES J. BISHOP, P.E. 11055 DATE: \_\_\_\_\_  
 LICENSE RENEWAL DATE: DEC. 31, 2016  
 PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_



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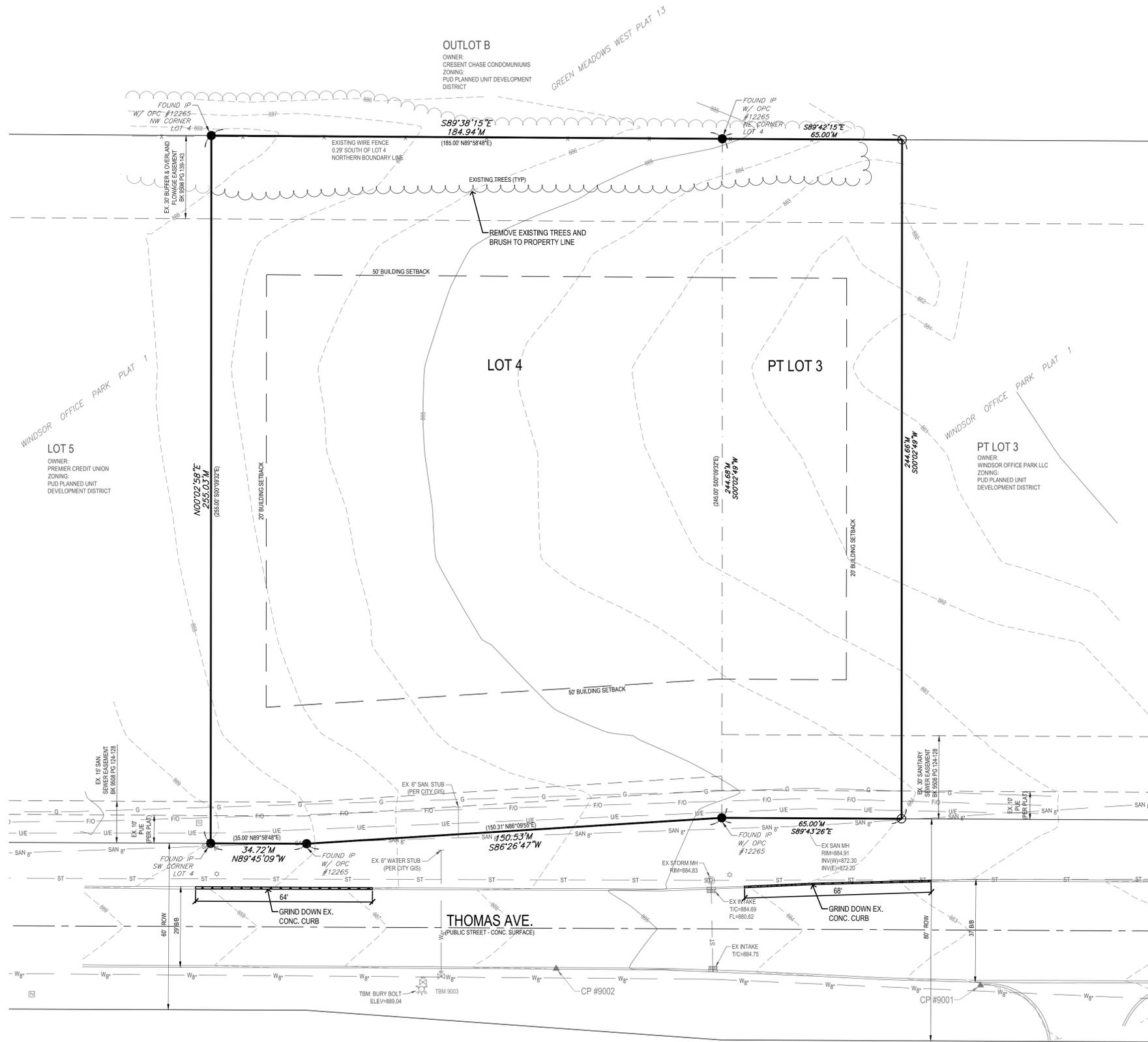


UTILITY NOTE:  
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

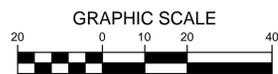
**Bishop Engineering**  
 "Planning Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50322-3825  
 Phone: (515)276-0467 Fax: (515)276-0217  
 Civil Engineering & Land Surveying  
 Established 1959

DANCE VISION STUDIO  
 SITE IMPROVEMENT PLAN  
 COVER SHEET

REFERENCE NUMBER:  
 DRAWN BY:  
 EWM  
 CHECKED BY:  
 CJB  
 REVISION DATE:  
 08-26-16  
 09-14-16  
 PROJECT NUMBER:  
 160293  
 SHEET NUMBER:  
 C0.1



- DEMO NOTES:**
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
  2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
  3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.



REFERENCE NUMBER:

DRAWN BY:  
EWM

CHECKED BY:  
CJB

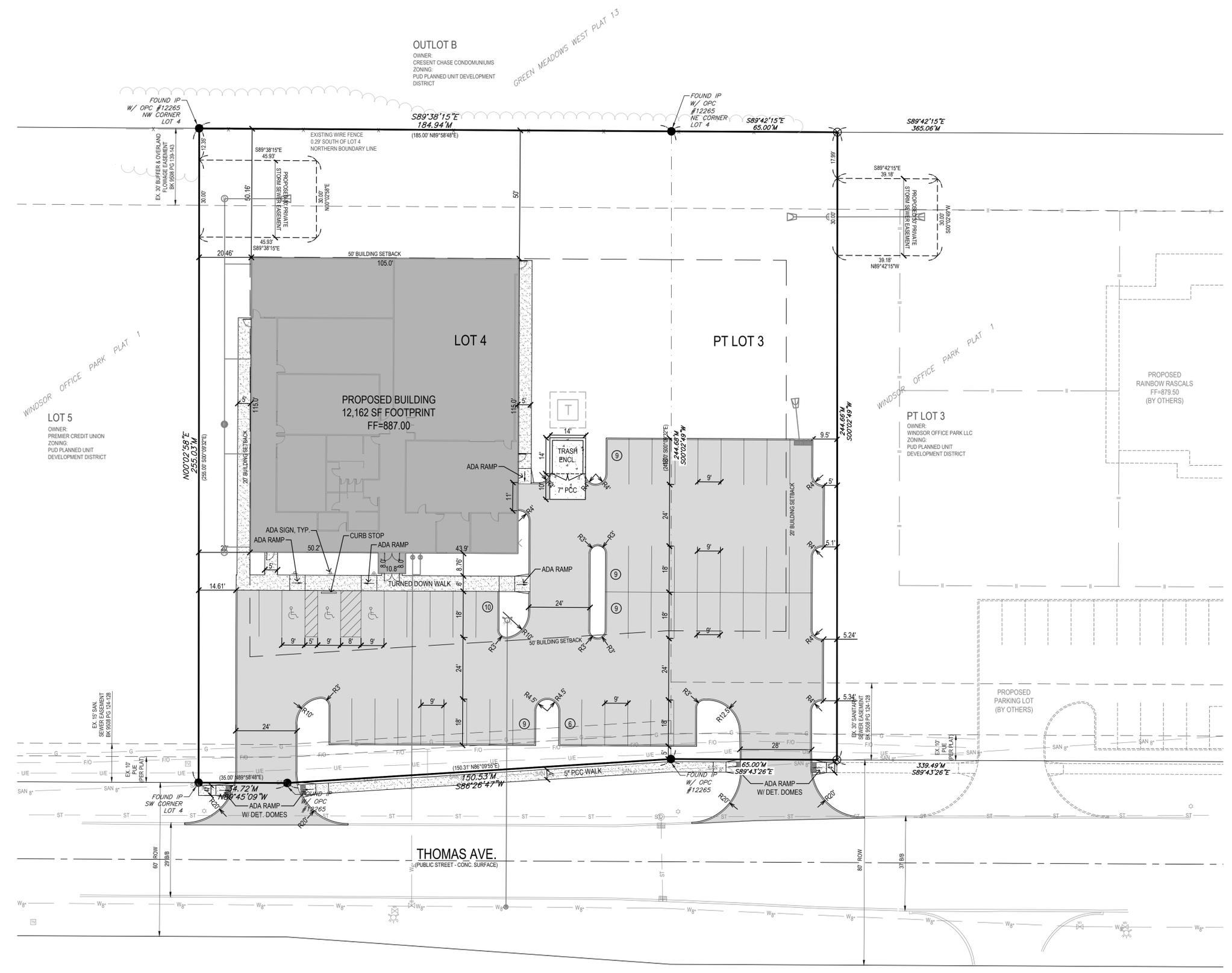
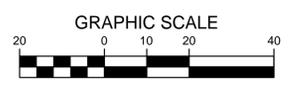
REVISION DATE:  
08-26-16  
09-14-16

PROJECT NUMBER:  
160293

SHEET NUMBER:  
C1.1

PRELIMINARY- NOT FOR CONSTRUCTION

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DANCE VISION STUDIO  
SITE IMPROVEMENT PLAN

REFERENCE NUMBER:

DRAWN BY:  
EWM

CHECKED BY:  
CJB

REVISION DATE:  
08-26-16  
09-14-16

PROJECT NUMBER:  
160293

SHEET NUMBER:  
C2.1

LAYOUT PLAN

**Bishop Engineering**  
"Planning Your Successful Development"

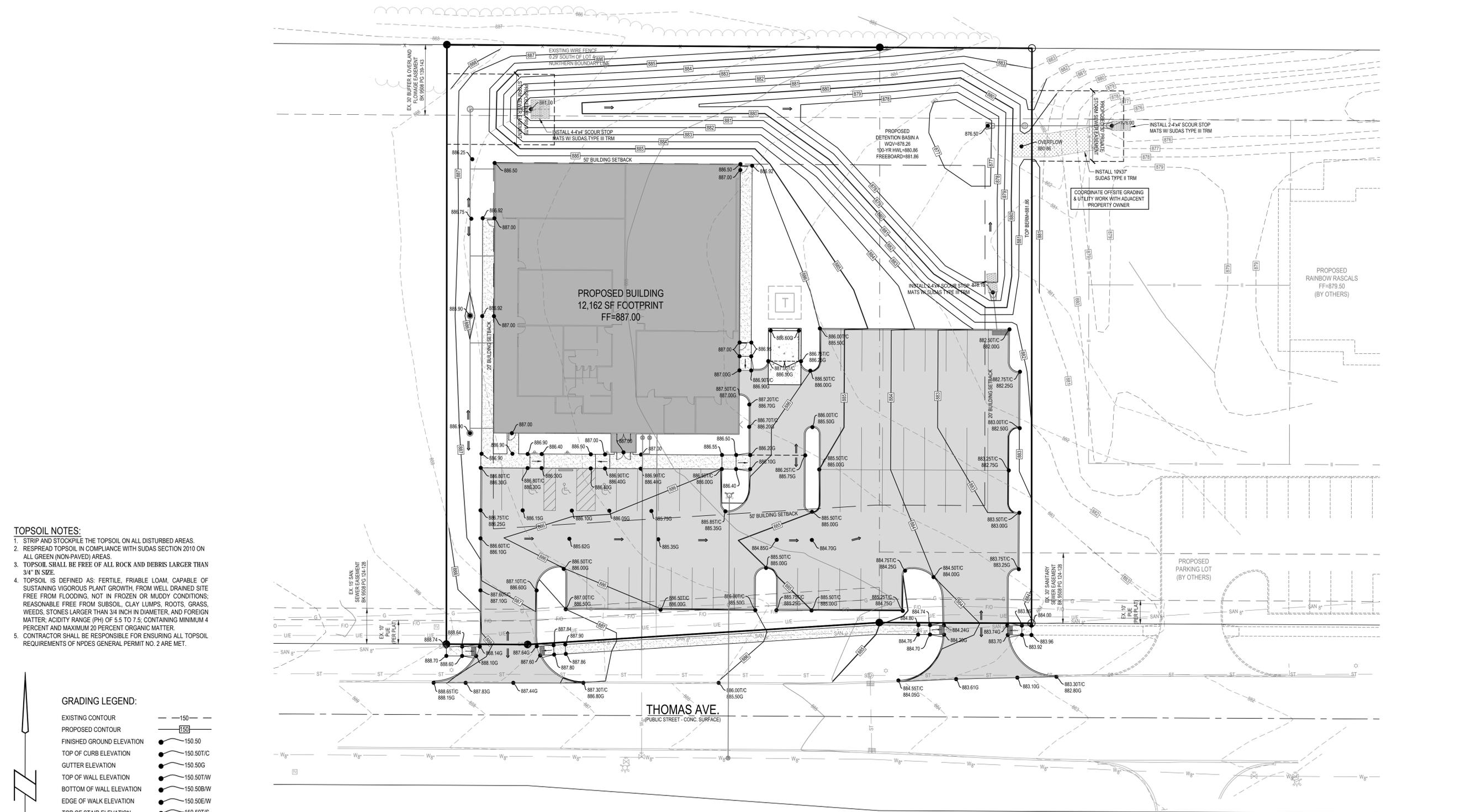


3501 104th Street  
Des Moines, Iowa 50322-3825  
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Established 1959

Civil Engineering & Land Surveying

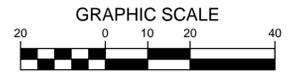
PRELIMINARY- NOT FOR CONSTRUCTION

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- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOPSOIL ON ALL DISTURBED AREAS.
  2. RESPREAD TOPSOIL IN COMPLIANCE WITH SUDAS SECTION 2010 ON ALL GREEN (NON-PAVED) AREAS.
  3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
  4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

- GRADING LEGEND:**
- EXISTING CONTOUR ——— 150 ———
  - PROPOSED CONTOUR ——— 150 ———
  - FINISHED GROUND ELEVATION ● 150.50
  - TOP OF CURB ELEVATION ● 150.50/T/C
  - GUTTER ELEVATION ● 150.50/G
  - TOP OF WALL ELEVATION ● 150.50/W
  - BOTTOM OF WALL ELEVATION ● 150.50/B/W
  - EDGE OF WALK ELEVATION ● 150.50/E/W
  - TOP OF STAIR ELEVATION ● 150.50/T/S
  - BOTTOM OF STAIR ELEVATION ● 150.50/B/S
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



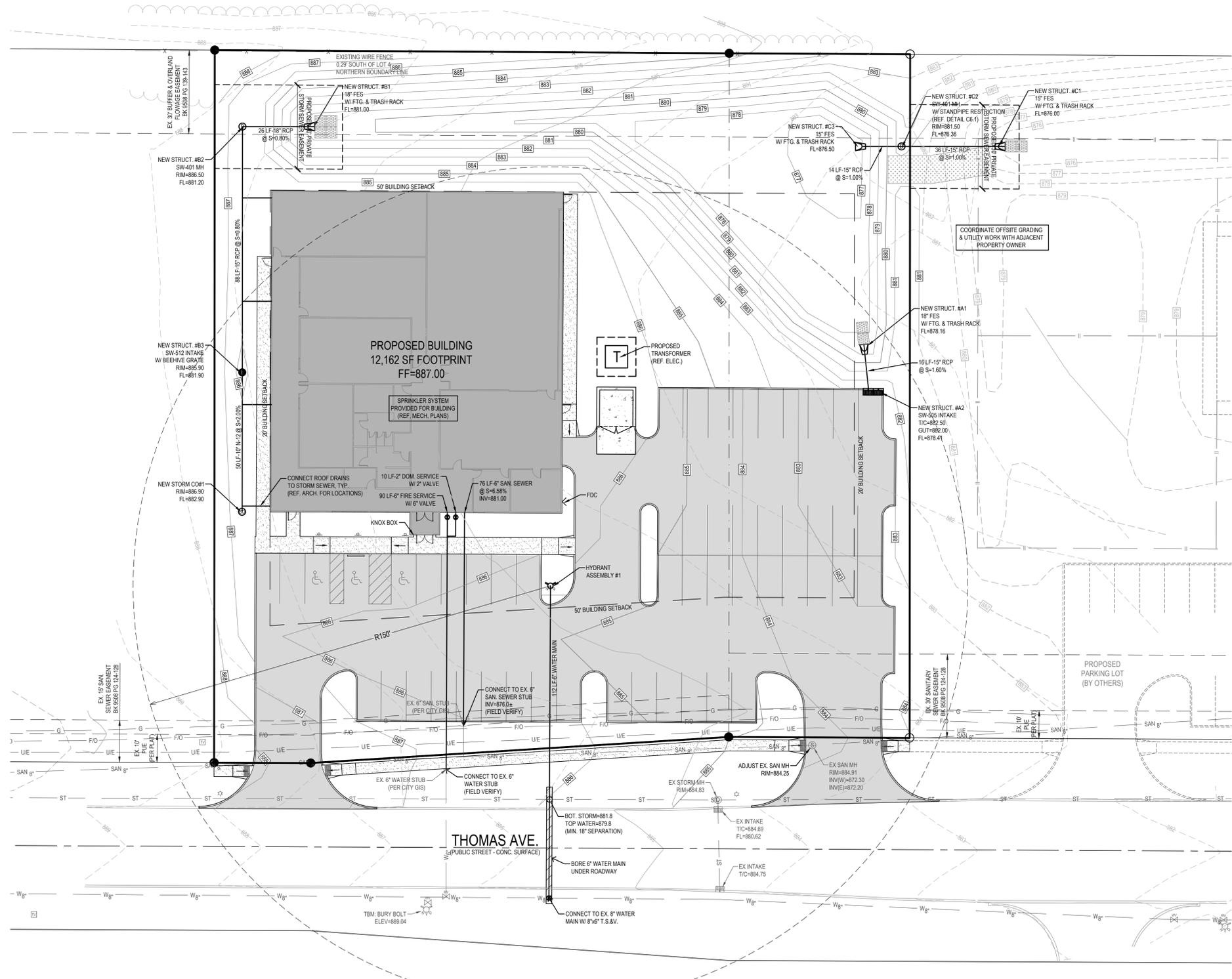
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**DANCE VISION STUDIO  
 SITE IMPROVEMENT PLAN  
 GRADING PLAN**

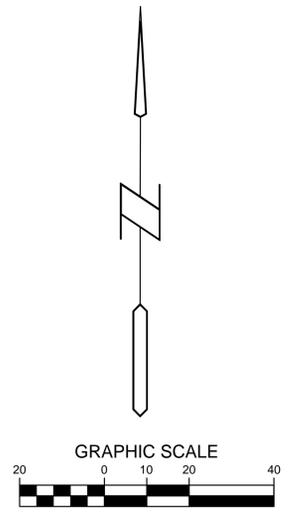
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DRAWN BY:	EWM
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REVISION DATE:	08-26-16 09-14-16
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SHEET NUMBER:	C3.1

PRELIMINARY - NOT FOR CONSTRUCTION

9/14/2016 8:51:20 AM M:\LAND PROJECTS 2016\160293 DANCE VISION\DWG\C4 UTILITY.DWG



- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
  2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
  3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
  4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
  5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
  6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
  7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
  8. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.



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 "Planning Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50322-3825  
 Phone: (515)276-0467 Fax: (515)276-0217  
 Civil Engineering & Land Surveying Established 1959

**DANCE VISION STUDIO  
 SITE IMPROVEMENT PLAN**

**UTILITY PLAN**

REFERENCE NUMBER:	
DRAWN BY:	EWM
CHECKED BY:	CJB
REVISION DATE:	08-26-16 09-14-16
PROJECT NUMBER:	160293
SHEET NUMBER:	C4.1

**LANDSCAPE NOTES:**

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
9. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
10. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
11. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
12. ALL EDGING SHALL BE DURAEDEGE 1/8" STEEL EDGING - COLOR GREEN, OR APPROVED EQUAL.
13. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
14. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
15. ALL PLANTING BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

**LANDSCAPE REQUIREMENTS:**

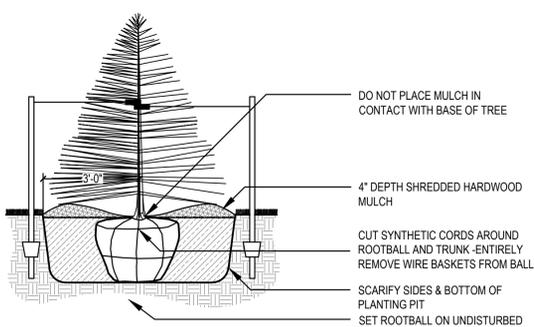
OPEN SPACE REQUIREMENTS	
TOTAL LOT AREA	62,286 SF
TOTAL REQUIRED OPEN SPACE (30%)	18,685 SF
TOTAL TREES REQUIRED (1 PER 1500 SF OPEN SPACE)	13
TOTAL SHRUBS REQUIRED (1 PER 1000 SF OPEN SPACE)	19
BUFFER REQUIREMENTS	
TOTAL BUFFER LENGTH (NORTH PROPERTY LINE)	250 LF
TOTAL REQUIRED EVERGREEN TREES (3 PER 100 LF)	8
TOTAL REQUIRED OVERSTORY TREES (1 PER 100 LF)	3
TOTAL REQUIRED UNDERSTORY TREES (4 PER 100 LF)	10
TOTAL REQUIRED SHRUBS (8 PER 100 LF)	20

**PLANTING SCHEDULE**

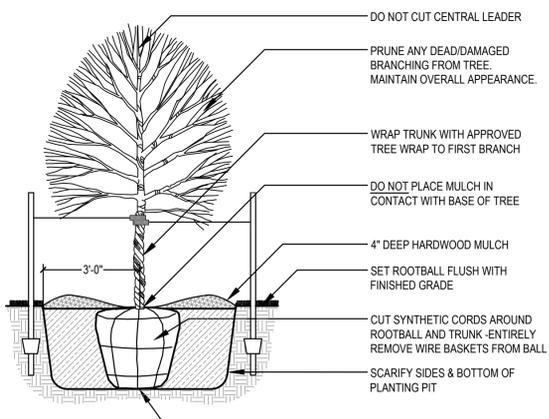
CODE	OPEN SPACE	BUFFER	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
MM	3		MARMO MAPLE	ACER X FREEMANI 'MARMO'	2.5" CAL	B&B	MATCHED SPECIMENS
CH		1	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL	B&B	MATCHED SPECIMENS
SH	2		SKYLINE HONEYLOCUST	GLEDITIA TRIACANTHO INERMIS 'SKYLINE'	2.5" CAL	B&B	MATCHED SPECIMENS
RO		2	RED OAK	QUERCUS RUBRA	2.5" CAL	B&B	MATCHED SPECIMENS
SB		3	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	8" HT	B&B	MATCHED SPECIMENS (CLUMP FORM)
WK		4	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	1.5" CAL	B&B	MATCHED SPECIMENS
SD		3	SNOWDRIFT CRABAPPLE	MALUS 'SNOWDRIFT'	1.5" CAL	B&B	MATCHED SPECIMENS
WP	3	3	WHITE PINE	PINUS STROBUS	6'	B&B	FULL FORM TO GROUND
NS		3	NORWAY SPRUCE	PICEA ABIES	6'	B&B	FULL FORM TO GROUND
BH		2	BLACK HILLS SPRUCE	PICEA GLAUCOA DENSATA	6'	B&B	FULL FORM TO GROUND
CS	5		COLORADO SPRUCE	PICEA PUNGENS	6'	B&B	FULL FORM TO GROUND
ID	8		ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	#5	CONT	FULL FORM - MATCHED
GD		5	GRAY DOGWOOD	CORNUS RACEMOSA	#5	CONT	FULL FORM - MATCHED
LL	3		LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	#3	CONT	FULL FORM - MATCHED
FS		11	FRAGRANT SUMAC	RHUS AROMATICA	#5	CONT	FULL FORM - MATCHED
GL	17		GROWLO SUMAC	RHUS AROMATICA 'GROW LOW'	#5	CONT	FULL FORM - MATCHED
TY	18		TAJINTON YEW	TAXUS MEDIA 'TAJINTON'	36"	B&B	FULL FORM - MATCHED
AC	9	4	AMERICAN CRANBERRYBUSH	VBURNUM TRILOBUM	#5	CONT	FULL FORM - MATCHED
KF	15		KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	#1	CONT	FULLY ROOTED IN CONTAINER

**SOD:** PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

**SEED:** SEED TYPE TO BE "LOW GROW GRASS MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL SEED WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 30 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.



EVERGREEN TREE PLANTING (B&B)  
SCALE: NOT TO SCALE



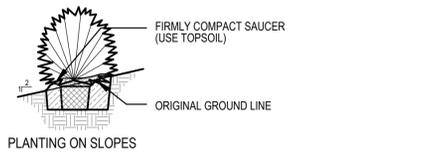
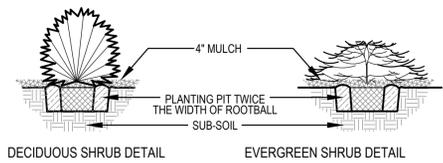
DECIDUOUS TREE PLANTING (TYP.)  
SCALE: NOT TO SCALE



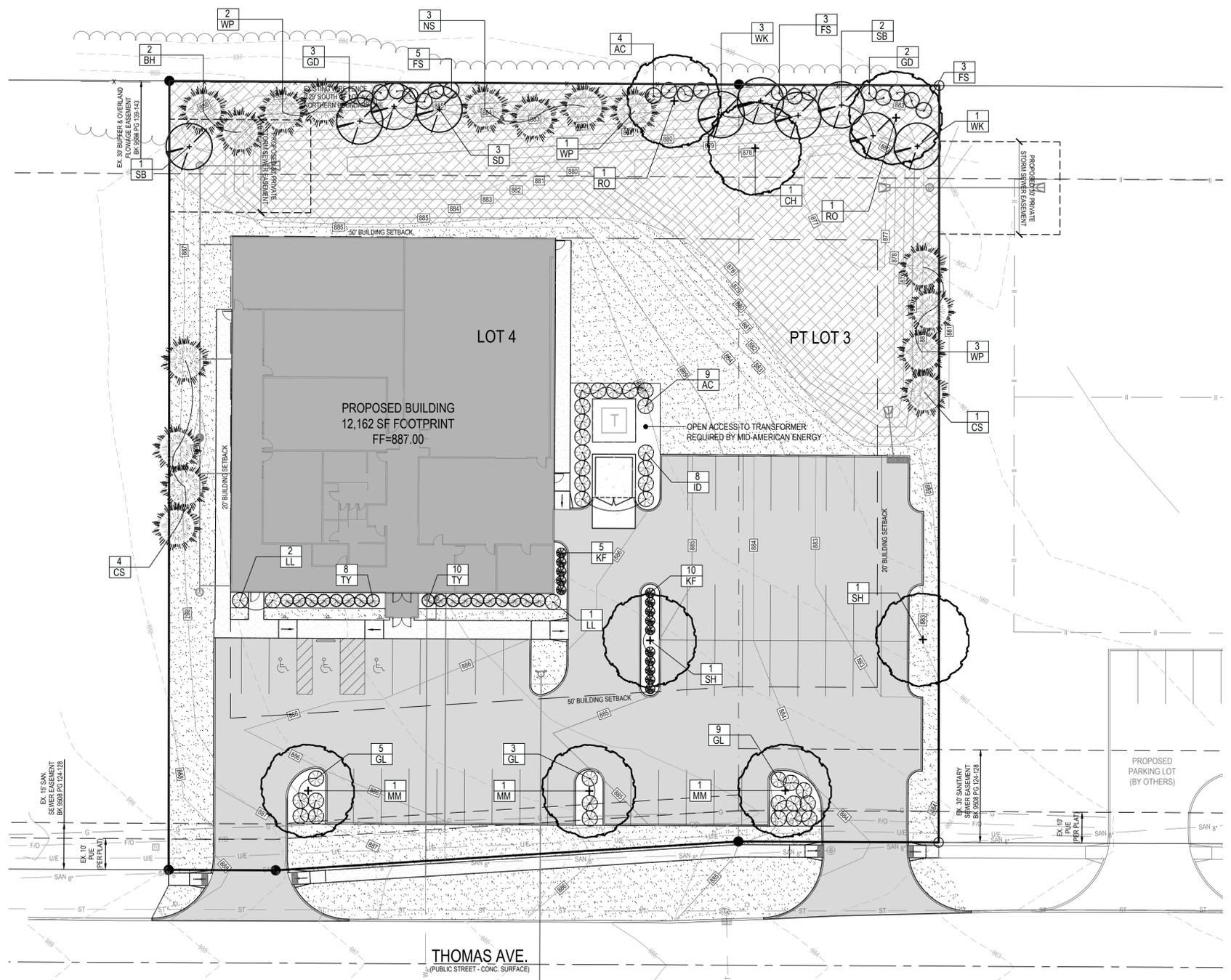
2 STAKES - 3" CAL & LESS  
3 STAKES - GREATER THAN 3" CAL.

USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.



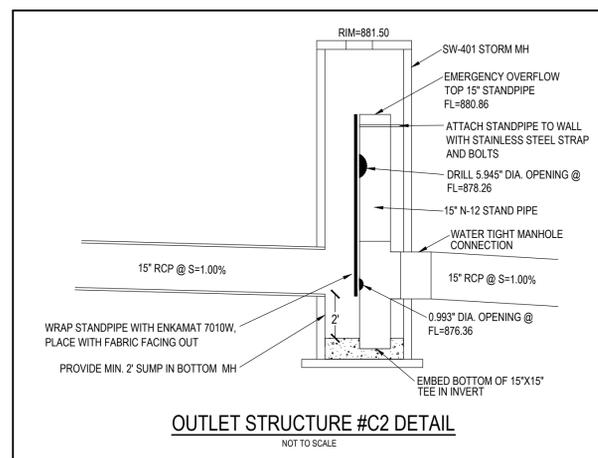
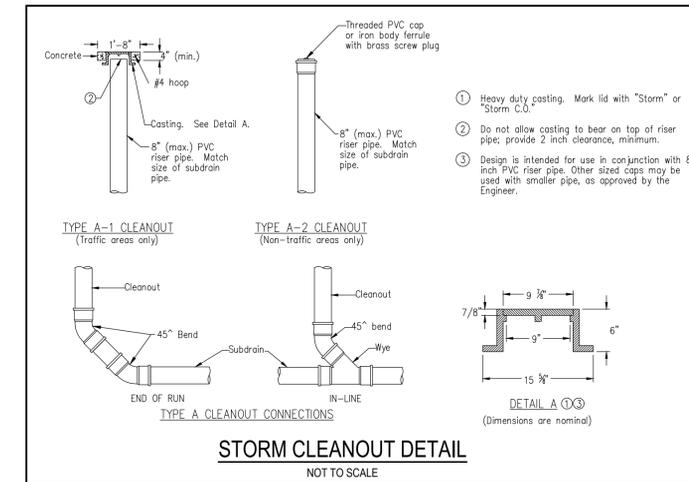
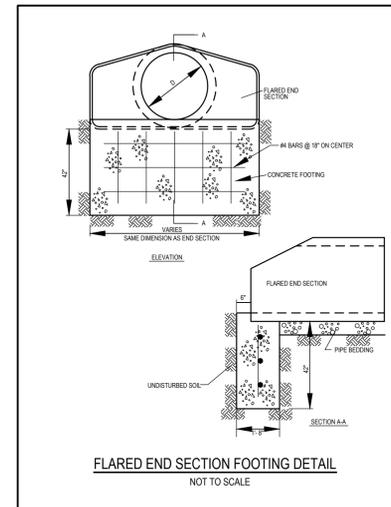
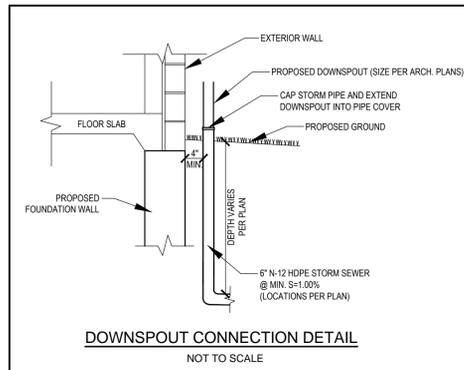
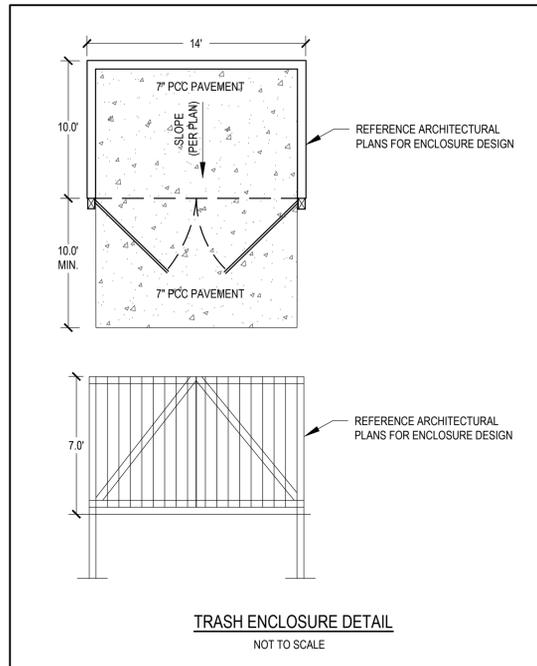
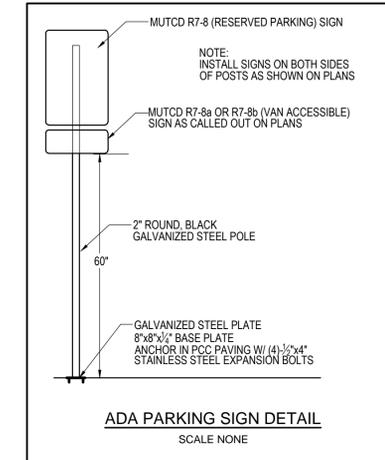
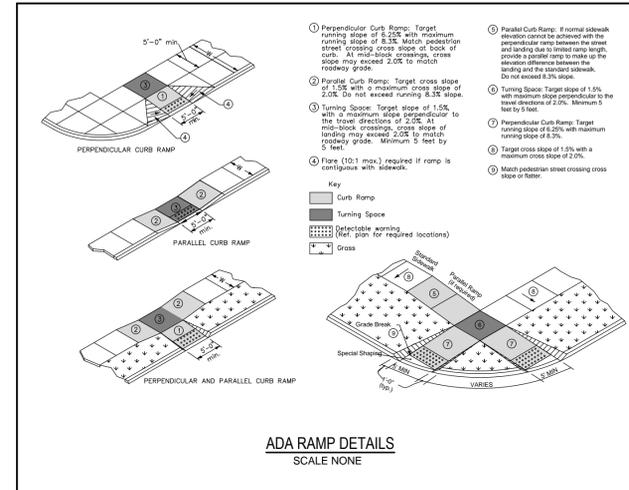
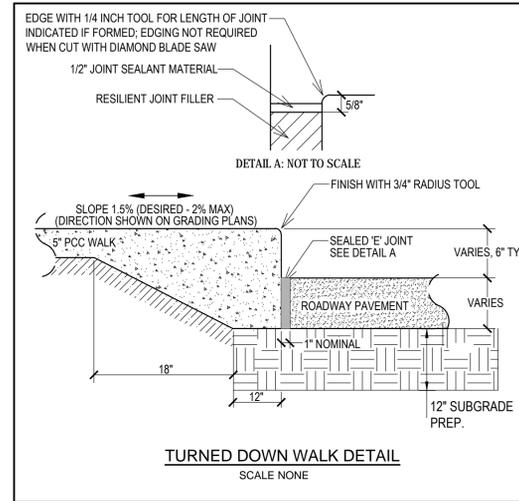
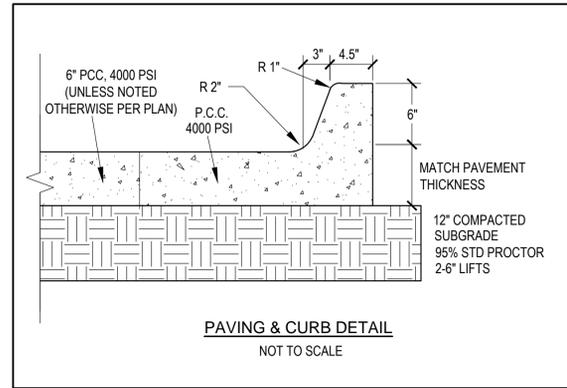
SHRUB PLANTING (TYP)  
SCALE: NOT TO SCALE



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**DANCE VISION STUDIO**  
SITE IMPROVEMENT PLAN  
**LANDSCAPE PLAN**

REFERENCE NUMBER:  
DRAWN BY:  
EWM  
CHECKED BY:  
CJB  
REVISION DATE:  
08-26-16  
09-14-16  
PROJECT NUMBER:  
**160293**  
SHEET NUMBER:  
**C5.1**



REFERENCE NUMBER:

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CJB

REVISION DATE:  
08-26-16  
09-14-16

PROJECT NUMBER:  
160293

SHEET NUMBER:  
C6.1

# STORM WATER POLLUTION PREVENTION PLAN

**PROPERTY DESCRIPTION:**  
 LOT 4 AND THE WEST 65.00 FEET OF LOT 3 IN WINDSOR OFFICE PARK PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF JOHNSTON, POLK COUNTY, IOWA.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD. SAID TRACT OF LAND CONTAINS 1.43 ACRES (62,286 SQUARE FEET) MORE OR LESS.

**ADDRESS:**  
 8711 THOMAS AVENUE  
 JOHNSTON, IA 50131

**OWNER / PREPARED FOR:**  
 ELSIE JOHN PROPERTIES LLC  
 CONTACT: SABETHA MUMM  
 5860 MERLE HAY ROAD  
 PO BOX 679  
 JOHNSTON, IA 50131-0679  
 PH: (515)270-8299

**ZONING:**  
 WINDSOR OFFICE PARK PUD

**OPEN SPACE REQUIREMENTS:**  
 TOTAL SITE AREA = 62,286 SF = 1.43 Ac.

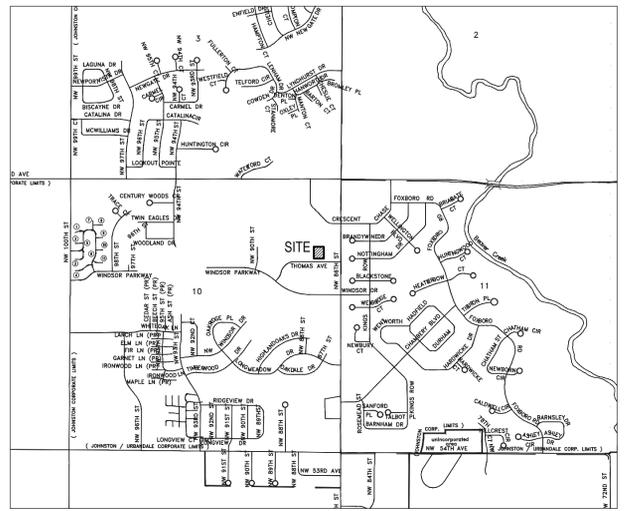
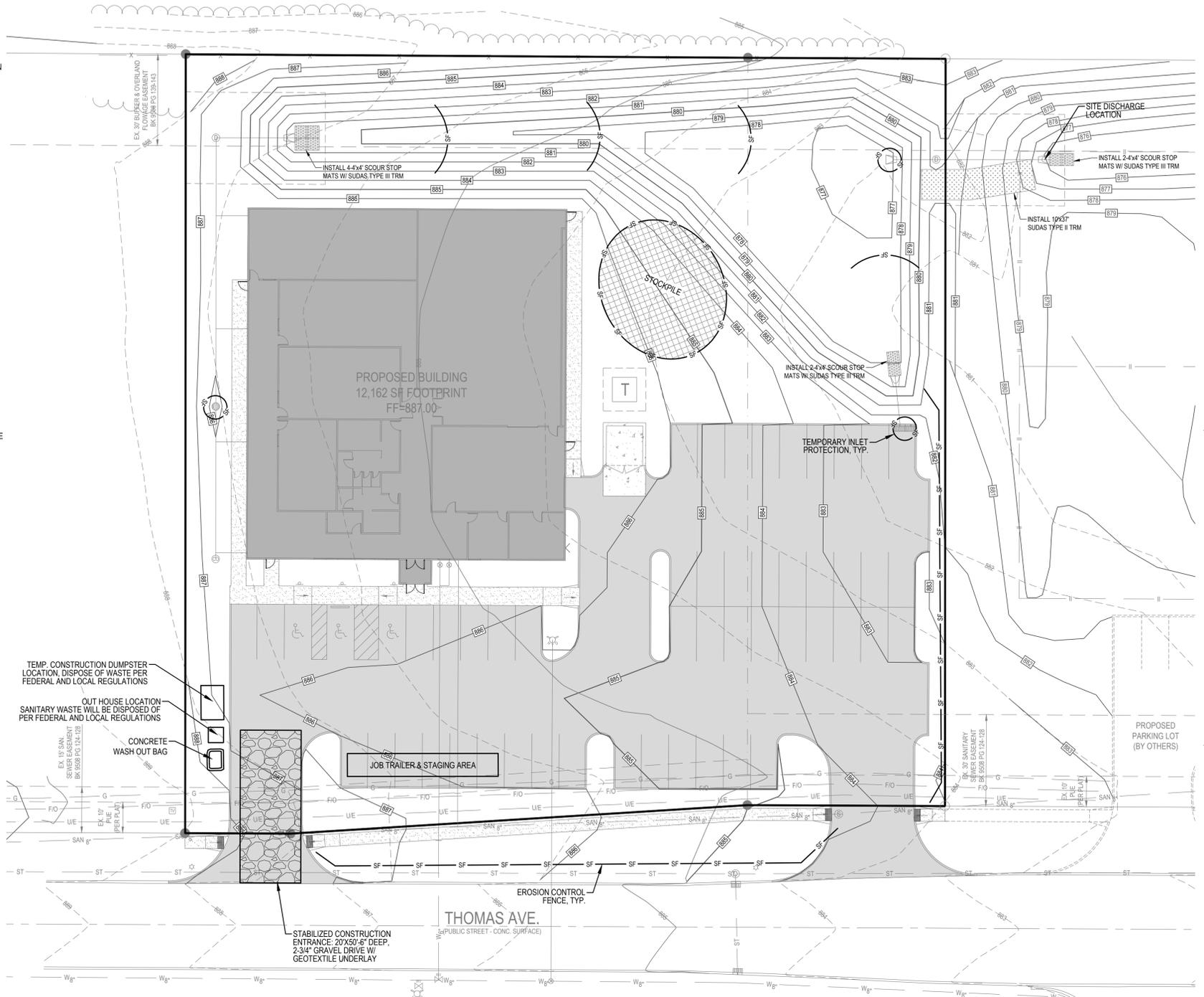
EXISTING OPEN SPACE = 62,286 SF (100.0%)  
 EXISTING IMPERVIOUS = 0 SF (0.0%)

PROPOSED OPEN SPACE = 28,895 SF (46.4%)  
 PROPOSED IMPERVIOUS = 33,391 SF (53.6%)

**BENCHMARK:**  
 CITY OF JOHNSTON STANDARD 3" ROUND BRASS CAP LOCATED IN THE SOUTHWEST CORNER OF THE CONCRETE TOP SLAB OF THE WATER METER VAULT. THE WATER VAULT IS LOCATED ON THE WEST SIDE OF MERLE HAY ROAD 200 FEET NORTH OF BEAVER CREEK IN FRONT OF JORDAN MOTORS. ELEVATION = 814.94

**QUANTITY ESTIMATE:**

EROSION CONTROL FENCE	477 LF
TEMP. INLET PROTECTION	3 EA
SEED/SOD (PER LANDSCAPE PLAN)	0.7 AC
SCOUR STOP MATS	8 EA
SUDAS TYPE II TRM	370 SF
SUDAS TYPE III TRM	128 SF



VICINITY MAP  
NOT TO SCALE

**EROSION CONTROL NOTES:**

- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
- SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
- INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
- INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
- INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
- OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

**EROSION CONTROL REMOVAL NOTES:**

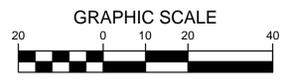
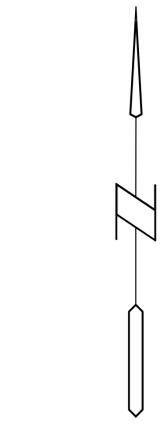
- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO, SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

**TOPSOIL NOTES:**

- STRIP AND STOCKPILE THE TOPSOIL ON ALL DISTURBED AREAS.
- RESPREAD TOPSOIL IN COMPLIANCE WITH SUDAS SECTION 2010 ON ALL GREEN (NON-PAVED) AREAS.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4" IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

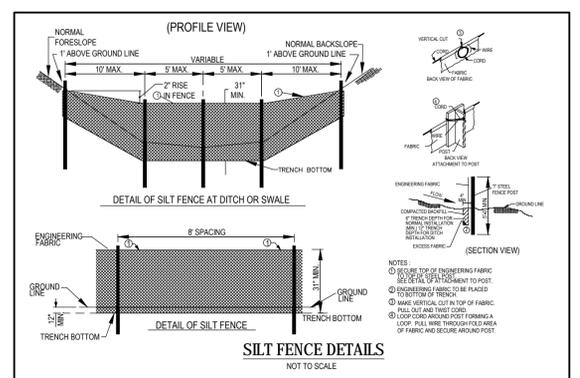
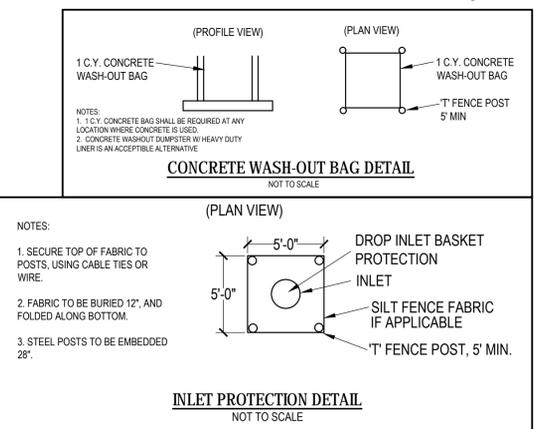
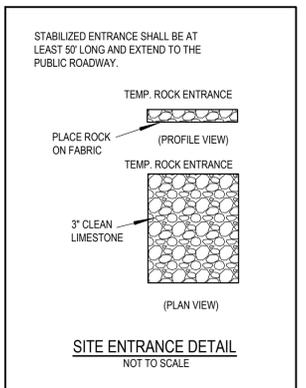
**LEGEND:**

---120---	EXISTING CONTOUR
-120-	PROPOSED CONTOUR
—SF—	SILT FENCE
—SAN—	SANITARY SEWER
—ST—	STORM SEWER
—W—	WATER LINE
—G—	GAS LINE
—UE—	UNDERGROUND ELECTRIC
—OE—	OVERHEAD ELECTRIC
—TELE—	TELEPHONE LINE
—F/O—	FIBER OPTIC
—CATV—	CABLE TV
⊕	STORM MANHOLE
⊞	CURB INTAKE
⊙	SURFACE INTAKE
⊞	FLARED END SECTION
⊞	SANITARY MANHOLE
⊞	CLEANOUT
⊞	FIRE HYDRANT
⊞	SPRINKLER
⊞	IRRIGATION CONTROL VALVE
⊞	WATER MANHOLE
⊞	WELL
⊞	WATER VALVE
⊞	WATER SHUT OFF
⊞	YARD HYDRANT
⊞	ELECTRIC MANHOLE
⊞	ELECTRIC METER
⊞	ELECTRIC RISER
⊞	ELECTRIC VAULT
⊞	POWER POLE
⊞	TRANSFORMER POLE
☆	LIGHT POLE
⊞	ELECTRIC JUNCTION BOX
⊞	ELECTRIC PANEL
⊞	TRANSFORMER
⊞	GROUND LIGHT
⊞	GUY WIRE
⊞	ELECTRIC HANDHOLE
⊞	GAS METER
⊞	GAS VALVE
⊞	AIR CONDITIONING UNIT
⊞	TELEPHONE RISER
⊞	TELEPHONE VAULT
⊞	TELEPHONE MANHOLE
⊞	TRAFFIC SIGNAL MANHOLE
⊞	FIBER OPTIC RISER
⊞	FIBER OPTIC FAULT
⊞	CABLE TV RISER
⊞	SIGN



**SWPPP LEGEND:**

—SF—	SILT FENCE (TYP)
-120-	EXISTING CONTOUR
-120-	PROPOSED CONTOUR
⊞	STABILIZED ENTRANCE 30'X30'-6" DEEP 2" CLEAN CRUSHED ROCK DRIVE ON GEOTEXTILE



DANCE VISION STUDIO  
SITE IMPROVEMENT PLAN

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CHECKED BY:  
CJB

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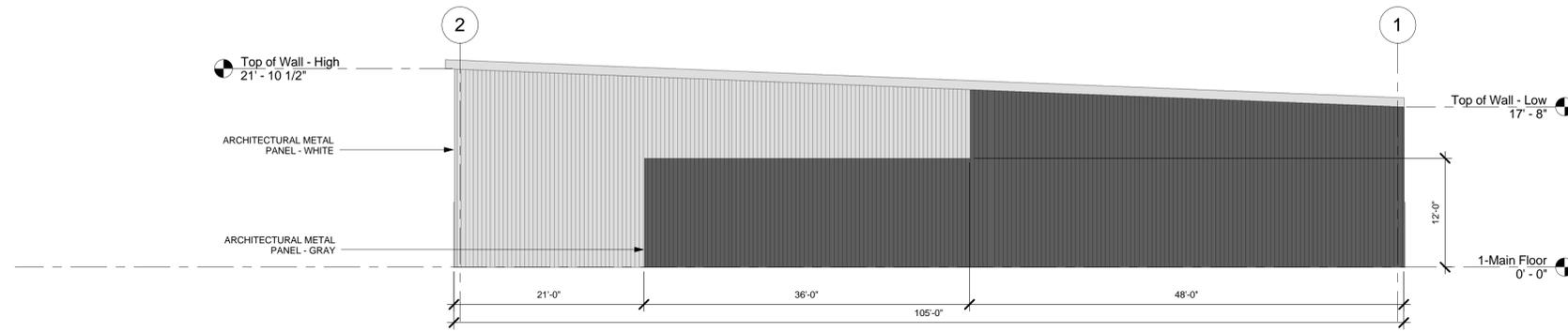
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 Civil Engineering & Land Surveying

SWPPP

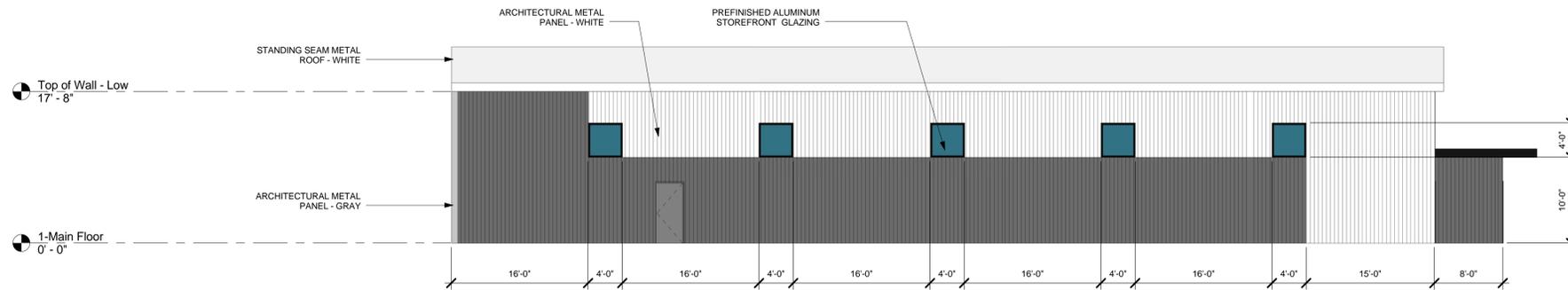


**UTILITY NOTE:**  
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



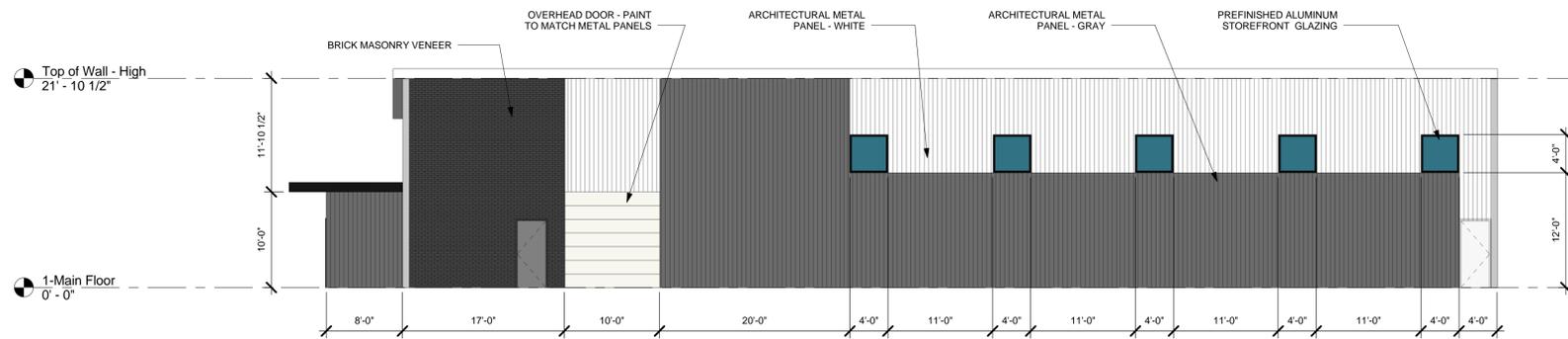
METAL PANEL = 2075sf  
**TOTAL = 2075sf**

① Exterior Elevation - North  
 1/8" = 1'-0"



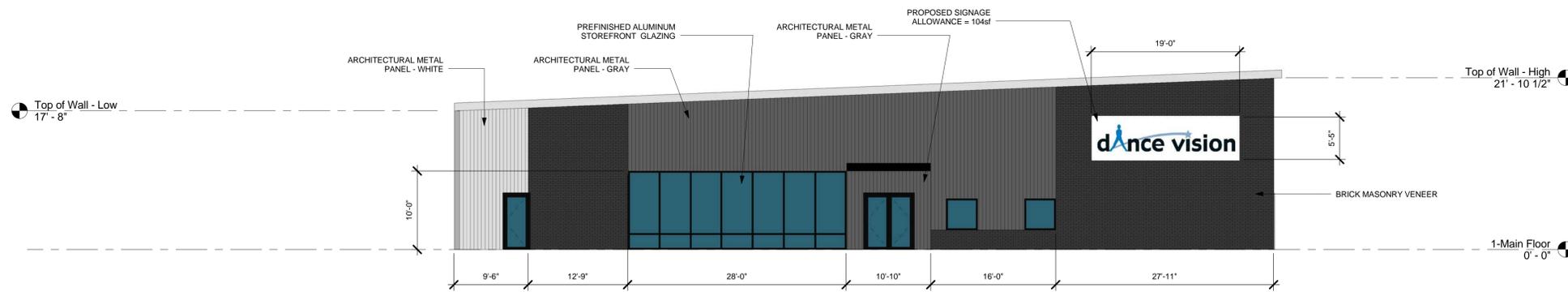
METAL PANEL = 2032sf  
 GLAZING = 80sf  
**TOTAL = 2112sf**

② Elevation 2 - West Copy 1  
 1/8" = 1'-0"



METAL PANEL = 2040sf  
 MASONRY = 371sf  
 GLAZING = 180sf  
**TOTAL = 2591sf**

③ Elevation 3 - East Copy 1  
 1/8" = 1'-0"



METAL PANEL (49%) = 832sf  
 MASONRY (51%) = 864sf  
 GLAZING = 379sf  
**TOTAL = 2075sf**

SIGNAGE @ 5% = 104sf

④ Elevation 4 - South Construction  
 1/8" = 1'-0"



# Notice of Proposed Development *City of Johnston, Iowa*

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September 22<sup>nd</sup>, 2016

## **PZ Case No. 16-29; Site Plans for 8711 Thomas Avenue**

Elsie John Properties, LLC has submitted site plans for the development of a 12,162 square foot dance studio. The property is located at 8711 Thomas Avenue in the Windsor Office Park. The site is located north of Thomas Avenue in the Windsor Office Planned Unit Development. Additional information is attached to this notice.

**Applicant:** Elsie John Properties, LLC  
5860 Merle Hay Road  
Johnston, IA 50131

### **Meeting Schedule:**

Planning and Zoning Commission, Monday, September 26, 2016  
City Council Meeting (tentative), Monday, October 3, 2016

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

### **Staff Contact:**

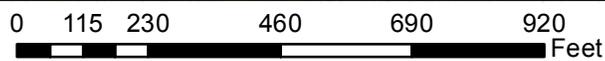
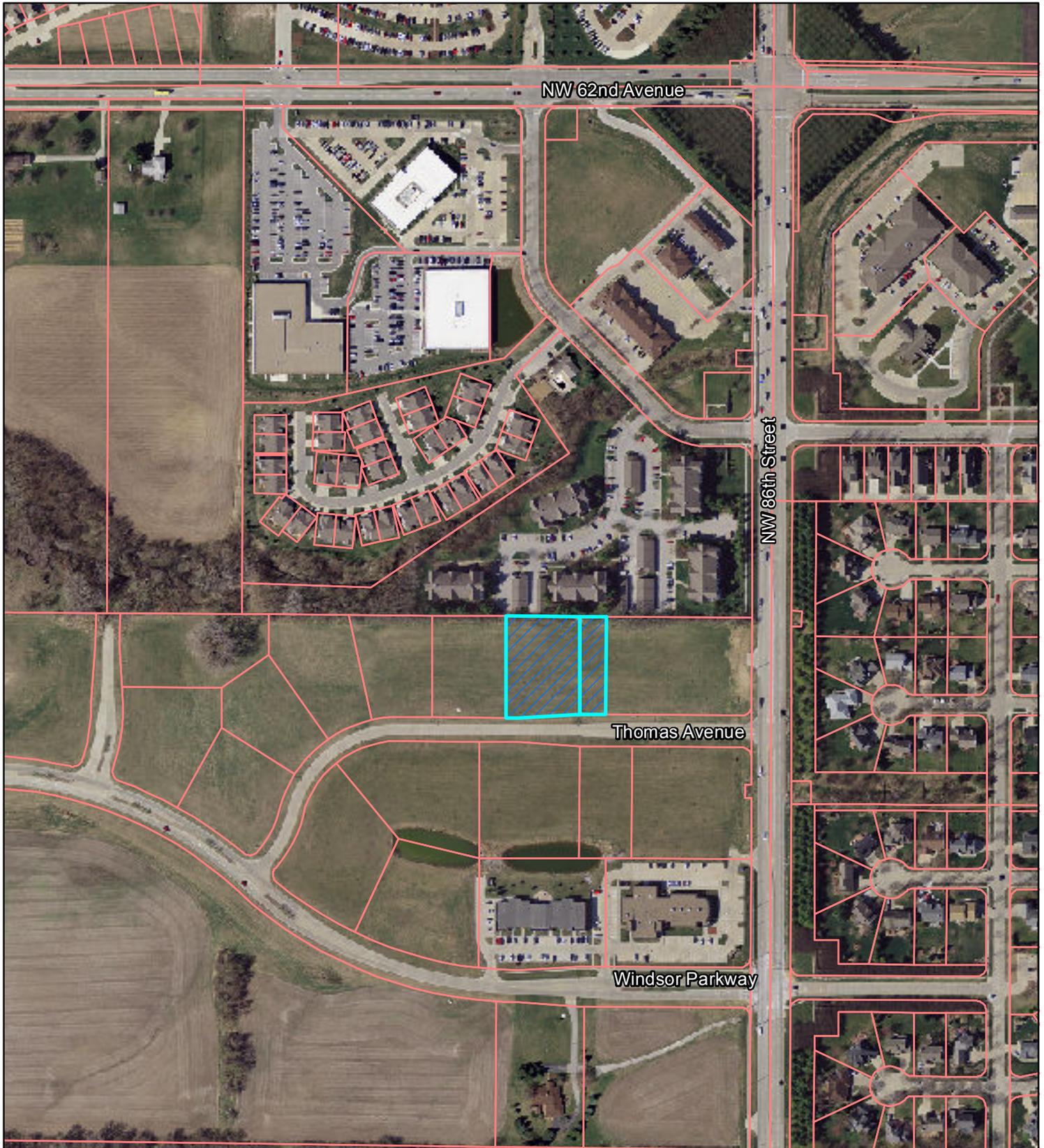
Comments and questions about this application may be directed to:

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

### **Attachments:**

Aerial Vicinity Map  
Site Plans

# 8711 Thomas Avenue Vicinity Map





## Planning and Zoning Commission

Johnston, Iowa

September 26, 2016

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**SUBJECT:**

Presentation and Discussion of the "Recreation Amenities for Apartment and Townhouse Developments" report as prepared by the Neighborhood Development Corporation.

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**SYNOPSIS:**

Through efforts of the Johnston Police Departments Crime Free Multifamily Housing Program, it was identified that apartment developments with limited or no available outdoor recreational amenities were experiencing a higher volume of calls for service, particularly for young adults. To further explore the issue, the City has worked with the NDC on a study of how recreational amenities could be required/designed into new multifamily residential developments. With the ever changing and growing demand for apartment style housing, this study provides an overview and explores regulatory approaches that can be taken to increase the recreational amenities provided in new multifamily residential projects.

Glenn Lyons, NDC Executive Director will be present at the meeting to give a brief presentation on the findings and recommendations of the study, a copy of which, is attached.

**FISCAL IMPACT:**

None. Polk County, through a 28E Agreement with the Neighborhood Development Corporation (NDC) provides funding to the NDC to conduct planning/real estate studies within Polk County. Through this funding, the City was able to contract with NDC on a study of the recreational amenity standards for apartment projects in Johnston, at no cost to the City.

**RECOMMENDATION:**

Direction and feedback to staff.

**Attachments:**

Recreation Amenities for Apartment and Townhouse Developments, dated July 2016.

# ***Recreation Amenities for Apartment and Townhouse Developments***



*Prepared for:*  
***The City of Johnson***

*By:*  
***Neighborhood Development Corporation***

***July 2016***

# *Recreational Amenities for Apartment and Townhouse Developments*

## **Preface**

This report has been commissioned by the City of Johnston who are seeking to gain a better understanding about the need for and the ways in which recreational amenities may be included in new apartment and townhouse developments Johnston.

The report, which has been undertaken by the Neighborhood Development Corporation (NDC), has been funded indirectly with funds provided by Polk County through a 28 E agreement between the County and NDC. The report and its findings are the work of NDC and do not necessarily reflect the opinions of the City of Johnston or Polk County.

The report is organized into four sections and a series of appendices.

- Section 1 reviews the changing nature of the multi-residential real estate markets in America.
- Section 2 discusses the need for recreational amenities in multi-residential projects and includes a literature review.
- Section 3 summarizes the various ways that: developers have attempted to provide for recreational amenities in their multi-residential projects; and municipalities have attempted to do so in their planning policies and land use codes.
- Section 4 discusses possible ways that development standards or guidelines could be used in the Johnston, and what types of amenities might be considered for inclusion in a new policy direction.
- The Appendices offer additional information about the changing multi-residential market in America, the need for on-site recreational amenities in apartment and townhouse projects, and municipal requirements in other cities.
- Definitions to key terms, a bibliography and publishing information are also provided at the end of the report.

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## Executive Summary

In undertaking the assignment, the Neighborhood Development Corporation reviewed relevant literature concerning: the changing nature of the multi-residential market in America, the need for recreational amenity space in multi-residential projects, and private and public responses to the provision of recreational amenity space in such projects.

The market research suggests that there is a trend in America for more people to live in multi-residential accommodation for longer periods of their lives, and that this trend includes a larger number of families with children living in multi-residential projects. The recreation research suggests that residents of multi-residential projects benefit from the inclusion of recreational amenities on site, most particularly young children who spend much of their time in 'play mode' and adolescents and adults who are less able to travel to public parks and recreational facilities.

A review of industry practices suggests that multi-residential developers have been responding to this need for many years, and that the provision of recreational amenities is greatest in higher-end developments and federally-financed lower income projects. Our review suggests, however, that in lower income *market* projects, where *price is the competitive factor*, the provision of recreational amenities may be shorted. This is also often the case for smaller projects which lack economies of scale in providing recreational amenities.

A review of municipal regulations suggests that a wide range of approaches to the provision of recreational amenities in multi-residential projects exists: ranging from no requirements at all to very elaborately designed requirements. The recreational amenity requirements of Sultan, a small city near Seattle, Washington, were selected as a best precedent for the City of Johnston. Sultan's regulations were reviewed from various perspectives and recommendations for consideration in Johnston were offered.

The recreational space recommendations for Johnston would establish a recreational amenity space requirement of 75 SF per person, based upon the unit mix of a multi-residential project. Developments containing less than 30 bedrooms would be exempted from the requirement altogether. In most projects with more than 30 bedrooms, a children's play area would be required with a minimum size of 2,000 SF. Beyond that, the recommendations call for a great deal of developer choice in the selection of recreational amenities to be provided with the overall objective of selecting recreational amenities that would best suit the expected age profile of the project.

The report concludes by noting that any change in the Johnston regulations would be subject to public consultation and City Council approval, and that the report's recommendations are provided in part to permit that dialogue to begin.

## The Consulting Assignment

The City of Johnston has contracted with the Neighborhood Development Corporation to review the need for and, if deemed to be appropriate, recommend the best ways and means of implementing planning policies that would increase the provision of recreational amenities in apartment and townhouse projects in Johnston.

The context for this assignment can be summarized as follows:

- The City of Johnston currently has no rules in its Municipal Code requiring the provision of on-site recreational amenities for apartment and townhouse projects.
- Many large apartment and townhouse projects are being developed in Johnston neighborhoods that are not currently well served by public parks and recreation facilities;
- Access to parks and recreation facilities outside of the neighborhoods in Johnston can be difficult for some apartment and townhouse residents, because public transit opportunities are limited and some of the residents may not own or have access to an automobile (e.g. children, youth, some elderly, and residents of more limited economic means);
- Some of the apartment and townhouse projects in Johnston have not provided recreational amenities for their tenants or, of those that have, some of the spaces are poorly designed, equipped, located, or maintained;
- Much of the open space that is provided in apartment and townhouse projects being developed in Johnston is located adjacent to major streets (e.g. in front yards) or, if it is used for water retention, contains sloped surfaces that are not conducive for recreational use; and
- This has led to a recreational amenity deficit in some apartment and townhouse projects in Johnston and in some Johnston neighborhoods.

The assignment that NDC was asked to undertake can be summarized as follows:

- To review the need for the provision of recreational amenity spaces in apartment and townhouse projects in Johnston;
- To suggest the best or most important types of recreational space for apartment and townhouse projects in Johnston;
- To investigate the best ways and means of encouraging or requiring the provision of such recreational amenity spaces in Johnston apartment and townhouse projects; and
- To suggest various ways of proceeding with implementation of such standards.

# 1. The Changing Multi-Residential Housing Market in America

The 'traditional' urban development model that became the norm after World War II envisioned an America in which families with children would live in single family homes built in modern suburbs at the edge of the city, and people without children, primarily young adults and seniors, would live in apartments that were located either in the central city or along major roads in the suburbs.

In this model, the basic household types were:

- Nuclear families with children,
- Young adult singles and couples without children, and
- The elderly.

The model also assumed that most everyone aspired to the 'American Dream' of owning their own home. Essentially, it was thought that anyone who could afford a single family home would eventually choose to own one, and that those who could not afford them would likely be housed in some form of subsidized multi-family housing in the city.

In this model, the basic housing building blocks were:

- The single family home,
- The low-rise apartment building, and
- The high-rise apartment building.

Other housing forms, such as semi-detached homes, townhouses, and mixed use apartments were generally not considered to be significant housing types at the time; and alternate forms of tenancy such as condominium or cooperative ownership were most often treated as exceptions to the rule – essentially, anomalies that only occurred in big East Coast cities such as New York, Philadelphia, and Boston.

Over the last fifty years, this traditional urban development model has changed considerably, even though the single family home remains a popular housing choice. Our collective view of household types has broadened over the years to also include:

- Single parent families;
- 'Reconstituted families,' with one or both parents divorced and remarried and with children from prior marriages;
- Middle aged singles (divorced or otherwise) and couples without children;

- Empty nesters (essentially, pre-seniors), and
- Multi-generational families.

Settlement patterns are also changing as America's population grows. For example:

- Cities and their metropolitan areas are growing ever larger and denser; and
- Multi-centered urban regions are being created as older, uni-centered metropolitan areas grow together, and as new and denser mixed use suburban regional town centers emerge.

Housing choices have broadened as well, including:

- Townhouses, which have once again become an important housing choice for many Americans and are offered in fee-simple or condominium ownership formats, in addition to rental;
- Denser stacked townhouses, with individual units having access to grade, which are being built in larger cities and offered in condominium or rental tenancy formats;
- Extensive multi-residential projects in the suburbs, which are getting larger, denser, with many buildings and a mix of housing types (e.g. apartments and townhouses); and
- Mixed-use commercial developments, with apartments on the upper floors being developed once again, particularly in central cities, at new suburban town centers, and at public transportation nodes.

There has also been, at least since 2007, a trend toward less home ownership. Millennials, in particular, appear to be more reluctant to accept the American Dream of owning and living in a single family home throughout their entire adult life. This may be temporal, i.e. merely the result of living through the Great Recession, or it may be longer lasting. Only time will tell.

Increasing income disparity also suggests that there is and will continue to be a growing reliance on multi-residential rental accommodation for lower and perhaps even middle income households. Today, many more households are less able to achieve the goal of home ownership than would have been the case even twenty years ago.

What this means, of course, is that there are more people and many different types of households choosing to live in a wider variety of multi-residential projects, in many different kinds of metropolitan locations. In addition, many of these people intend to live in these projects for all, or at least a larger part, of their lives. This increases the responsibility of both developers and city planners to ensure that the multi-residential housing that is being built today is designed to meet their needs.

For a further review of the changing multi-residential housing market, please see Appendix 1.

## 2. The Need for Recreational Amenities in Apartment and Townhouse Projects

Various types of research have been conducted which suggest that both children and adults benefit from close association with outdoor recreation space. Please refer to Appendix 2 for a summary of this discussion.

Much of the research focuses on the need for outdoor spaces to accommodate children's play. Active play is seen as an important part of all phases of childhood development (i.e. from toddlers through adolescence).



While the provision of active outdoor play spaces in multi-residential developments can be beneficial to people of all ages, it is most important for toddlers and young children who:

- Spend most of their time in 'play mode;'
- Require adult supervision while playing, and
- Who are unable to travel to a neighborhood park on their own.

The availability of active child play spaces on-site, increases the amount of outdoor play time for toddlers and young children significantly.

Older children and adolescents also benefit from outdoor space in multi-residential projects, especially in areas when neighborhood parks are not readily available. In these instances, it may be difficult for older children and adolescents to travel to a faraway park to play. For example:

- The walking distance may too great;
- Bicycling on major roads may be too dangerous;
- Bus service may be intermittent or unavailable; and

- Their parents may be unable to drive them to the nearest park.



Even when a neighborhood park is nearby, there may be merit in providing some active space on-site in multi-residential developments, as older children and adolescents are more likely to engage in activities if recreational spaces are readily available to them.



While adults have different recreational needs and generally have better access to off-site recreational facilities than children do, they still can make use of on-site recreational spaces. Recreational needs and preferences also change considerably as adults age, with young adults focusing more on active recreation and older adults focusing more on passive recreation.



The absence of recreational amenities in multi-residential projects can be problematic for adults as well. Some residents may not drive or have access to an automobile; for them, travelling to a distant park for recreation may not be an option. And, even when automobile access is available, the inconvenience of that travel will likely reduce their desire to travel off-site for certain recreational amenities.



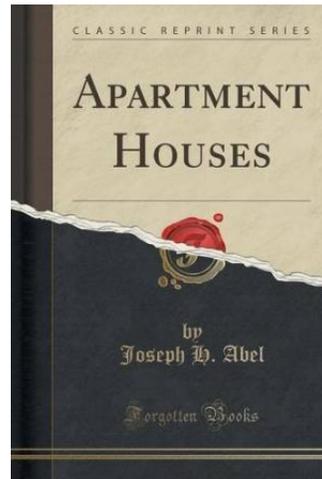
Both passive and active recreational spaces also provide a neutral space where residents in multi-residential developments can meet each other and socialize. Such spaces, in particular, allow children to meet each other and develop relationships. Those relationships, in turn, provide opportunities for their parents to meet and socialize. To the extent that on-site recreational spaces can assist in reducing anonymity, resident satisfaction can be enhanced.

### 3. Various Approaches to Recreational Amenity Provision in Multi-Residential Projects

Private and public sector responses to the need for recreational space provision in multi-residential developments are summarized as follows.

#### 3.1 Private Sector Responses to the Need for Recreational Space

Developers have long recognized the need for recreational space in multi-residential developments and often make provision for such space in their projects.



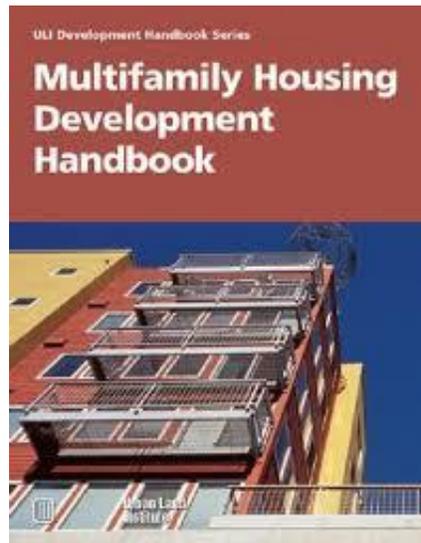
For example, Abel and Severud in their book, *Apartment Houses*, wrote as early as 1947:

- *Landscaping contributes a great deal to the aspect of a project and must be carefully laid out to enhance the appearance of the buildings and grounds. Natural features of an interesting character should be preserved whenever possible and should be integrated into the general landscaping scheme... (Abel & Severud: p.125)*
- *In those projects where space is available it is desirable to set aside an area for allotment gardens, as some people are very interested in this sort of work and will appreciate the provision of such facilities. . . (Ibid. P. 128-9)*
- *Provisions should be made where possible for more or less sheltered places where adults may relax or engage in sun bathing. All projects should provide small areas for informal*

*recreation, sitting areas for mothers with small children, small children's play yards. (Ibid. P. 129)*

- *In larger projects, additional space may be provided for court games, fixed play equipment... (Ibid.)*

A more recent example is contained in the Urban Land Institute's *Multifamily Housing Development Handbook*, 2000, where the amenities question is more nuanced in relation to target markets:



- *Selection of a project's amenities begins with the market analysis. A good market analysis answers several questions: What are comparable properties in the market area offering? Do projects with certain amenities have an edge in marketing, or do lower-priced projects with fewer amenities attract more residents? And perhaps most important, will residents pay for the amenities?*
- *Amenities sell the project... Generally, if amenities are wanted and used, residents will pay a reasonable price for them... In highly competitive rental markets, a project usually must offer an amenity package comparable with other projects.*
- *Usually a site plan contains both active and passive recreational facilities... Integrating landscaped areas with active recreational facilities, such as pools and children's play areas, yields the most attractive site plan.*
- *Creating play areas is essential if the project is targeted to families with children. Most projects should give some space to play areas even if the development is geared largely to a singles market, as some residents will likely be part time parents. (Schmitz: P. 108)*

In practice, most multi-family residential developments provide some type of recreational space; although the amount, type, and quality of amenity space may vary considerably from project to project.



Higher-end rental projects tend to provide the greatest amount of recreational amenities as part of the value added package that they offer. The amenities offered in these projects tend to be tailored to the target market (e.g. children’s play areas and swimming pools for family-oriented projects; racquet courts and other active-space amenities for projects targeted to younger adults; and more passive amenities for seniors’ projects). In these cases, the amenity package is designed to appeal to a target market that is most willing and able to pay for the inclusion of the amenities.

Low income affordable housing projects (e.g. LIHTC projects) also tend to provide on-site recreational amenities. In this case, recreational amenities are a requirement of a project’s federally assisted financing package. The amenities proposed for each project will vary depending upon the target market to some degree, but with the exception of seniors’ projects, child play facilities are almost always included.

It is typically in the *lower income market housing projects* where the greatest variation in the provision of amenities is found. In these projects, price is *the primary competitive element*. Some projects, particularly those that are adult-oriented, may provide no meaningful recreational amenities – competing entirely on price. Other projects, particularly those targeting families, may provide some minimal level of amenities while still attempting to compete on price.

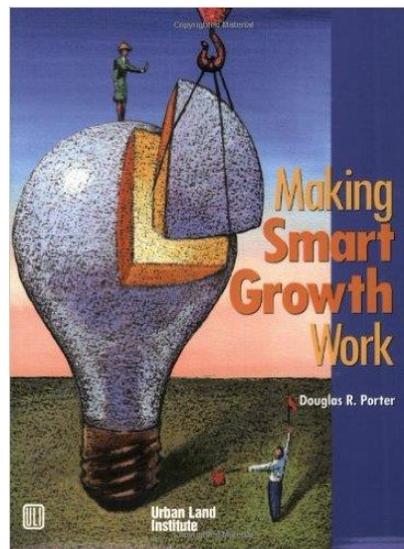
Other factors influence the provision of recreational amenities. For example, larger projects are generally better able to provide recreational amenities than smaller projects, taking advantage of economies of scale. It is, for example, generally easier to locate a tot lot with a minimum size of 2,000 SF within a 60 unit project than it is in a 20 unit project. In addition, the capital and operating costs of the tot lot would generally be the same regardless of project size.

Site characteristics (e.g. topography and site configuration) can also affect the provision of recreational amenities. Providing playfields, for example, is more difficult on sloping sites. It is also more difficult on odd shaped lots (e.g. triangular shaped sites), where it is difficult to assemble the depth necessary for certain recreational spaces. Water detention requirements also affect this equation, as larger open areas that could have been used as playfields are now often sloped to achieve the detention requirements.

It is clear from the survey of private development practices, the private sector does recognize the need for recreational amenity spaces in multi-residential projects. The extent of that provision, however, ranges widely from project to project; with older projects tending to have less amenity provisions. Even today, some multi-residential projects are developed without recreational amenities in them.

### 3.2 Smart Growth Planning and the Provision of Recreational Amenities

Over the last twenty years, Smart Growth planning concepts have been endorsed by both municipalities and the real estate development industry.



Douglas Porter, in the ULI publication *Making Smart Growth Work* Porter suggests that:

- *The developers of master planned communities, in particular, have a long record of experience in developing projects that reflect many, if not most, smart growth principles. (Ibid. P. 8)*
- *In many communities, developers bear the brunt of providing basic facilities for new development. Their responsibility is spelled out in subdivision requirements, impact fee programs, and exactions negotiated as a condition of project approval. (Ibid: P. 76).*
- *Developers who choose to focus on a particular niche market also can contribute to diversity (of community) by relating their developments to surrounding development, which means fighting the urge to create walled-off, gated communities. Developments that establish connections to their larger community by pathways, streets, and green spaces can benefit from the mix of housing types and community amenities and services nearby. (Ibid: P. 85)*
- *Building for long-term value is an essential component of the livability/sustainability principle of smart growth...the design qualities that create long-term value include:*

*compactness, green infrastructure woven through developed areas, lively civic spaces, a mix of uses and community facilities that meets diverse community needs and creates distinctive places, and connectivity with surrounding neighborhoods and regional open-space networks. (Ibid: P.86)*

- *The incentive for developers to build long-term value into their projects can be weak, especially for companies that develop relatively small projects one after another rather than large scale projects that take many years to complete. Their customers seem often disinclined to put a high value on durability and sustainability... (Ibid.)*

Smart Growth planning and development principles are being accepted in America by both the development industry and municipal planning officials. Imbedded within Smart Growth principles is the need for multi-residential developments to: (1) provide adequate levels of open space and recreational amenity; and (2) create connections between multi-residential projects and the surrounding neighborhood, often through the use of pedestrian and open space connections between individual projects and adjacent public spaces. And, while it is fair to say that not every project achieves these objectives, the development industry as a whole has been moving in this direction for some time.

### **3.3 Public Sector Responses to the Need for Recreational Space**

Recreational space requirements for multi-residential developments vary greatly across America. Public sector responses to this issue can generally be characterized as follows:

- No requirements;
- Minimal requirements with or without guidelines; and
- Significant requirements with more elaborate guidelines.

The following discussion provides examples of these very different approaches.

#### **3.3.1 No Requirements**

Some municipalities have no recreational requirements for multi-residential projects. The absence of such requirements, many reflect a number of things, including:

- Past practices;
- A limited sense of the need for recreational amenities in multi-residential projects; or
- A belief that the marketplace knows best in terms of what should be provided.

Zoning is at best a blunt tool that can be used to influence development. If a municipality has not required the provision of recreational amenities in the past and wishes to do so in the future, it must amend its zoning code. Many municipalities are reluctant to change their existing zoning regulations and, if they do so, tend to make revisions to the code following a comprehensive planning process. Since these comprehensive reviews have time and monetary costs, they do not happen very often and, hence, past practices often have an influence on current requirements.

The second and third reasons for not having amenity requirements in multi-residential projects are often hard to separate. If the municipality has limited multi-residential development, the need for on-site recreational amenities may not be readily apparent, especially if the projects that they have are located near existing neighborhood parks.

The belief that the marketplace knows best in terms of what level of recreational amenities should be provided for in multi-residential projects, is also a factor here. Overall, the 'invisible hand' of the market place does have an influence upon decisions regarding the level of amenities that are provided in multi-residential projects, with developers choosing to provide recreational amenities when they believe that it will give them a competitive edge (and when they believe that their amenity investment can be recouped through higher rents).

Recreational space and amenities are provided, or not, at the time of development. They rarely are added into multi-residential projects after the fact. Projects that were developed with few amenities tend to stay that way. Recreational amenities in older projects are not always maintained as the years go by.

The tenant mix for an existing apartment, however, may also change over time. Many of the older apartment projects in America were designed assuming that they would be occupied by young adults and did not offer much in the way of recreational amenities assuming that these tenants travel to parks and recreational facilities. Today, many of these older projects are now occupied by families with children. Without reinvestment in these projects, a recreational amenities gap may now exist, which did not exist before.

### **3.3.2 Minimal Requirements with or without Guidelines**

The most common municipal requirements for recreation space/amenities in multi-residential projects, include:

- A general open space requirement, expressed either as a percentage of site area to be provided in landscaped area, or expressed in SF/dwelling unit; or
- A requirement for a private amenity space that most often would involve a patio for at grade units and a balcony for upper storey units.

In many cases, landscaped areas of any kind may count toward a minimum open space requirement.

These and similar municipal rules are usually put in place to ensure that, at a minimum, all multi-residential developments within a municipality provide some type of amenity space. Beyond that minimum provision of amenity space, the assumption may be either: that the market will provide more amenities if there is demand for them; or, that residents can make use of nearby parks and recreation facilities.

Some municipal authorities have approved guidelines for different types of recreation spaces or amenities, even though their provision is optional. Good examples of such guidelines might include:

1. A minimum size for each type of space;<sup>1</sup>
2. A preferred location for certain types of spaces;<sup>2</sup>
3. A minimum investment in facilities for certain types of spaces;<sup>3</sup> or
4. Controlled access to certain spaces.<sup>4</sup>

In these municipalities, the focus is more on ensuring that *when* recreation spaces or amenities are provided certain minimum standards are maintained, rather than *the extent to which* they are provided.

Sometimes the provision of recreational amenities is discussed in the site plan review process and may become one of a number of planning issues at play in the approval process. In the give and take between developer and municipal authority, recreational amenities may be either offered or asked for by the respective parties.

### 3.3.3 More Elaborate Guidelines: A Case Study – Montgomery County, Maryland

The most elaborate set of recreational guidelines for multi-residential developments in the nation, appears to be found in Montgomery County, Maryland.

Their “Guidelines for Recreation Amenities in Residential Developments” were approved for use in 1992, as a result of an involved participation process with resident groups and developers. Considerable market research was undertaken to identify:

- The various types of townhouse and apartment projects being built;
- What types of people live in each housing type;
- What their respective recreational needs might be, and

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<sup>1</sup> A minimum size for a tot lot or small children’s play area (e.g. 2,000 SF) would be a good example.

<sup>2</sup> Separation of recreational spaces from adjacent roads and internal parking areas would be one example of a location requirement. Locating tot lots near the dwelling units to encourage informal supervision by adults might be another.

<sup>3</sup> In a picnic area, guidelines might call for a hard surfaced area with a certain number of picnic tables, chairs and awnings, and possibly a barbecue, for example.

<sup>4</sup> Tot lots and children’s play areas are often required to be fenced and gated to assist with parental supervision. Swimming pools and other water features often are required by law to be fenced with controlled access.

- What might be the best and most cost effective ways of meeting those needs.

The Guidelines are indeed elaborate. For example:

- Six different housing types are identified – Large Lot Single Family, Small Lot Single Family, Semi-Detached Housing, Townhouses and, Low-Rise Apartments, and High Rise Apartments;
- A point system is used to define the expected population by age group (e.g. tots, children, teens, adults, and seniors) for each type of housing project;
- The point system, which was based upon market research at the time of its adoption, assigns (for example) more points for seniors in high rise units than other age groups and more points for young children in single family and townhouse units than in high rise units;
- The tenant ‘point profile’ that results then is used to set the recreational amenity standards for each project.
- Developers are then given 29 different recreational amenities that they can choose from to achieve the age-related point totals in each age group for their projects.
- Each of those 29 recreational amenities have point profiles assigned to them which reflect their level of use by each of the age groups, as well as the design guidelines associated with them.
- Developers then propose a mix of recreational amenities to achieve the necessary point totals and this is reviewed by the planning authorities.

Some of the different types of amenities included in the Montgomery County point system are:

- Tot lots, children’s play lots, and multi-age playgrounds;
- Picnic or sitting areas
- Volleyball, basketball, tennis, handball, and multi-purpose courts;
- Soccer, baseball and football fields
- Swimming and wading pools;
- Indoor facilities including community, fitness, or sports facilities, and swimming pools; and
- Bike and pedestrian systems, nature trails and natural areas.

Montgomery County, as might be expected given its proximity to the District of Columbia, has high land and development costs, as well as high housing prices (both in terms of rents and sales prices).<sup>5</sup> It is fair

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<sup>5</sup> The median household income in Montgomery County is \$98,704 and the average value of a home is \$448,700. This compares to a median HHI in Polk County of \$59, 844 and an average home value of \$155,400.

to assume that the higher housing prices make it easier for developers to provide these levels of recreational amenity.

The current point system used in Montgomery County has been in effect for nearly 25 years. It is now being revised; essentially, the point system will be adapted to better reflect:

- The current resident demographic profile for each housing type, as well as
- Current recreational needs of residents.

Some recreation amenities, such as horseshoe pits, are no longer in demand and are expected to be dropped from Montgomery County's current list of amenities. Other amenities may be added. The existing design guidelines are also likely to be amended to either improve the quality of the amenities provided or to clarify design standards.

### **3.3.4 Federal LIHTC Requirements**

Low Income Housing Tax Credits are awarded to multi-residential projects that best meet their guidelines and requirements. Each project is required to formulate an allocation plan fulfilling general federal requirements. Each state, which oversees the LIHTC application process within its jurisdiction, typically allocates tax credits to projects through a competitive application process. Projects receive points for satisfying criteria outlined in the State's allocation plan.

The LIHTC program is used to promote a number of different, but related, urban development concepts, which the various state review systems try to measure. Among these are:

- Incorporating Smart Growth principles, that encourage more compact, mixed-use development within existing urban areas,
- Providing a range of affordable housing choices;
- Including sustainable 'green building' design principles in new construction;
- Accommodating special needs populations; and
- Providing satisfactory provision of open space and recreational amenity.

Various LIHTC design guidelines refer to open space and recreational amenities, including: parking facilities for bicycles, landscaping, as well as outdoor and indoor common use recreation areas. For example:

- For predominantly adult and elderly communities, recreational amenities are to be provided on an accessible route (within the project) and should encourage physical activity and community interaction; and

- For family communities, recreational amenities shall include accessible play areas for different age groups and should encourage physical activities that are safe and secure.

Some standards or guidelines are articulated in the LIHTC requirements. For example:

- Separate play areas for age groups under 5 years of age, between 5-12 years, and over 12 years of age are required.
- Each of these play areas must be located away from high automotive traffic and should have maximum visibility from the dwelling units. A permanently mounted bench must also be provided at each play area.
- Other requirements for this spaces include: posted playground rules, warning signs concerning at play risk, weather resistant ground surfaces, and minimum sizes for play areas with

Other federal assistance programs for low income housing projects exist including those that offer long term, low interest loans. The recreational space requirements described above generally apply to those programs as well.

## 4. Possible Approaches to Recreational Amenity Provision in Johnston



### 4.1 Matters to Consider in Setting Local Standards

Based upon the preceding discussion and additional supporting information contained in the Appendices, it is reasonable for the City of Johnston to consider introducing some kind of recreational amenity requirement for its multi-residential projects. In doing so, it is worth noting that the private sector is already providing many such amenities in multi-residential developments, including projects in Johnston. Higher-end projects and LIHTC projects, in particular, can be expected to continue to provide recreational amenities regardless of any proposed regulatory change.

Where there are deficiencies in the provision of recreation amenities, they can most commonly be found in projects where *price competitiveness is the principal marketing factor*. And, in many instances, the projects most lacking in recreational amenities are older projects that originally targeted adult tenants, but now have considerable numbers of families living in them.

This suggests that the City of Johnston should consider adopting standards which ensure that a minimum level of recreational amenities are provided in all new multi-residential developments. It would also be appropriate for the City of Johnston to encourage, through whatever means available, improvements in recreational amenities at existing multi-residential developments which would not meet the proposed minimum standards.

### **The Need for Simplicity and Clarity**

In setting such a standard, the need for simplicity and clarity stand out. The new amenity standards should be simple to understand and clear as to their intent. To achieve this, the overarching question that must be answered is: “Who are the amenities to be provided for?” If the proposed amenity space is designed to appeal to the expected tenant base, the choice of space should be considered acceptable.

### **Project Size and Economies of Scale**

Project size is another major consideration. Small projects may be unable to set aside sufficient land in an appropriate location to provide for certain recreational amenities. Demand for recreational amenities in smaller projects (e.g. 15 units or less) may also be too small to sustain the desired amenities. In these instances, it may be more effective for a developer to provide a private amenity space (e.g. patio or balcony) for each dwelling unit, in lieu of a public amenity space requirement.

Larger multi-residential projects, on the other hand, are much more capable of accommodating recreational amenities on site; and in many respects, the need to provide these amenity spaces is greater. For example, a 10-unit apartment with a mixture of 2 and 3 bedroom units, may have 30% family occupancy (i.e. 3 units and perhaps 6 children), while a 100-unit apartment with the same mix of units and 30% family occupancy may have 30 family units (and possibly 60 or more children).

In both cases, the minimum acceptable size of a small children’s play facility could be expected to be the same (e.g. 2,000 SF). So, while it may be wholly reasonable in terms of economic efficiency to require a children’s play area in the larger project, it may not be reasonable to do so in a small one.

### **The Question of Secondary Users**

Secondary users may also be worthy of consideration in providing recreational amenities, especially in larger projects. For example, while senior citizens do not directly utilize children’s play facilities, they often are visited by their grandchildren who may. And, the children’s play facility may provide an opportunity for grandparents and grandchildren to interact in a rewarding way.



### **Pet Ownership and Recreational Amenity Provision**

Pet ownership is also much more common in multi-residential projects today, with more building owners willing to allow them and with many more tenants willing to pay extra to accommodate their pets. On-site mini-dog parks are, consequently, in great demand in many markets. Recognizing pet play facilities as an optional recreational amenity for tenants may also be worthy of consideration.



### **Cost Considerations**

Capital and operating costs are another important consideration when considering possible recreational amenity requirements. The capital and operating costs for recreational amenities can vary considerably. The differences in capital and operating costs, for example, between a swimming pool and a children's playground are vast even though they both provide active play areas for children.

The economics of recreational amenity requirements will especially matter to developers who are focusing on price competitiveness to sell their product. Allowing developers a choice in this regard is worth considering when formulating an amenity requirement for Johnston.

The preceding examples are offered as reminders that demand for recreational amenities not only change over time, but vary considerably among tenants. It also suggests that a need exists to allow developers some flexibility in the type of recreational amenities that they may be required to provide and that they will be obliged to maintain and operate during the life of the project.

## 4.2 Best Precedents for Johnston

Municipal standards in various cities throughout America and around the World were investigated in search of best precedents for Johnston. Recreational amenity requirements in the State of Washington were noteworthy; and within this group of municipalities, the City of Sultan was selected to provide a good example for consideration in Johnston.

Sultan, Washington is a city of 4,700 people in Snohomish County, which is located approximately 30 miles NW of Seattle. The City of Sultan has recreational amenity requirements included in its *Unified Development Code*. Those requirements are provided in their entirety in Appendix 4 of this report.

Residential developments with less than 10 dwelling units are exempt from the requirement. For residential development with 10 or more units, the City of Sultan calculates the minimum recreation area requirement as follows:

- Developers are required to provide recreational space in an amount equal to 75 SF per person for those expected to reside in the development; and
- The occupancy rates per unit used to estimate the number of residents in a project are based upon the following ratios:
  - 2.5 people for a 1 bedroom unit,
  - 3.0 people for a 2 bedroom unit,
  - 4.0 people for a 3 bedroom unit, and
  - 5.0 people for a unit with four or more bedrooms;

The following examples show the amount of recreational space that would be required in Sultan in a 40 unit apartment project. In the first example, all 40 units are two-bedroom; in the second example half of the units are 1-bedroom and half are two bedroom.

The minimum recreation area requirement for a 40 unit apartment project in Sultan in which all of the units have 2-bedrooms, would be calculated as follows:

$$40 \text{ units} \times 3.0 \text{ people per unit} \times 75 \text{ SF per person} = 9,000 \text{ SF}$$

The minimum are requirement for a 40 unit apartment project with 10 one-bedroom units and 10 two-bedroom units, would be slightly less:

$$((20 \text{ units} \times 2.5 \text{ people}) + (20 \text{ units} \times 3.0 \text{ people})) \times 75 \text{ SF per person} = 8,250 \text{ SF}$$

Developers in Sultan are also obliged to meet the following guidelines when providing recreational space:

- Recreation facilities shall be a minimum of 2,000 SF;
- Recreation areas shall be landscaped and provided with sufficient natural or manmade screening or buffer areas to minimize any negative impacts upon adjacent residences;
- Each recreation area shall be centrally located and easily accessible by walkways;
- Each recreation area shall be constructed on land that is reasonably flat, dry, and capable of serving the purpose that it was intended for;
- Each development shall satisfy its recreation area requirements by installing the types of recreation facilities that are most likely suited to and used by the age bracket of persons likely to reside in that development;
- Except for developments which are expected to contain adults almost exclusively, at least 15% of the required recreation area must be satisfied by the construction of tot lots;
- The number of recreational facilities required increase with the size of the project (see Appendix 5 for details);
- Each new development, at a minimum, must provide recreational facilities from a required list (see Table 1 in Appendix 5) which includes various playgrounds, playfields, courts, picnic areas, etc. with associated design specifications.<sup>6</sup>

With 40 units, in each of the examples above, the Developer would also be required to provide two different types of spaces – one of which would very like be a children’s play area (see Appendix 4).

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<sup>6</sup> The City of Sultan is currently reviewing its Recreational Space standards; it is expected that the guidelines for the various types of spaces will change. For example, the design standard for a lighted soccer field, is the NCAA standard. It is likely, that this standard will be relaxed to encourage developers to provide more soccer fields in their projects.

### 4.3 Establishing a Minimum Recreational Amenity Space Requirement for Johnston

The Sultan standards address many of the considerations previously discussed, in that they:

- Are concise in their specifications;
- Base the amount of recreational amenity space upon both the number of units, the number of people living in them, and the anticipated age structure of people of the residents;
- Allow developer choice in the manner in terms of which facilities are to be provided; and
- Provide simple guidelines concerning the design, location, and make up of those facilities.

#### The Recreational Space Standard

While there is great variety in the way in which municipalities require recreational amenity space (e.g. a minimum SF, percentage of site area, SF per unit, or SF person), the method used in Sultan (i.e. a minimum SF per person) appears to be most reasonable because it reflects the anticipated number of people expected to live in a project. In the Sultan system, developments with larger units are required to provide more recreational amenity space than smaller units.

Similarly, the requirement for 75 SF per person in new developments also appears to be reasonable. As will be shown in some examples which follow, this ratio would result in sufficient space to provide for children’s play areas in smaller projects and a range of recreational space choices in larger projects.

#### Occupancy Estimates

It is worth noting, however, that the occupancy numbers used by the City of Sultan (and in many Washington municipalities) are high in comparison to that likely to be found in the City of Johnston.<sup>7</sup> For example, the occupancy rate used by the City of Johnston to calculate park space dedication requirements for multifamily units of any size in Johnston is 1.615 people per unit.

Given that local multi-residential occupancy rates per size of unit are not available, a more appropriate occupancy rate for apartment and townhouse projects in Johnston might be as follows:

1-Bedroom Units	1.25 People
2-Bedroom Units	1.75 People
3-Bedroom or more Units	3.00 People

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<sup>7</sup> The recreational amenity standards in Sultan apply both to single and multi-family developments. Sultan, therefore, uses the same estimate of residents per unit based on the bedroom count, regardless of whether the units are single family, townhouse or apartment developments. This, plus the higher housing costs in Sultan, help to explain the discrepancy in occupancy rates between Sultan and Johnston. The median price of a home in Sultan is \$260,000, for example, versus \$155,000 in Polk County.

### Adjusted Sample Calculations

The two recreational space calculations from Sultan have been revised using lower occupancy rates more appropriate for the City of Johnston.

With this adjustment, the estimated recreational amenity space for a 40 unit apartment project in which all of the units had 2-bedrooms, would be calculated as follows:

$$40 \text{ units} \times 1.75 \text{ people per unit} \times 75 \text{ SF per person} = 5,250 \text{ SF}$$

In this example, the developer would be expected to provide a 2,000 SF (e.g. 40' x 50') children's play area and another 3,250 SF of other types of recreational spaces.

The minimum are requirement for a 40 unit apartment project with 10 one-bedroom units and 10 two-bedroom units, would also be less:

$$((20 \text{ units} \times 1.25 \text{ people}) + (20 \text{ units} \times 1.75 \text{ people})) \times 75 \text{ SF per person} = 4,500 \text{ SF}$$

In this example, the developer would likely be expected to provide a 2,000 SF children's play area and another 2,500 SF in other types of recreational spaces.

A third example of a 40 unit townhouse project in which every unit has 3 bedrooms is also offered for comparison.<sup>8</sup>

The minimum are requirement for a 40 unit townhouse project in which all of the units have 3 bedroom, would be significantly more:

$$40 \text{ units} \times 3 \text{ people per unit} \times 75 \text{ SF per person} = 9,000 \text{ SF}$$

In this example, the developer would be required to provide a 2,000 SF children's play area and another 7,000 SF of additional recreational space.

### Other Guidelines

The majority of design regulations employed by Sultan could applied directly in Johnston. Requirements to: centrally locate recreational spaces and provide access to them, ensure that they are reasonably flat, dry, and capable of accommodating the activities intended for them are all quite reasonable. So, too

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<sup>8</sup> These requirements would need approximately 3-5% of the site area of a 40 unit project built to maximum density in Johnston (i.e. 16 units per acre for apartments and 8 units per acre for townhouses).

would be the general requirement for developers to provide recreational spaces that would most appeal to the age profile of people expected to be living in the development.

A few of the requirements should, however, be reviewed before applying them locally. For example:

- The requirement for a specific minimum number of different types of recreational facilities (which increases in larger projects) may not be necessary. The intent of the requirement is to ensure that a variety of spaces is provided in larger multifamily projects. The specific number of recreational space types is less meaningful than the manner in which the proposed recreational spaces respond to the needs of the anticipated residents of the project.<sup>9</sup>
- Similarly, providing a specific list of permitted recreational spaces in the regulations may also not be necessary. Particular recreational amenities become more or less popular over time. It may be more important to select good locations for recreational spaces on site, design them well for current use, and anticipate (in the design) the possibility of these spaces being used for various other activities at some future point.<sup>10</sup>
- Children’s play facilities in projects that are expected to house families is the most important space requirement of all in the Sultan regulations and should be included in the Johnston regulations. An obvious exception would be a mandatory children’s play area requirement in 55+ and seniors projects. However, children’s play areas could be an option for developers of these projects.
- Basketball or multipurpose courts would be of particular interest to older children and adolescents. A requirement to provide them as a second mandatory space (after children’s play areas) in larger projects and, especially, in projects with a higher proportion of 3 bedroom units is definitely worthy of consideration.<sup>11</sup>
- The exemption for projects with 10 units or less could be better defined operationally by counting the number of bedrooms (or anticipated people) in the project. In this way, projects with a larger number of one bedroom units (and, thus, more adult oriented) would be exempt from the requirement, while a project with a smaller number of two and three bedroom units (where more children would be expected to live) would not.

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<sup>9</sup> It is reasonable to expect that as the amount of recreational amenity space required increases, developers will choose to provide a variety in the type of spaces offered. This would particularly be the case, if the first space chosen involves a children’s play space. Tot lots and children’s play facilities tend to be in the 2,000 to 3,000 SF; so any required recreational space above that amount would call for at least one other type of space.

<sup>10</sup> It would be relatively simple to add guidelines for the various space types at some future date, if the lack of guidelines appears to be a problem in implementation of the policy.

<sup>11</sup> Basketball or multi-purpose courts would provide an active play space on site for older children and adolescents. These types are facilities work best when they are fenced, so that they can be locked at night as court noises can disturb the adjacent tenants. Substitution of a required court for a swimming pool must also be appropriate in context.

## 4.4 Recommended Standards for Johnston

The following standards are offered for consideration in Johnston. They are based upon the City of Sultan's guidelines with adjustments for local occupancy rates and with some simplification in the regulations to allow for greater developer choice:

1. Recreation areas shall provide a minimum of 75 SF per person for those expected to reside in the development;
2. Occupancy rates per unit are estimated at: 1.25 people for a 1 bedroom unit or studio; 1.75 people for a 2 bedroom unit, and 3.0 people for a 3 bedroom unit or larger.
3. Projects with 30 bedrooms or less are exempted from this requirement;
4. Individual recreation areas shall be a minimum of 2,000 SF;
5. Recreation areas shall be landscaped and provided with sufficient natural or manmade screening or buffer areas to minimize any negative impacts upon adjacent residences;
6. Each recreation area shall be centrally located and easily accessible by walkways;
7. Each recreation area shall be constructed on land that is reasonably flat, dry, and capable of serving the purpose that it was intended for;
8. Each development shall satisfy its recreation area requirements by installing the types of recreation facilities that are most likely suited to and used by the age bracket of persons likely to reside in that development;
9. Except for developments which are expected to contain adults almost exclusively, a children's play area should be provided as a mandatory recreation space in the project.
10. Except for developments which are expected to contain adults almost exclusively, a basketball or multi-use court with a minimum size of 3,600 SF should be provided as second mandatory space in projects with more than 40 units. The minimum dimensions for the court active play area should be 72 by 42 feet (i.e. the dimensions for a youth basketball league half court). Substitution of the required court for a swimming pool would be acceptable.

## Conclusion

The introduction of a recreational amenity standard in Johnston would require the approval of City Council following a period of community consultation. Affected stakeholders would include the following: developers, property owners and managers, residents and neighbors of multi-residential projects, and affected municipal departments (e.g. Parks, Police, etc.). The recommendations offered in this report are intended to spark interest and debate as much as to point a way forward.

## Appendix 1 – Additional Information about the Changing Multi-Residential Market in America

### A.1.A Current Attitudes toward Home, Community, and Lifestyle

The Urban Land Institute recently published a survey of views on housing, transportation, and community entitled, *America in 2015*. In describing the generations, ULI offers the following:

**Millennials**, ages 18 to 26 (also known as generation Y), are the most diverse generation and most likely to live in cities, and also the most likely to be expecting to move in the next five years.

**Generation Xers**, ages 37 to 49, are predominantly owners of single family homes and are the least likely to desire urban amenities, and many are expecting to move to larger quarters within the next five year.

**Baby Boomers**, ages 50 to 68, are the most likely to live in the suburbs, and unlike generation X they are more likely to be moving to smaller homes than larger ones in the next five years.

**The Silent Generation and the War Babies**, 69+, are most likely to live in rural areas and small towns. If they move, it will be to a more convenient and accessible area. (ULI 2015: p. 2-3)

In terms of satisfaction with communities and housing, the ULI survey found that:

- 87% of Americans are somewhat or very satisfied with the quality of life in their community, 88% are satisfied with their current homes, and 81% are satisfied with the housing options in their communities.
- Renters are less satisfied with their homes and communities than owners, and 25% of renters are dissatisfied with their housing options.
- Millennials are the least-satisfied age group: 15% are dissatisfied with community's quality of life and their current homes, and 21% are dissatisfied with their housing options.
- In general, low-income households are less satisfied than higher-income households, are more likely to value transit options and walkability over owning a car, and are less confident that they will be able to afford a home. (ULI 2015: p.2-4)

In terms of preferences involving car use, diversity and location, the ULI survey found that:

- 52% of All Americans and 63% of millennials would like to live in a place where they do not need to use a car very often;

- *78% of all Americans would rather live in a community where the residents are a mix of ages.*
- *66% would prefer to live in a community with a mix of cultures and backgrounds. (ULI 2015: p. 6)*

In terms of access to outdoor recreation space, the ULI survey found that:

- *38% of Americans say that their neighborhood lacks outdoor spaces for exercise, a barrier that varies significantly by demographics and location.*
- *51% of people with incomes below \$25,000 say that they do not have access to outside exercise space. Some 49% of African-Americans and 48% of Latinos responded similarly in the survey. (ULI 2015: P.20-21)*

And, for all of the recent concern about the risks of homeownership, the ULI survey found that:

- *73% of Americans say that buying a home is probably a good investment, with 25% saying that it is probably not so.*
- *Expected homeownership is lowest among War Babies and the Silent Generation (59%); among lower income groups with HHIs of \$50,000 or less (59%); and among existing renters (64%). (ULI 2015: P. 27).*

### **A.1.2 Current Attitudes among Millennials**

Another Urban Land Institute report, entitled *Gen Y and Housing: What They Want and Where They Want it*, focuses attention on Millennials. Some of the more relevant findings include:

- *50% of Millennials are renters; of those only 60% live in apartments and townhouses – the remainder rent single family or mobile homes.*
- *Two-thirds of the millennial renters are very satisfied or satisfied with being renters.*
- *Only 13% of Millennials live in or near downtowns.*
- *Virtually all Millennials expect at some time to own a home, even though they are not necessarily convinced that housing is a good investment. (Lachman & Brett, p. 1)*

The authors further emphasized that:

- *In a generation of 78.6 million Millennials, any preference of even a small percentage constitutes a lot of consumers; and*
- *Millennials represent the largest source of new demand for rental housing and first-time home purchases. (Lachman & Brett, p.1)*

### **A.1.3 Current Attitudes among Baby Boomers**

The other large demographic group in America, of course, are the Baby Boomers who are 74 Million strong and moving from being middle-aged to senior citizens. Another Urban Land Institute report, entitled *Housing in America: The Baby Boomers turn 65*, explores their attitudes toward housing and community.

Some of the salient findings include:

- *The 40 million Leading-Edge Boomers (those who are now between 56 and 66 years of age) are a unique group, one that has disrupted past patterns and challenged past ideas and ways of doing things. There are healthier and more energetic than any generation their age in history and are expected to be active and productive for many years to come. Their views on this stage of life are new and evolving – and are creating unexpected market opportunities.*
- *Much has been written about the empty-nester phenomenon, namely those Leading-Edge Boomers who have sold their suburban homes after their children moved out and bought a condominium or townhouse in the city. The trend is real though hard to quantify. Urban living is no longer confined to the city; growing numbers of suburban town centers are developing around the country to which people of all ages are moving, a trend not captured by the census.*
- *Today, the Silent Generation (those who are now been 67 and 84 years of age) and the Leading-Edge Boomers are already exploring a variety of differing living situations, such as cohousing, college towns, and multigenerational living. Some of these formats will survive whereas others may be shorter lived. Given the large number of people in these two generations, however, each new way of living can present a real and viable market for a developer close enough to consumers to really understand their desires. (ULI 2012: p. 1-3)*

## Appendix 2: Additional Information about the Need for Recreational Amenities

### A.2.1 The Need for Children's Play Areas



In *A Place for Play*, edited by Elizabeth Goodenough, the authors focus on how children play, how they have fun, why playgrounds matter, and how child-centered cities can be created.<sup>12</sup> A number of points worth noting are made in the publication, including the following:

- *We have to think about who will lead us into the future and the answer is our children. We need them to be emotionally healthy. For that to happen, they have to have a childhood. We have to invest in the kind of places where children can play and develop and figure are who they are. Playgrounds. They matter. (Kenneth Ginsburg, M.D, in Goodenough: P. 159)*

Nancy M. Wells writes about research evidence concerning children's connection to the natural environment in an article contained in *A Place for Play*, which is briefly summarized as follows:

- *Aside from children's affinity for nature, considerable evidence suggests the beneficial effects of nature on children's social well-being...Together, these qualitative and quantitative studies suggest that by facilitating connections to both other children and adults, time spent outdoors in nature is critical to children's social development and well-being.*
- *A related area of research focuses on how the natural environment affects children's cognitive functioning and concentration. Is it possible that access to or views of nature could enhance*

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<sup>12</sup> This publication is a companion to the Michigan Television film, *Where Do the Children Play?*

*children's ability to focus their attention? The research evidence suggests that the answer is 'Yes.'*

In answering this question, Wells draws upon the findings from a study by R. & S. Kaplan in their 1983 journal article entitled "*Cognition and Environment: Functioning in an Uncertain World,*" *Journal of Environmental Psychology*:

- *First, nature provides a sense of 'being away.'*
- *Second, the natural environment provides a sense of 'fascination.'*
- *Third, environments that provide 'extent' are conducive to cognitive recover because they allow a person to become immersed in a setting without necessitating a 'shift of gears.' Last, a setting that is 'compatible' with a person's inclinations will allow directed attention to rest and recover.*
- *These four characteristics are commonly found in the natural environment and, thus, nature appears to one of the best contexts for cognitive restoration – for adults as well as children.*

Wells then relies upon her own research to conclude that exposure to nearby nature may enhance children's psychological well-being or mental health. Wells and her associate, Gary Evans, found that:

- *Access to nearby nature buffered the impact of stressful life events such as being pick on at school, having a grandparent die, moving, being subject to peer pressure, and fighting with siblings.*

Wells also addresses the connection between the natural environment and children's well-being relating to physical health. In this regard, she writes:

- *The number of overweight children has approximately doubled in the last two to three decades. Alarmingly, childhood obesity is a predictor of adult obesity as well as a wide range of poor health outcomes...*
- *While a variety of reasons have been suggested for the obesity trend, it is clear that both physical activity and diet play a role.*
- *The growing tendency for children to spend their time indoors engaged in computer games, web-surfing, or watching television is a clear factor contributing to the obesity and inactivity problem.*
- *Time spent outdoors has been found to be related positively and consistently to children's physical activity and is more vigorous than indoor play.*
- *Active play such as jumping, running, climbing and crawling were predominant during play in natural areas characterized by mixed vegetation and varied topography.*

- *Time spent in nature is likely to bolster levels of physical activity and reduce the likelihood of becoming overweight.*

Wells concludes her report by stating that:

- *A growing body of evidence suggests that access to nature and time spent outdoors enhance the social, cognitive, psychological and physical well-being of children. (Goodenough: P. 45-49)*

## A.2.2 The Evolution of Children’s Play Areas



*Sand Garden Playground in Brooklyn*

Anna Halverson and her co-authors trace the history of playground design in article contained in *A Place for Play*; a brief summary of which is provided as follows:

- *The first organized were the German-inspired ‘sand gardens’ created in Boston in the late 1880s. These playgrounds were funded by progressive civic organizations that were concerned about the lack of safe play space in the tenements of the increasing over-crowded cities.*
- *Hundreds of playgrounds were created in the early 1900s at schools, churches, and in city parks. These playgrounds consisted of manufactured steel play equipment such as swings, see-saws, jungle gyms, and slides situated in paved and fenced lots.*
- *In the 1950s, playgrounds began to undergo a redesign when artists and architects began to design them. Playgrounds during this ‘Novelty Era’ were filled with concrete ‘play structure’ that had futuristic abstract shapes and were brightly colored.*
- *In the early 1970s, designers became responsible to contemporary child-development theories. They created more complex play environments that fostered a variety of different*

*play experiences. Modular playground equipment was linked together in massive structures that contained slides, climbing apparatuses, and bridges.*



*Adventure Playground - Irvine, California*

- *Currently, a movement is afoot among innovative playground designers, early childhood educators, and children's environment experts to create playgrounds that use vegetation and the natural environment as the foundation of playground design. (Goodenough: P. 163-4)*

### **A.2.3 Children's Play Areas in Multi-Residential Projects**

Claire Cooper Marcus discusses the importance of shared outdoor space and children's play in an article contained in *A Place to Play*, a brief summary of which follows:

- *When dwellings are clustered around an area of shared outdoor space to which only a specific group of residents has access, an environment is created where children have ready access to the outdoors without having to be driven to soccer practice or walked to a neighborhood park. Parents can see and monitor their children from the home, alleviating their fears of traffic and stranger-danger.*
- *Since the outdoors is so close to home and neighbor children have equal access, children who might be watching TV or playing video games out of boredom or loneliness are more likely to run out to join friends for spontaneous play...*
- *Also, since the area is so close to home, children are likely to use it for play in the odd half-hour before they are called in to dinner or between homework and bed. These are precious fragments of time in perhaps an over-scheduled day, periods when tired, over-worked parents are not likely to walk their children to a nearby park. (Goodenough: P. 236)*

## **Appendix 3 – Additional Information about Municipal Requirements for Recreational Amenities in Multi-Residential Projects**

Examples of municipal requirements are summarized as follows:

### **New Castle, Washington**

New Castle, Washington, is a city of approximately 10,000 people located east of Seattle. The City of New Castle has development standards that require a certain amount of recreation space for each multi-residential unit. The amount required varies with the size of the unit; e.g. 50 SF of recreational space is required for a studio or one bedroom unit; 65 SF for a two-bedroom unit; and 80 SF for a three or more bedroom unit. Guidelines also require the recreation space to be located on-site, with a suitable grade for recreation purposes, to have a minimum size of 5,000 SF, and have minimum dimensions of 30 feet.

### **Seattle, Washington**

Seattle has approximately 650,000 residents. Seattle has a 25% of site area open space requirement in multi-residential developments. The required open space is to be provided at grade, except that up to 50% of it may be provided in the form of balconies and decks in certain zones. The newest zoning code has generally reduced the open space required, but has placed greater emphasis on the design and usability of the space. There has also been a significant increase in municipal requirements related to sustainable development. (Bengford)

### **Tacoma, Washington**

Tacoma has approximately 200,000 residents. Tacoma has a 10% of site area open space requirement in multi-residential developments. Other than dimensional standards (a minimum of 15 feet for any on-site open space), there are no standards or guidelines for the provision of open space in multi-residential projects. (Bengford)

### **Bellevue, Washington**

Bellevue is located immediately east of Seattle and has approximately 120,000 residents. Bellevue requires 800 SF of open space for multi-residential projects with 10 units, plus 50 SF per unit above 10 units. There is a minimum size of 800 SF for on-site open space and a minimum dimension of 25 feet, as well as standards concerning accessibility, separation from auto areas, etc. The focus in the Bellevue regulations is on the provision of children's play areas. There are no requirements for private amenity spaces or other usable open spaces. (Bengford)

### **Redmond, Washington**

Redmond is also located east of Seattle and has approximately 54,000 residents. Redmond has a 25% of site area requirement for large developments, with guidelines for common open space and landscaping

design. All yards, decks, and porches may count as open space provided they have a minimum 15 foot dimension. All multi-family developments are subject to a design review process. (Bengford)

### Calgary, Alberta, Canada

Calgary is a modern city of approximately 1.1 million people located on the eastern slopes of the Rocky Mountains. Calgary requires in multi-residential developments that landscaped areas “*be provided in accordance with a landscape plan approved by the Development Authority.*” Landscaped area requirements for a multi-residential site are typically in the order of 40% of total site area. Landscaped areas can include: required yards and building setbacks that are treated with natural or decorative hard landscaping.

In addition to the landscape requirement, the Land Use Bylaw has a minimum amenity space requirement in multi-residential districts of 5 square meters per unit (54 SF). The space requirement may be met by providing either private or common amenity space, or some combination of the two. The minimum size for a common amenity space is 50 square meters (538 SF).

### Birmingham, England

Birmingham is located in the English Midlands and has a population 1.1 Million. The Birmingham Plan, adopted in 2007, includes requirements to provide of publically accessible open space at a rate 2 hectares per 1000 people (or 190 SF per person).<sup>13</sup> It also requires that residential projects in excess of 20 dwelling units provide open space at this ratio. Children’s play facilities are included in this requirement and are expected to be provided where there is no existing facility within easy walking distance of the new development.

### Ireland

The Government of Ireland’s Department of the Environment, Heritage and Local Government (DEHL), published in 2007, a set of national *Design Standards for Apartments*. Included within these standards are requirements for private open space on the ground floor of each unit and balconies for upper storey units. Balconies are required to be of a minimum size (e.g. 1.5 meters or 5 feet in depth in one storey units; and 1.8 meters or 6 feet in depth for two bedroom units). Balconies are to extend the full length of the external living room wall.

DEHL also has standards for children’s play areas. The standards refer to both the location of such spaces and the need for safety in their design. Small play spaces are defined as being about 85-100 square meters in size (914 – 1,076 SF); these spaces are intended for toddlers and children up to 6 years of age. Play areas for older children and young teenagers, in a project of 150 or more apartments, are define as being 200 – 400 meters in size (2,152 to 4,306 SF).

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<sup>13</sup> This amounts to 190 SF per person.

## Christchurch, New Zealand

Christchurch is a city of approximately 366,000 on the South Island of New Zealand. City Council has endorsed a set of urban design guidelines, entitled Building Multi-Unit Housing, for use in developments in Christchurch. The guidelines address qualitative issues associated with providing both private and public amenity areas. The guidelines are fairly simple and straightforward.

For private outdoor living spaces (whether at grade or in the form of balconies), they suggest that they should be:

- *Located to optimize useable space and provide a pleasant outlook for unit occupants; and*
- *Should link directly to the main living areas within the residential units. (Christchurch: P. 19)*

These general guidelines also refer such matters as sunlight exposure, sheltering from cold winds, preserving the privacy of residents, ensuring that they are of an appropriate size, linking these spaces to main living areas indoors, etc.

With respect to communal outdoor spaces, the Christchurch guidelines call for these spaces should be:

- *Of an appropriate size for the number of people they serve;*
- *Attractive and providing a pleasant outlook for neighbouring properties;*
- *Equally accessible and convenient to use by all units in a development;*
- *Multi-purpose – including facilities or features that appeal to all ages and that make it suitable for a range of different activities;*
- *Safe to use; and*
- *Easy to maintain. (Ibid. P. 20)*

## State of Victoria, Australia

The State of Victoria, Australia has development guidelines for multi-residential projects that focus on the quality of those spaces. The guidelines call for developments that “contribute to the creation of private and public open spaces that are accessible, attractive, safe and comfortable for their users.” Some of the more relevant guidelines include:

- *Ensuring access to adequate open space for all residents;*
- *Ensuring that private open spaces are useable and provide reasonable levels of amenity;*
- *Clearly distinguishing between public and private spaces;*
- *Ensuring that common or shared spaces are functional and attractive for their intended users;*
- *Allowing solar access to the private and shared open spaces of new high density residential units;*
- *Integrating the design of shared and private open spaces into the overall building design and façade composition; and*
- *Providing for greenery within open spaces (Victoria: P. 50-52).*

## Appendix 4 – Excerpts from the City of Sultan, Washington Unified Development Code

### Chapter 16.72

#### RECREATIONAL AND OPEN SPACE STANDARDS

##### **16.72.010 Applicability.**

All types of residential subdivisions shall be required to provide recreation. In addition to the recreation requirements, residential developments shall meet the open space requirements of this title. The requirements of this chapter are in addition to park impact fee requirements of Chapter [16.112](#) SMC. Residential developments include condominium, multifamily, manufactured home parks and subdivisions. (Ord. 993-08 § 3; Ord. 716-00; Ord. 630 § 2[16.10.060(A)], 1995)

##### **16.72.020 Exemption.**

Residential developments of less than 10 dwelling units are exempt from the requirements of these standards. (Ord. 716-00; Ord. 630 § 2[16.10.060 (B)], 1995)

##### **16.72.030 Recreation standards – Purpose.**

The city has determined that it is important that each development provide recreational facilities to serve the residents of such developments. This includes all residential developments over 10 dwelling units. If recreation areas are to be dedicated to the public and transferred to the city of Sultan, the city shall have the right to impose further specifications relating to such dedication, approvals, and/or inspections to the park or open space. (Ord. 716-00; Ord. 630 § 2[16.10.060(C)], 1995)

##### **16.72.040 Recreation design requirements.**

A. Recreation areas shall be calculated in an amount equal to 75 square feet per person expected to reside in that development.

B. For purposes of these standards, one-bedroom dwelling units shall be deemed to house an average of 2.5 persons, two-bedroom units 3.0 persons, three-bedroom units 4.0 persons, and units with four and more bedrooms 5.0 persons. In residential subdivisions that are not approved as architecturally integrated developments (i.e., attached housing or multifamily apartment developments), each lot that is large enough for only a single-family or two-family dwelling unit shall be deemed to house an average of 4.0 persons.

C. Recreation facilities shall be a minimum of 2,000 square feet.

D. Recreation areas shall be landscaped and shall be provided with sufficient natural or manmade screening or buffer areas to minimize any negative impacts upon adjacent residences. At a minimum, all recreation areas except those designated by the city council not to be necessary, shall have continuous

landscaped buffers around their perimeters at least 10 feet wide and shall also provide protective fencing if deemed necessary by the city. The plant material selected to be planted within these buffer areas shall be such that they will provide a continuous vegetative screen mix of deciduous and evergreen shrubs and trees that shall reach a minimum height of six feet at maturity. All new vegetative material shall be guaranteed for a period of at least two years after installation and approved by the department of public works.

E. Each recreation area shall be centrally located and easily accessible by walkways so that it can be conveniently and safely reached and used by those persons in the surrounding neighborhoods it is designed to serve. Therefore, no recreation area shall be located more than 2,000 feet from the dwelling unit it is intended to serve. This distance shall be measured along the walkways and streets within the development, using the shortest route possible.

F. Each recreation area shall be constructed on land that is reasonably flat, dry, and capable of serving the purpose intended by these standards; provided, that steeply sloped areas and/or floodplains may be used in the development of these recreation areas if flat areas are not available. Steeply sloped lands (in excess of 20 percent) may be appropriate for natural recreation areas. Floodplains are appropriate to be used for baseball, softball, or football fields. However, permanent structures shall be kept to a minimum in floodplains. Recreation facilities shall not be placed within environmentally sensitive area buffers.

G. Each development shall satisfy its recreation area requirements by installing the types of recreational facilities that are most likely suited to an used by the age bracket of persons likely to reside in that development. However, unless it appears through a study prepared by an authorized representative of the developer that less than five percent of the residents of any development are likely to be children under 12, or can be demonstrated that the proposed project will be marketed to age groups unlikely to include children, than at least 15 percent of the required recreation area must be satisfied by the construction of "tot lots" (i.e., areas equipped with imaginative play apparatus oriented to younger children as well as seating accommodations for adult supervision).

H. Table 1 indicates the number of required recreational facilities relative to the size of the residential project.

I. Where recreation facilities are provided, 25 percent of the facilities will be ADA accessible, pursuant to UBC Chapter 11, 1103.1.9.1, as adopted and amended by the city.

J. All recreational areas and facilities and equipment provided and constructed shall meet the minimum requirements of the Consumer Product Safety Guidelines for Public Playgrounds and the American Society for Testing and Materials F1487. (Ord. 786-02 § 1; Ord. 716-00; Ord. 630 § 2[16.10.060(C)(1)], 1995)

#### **16.72.050 Types of recreation facilities to be provided.**

A. Each new development shall provide, at a minimum, facilities from the required list in Table 1 and a selection from the following list as stated from Table 1. The number of facilities that must be provided

from this list shall be based on the number of dwelling units that are to be built in the development. Table 1 specifies the minimum number of facilities which must be provided.

<b>Table 1</b>				
<b>– Types of Facilities/Minimum Recreational Provision Requirements in Residential Developments</b>				
<b>Types of Facilities:</b>				
A.	Baseball field	per	Senior League	requirements.
B.	Softball field	per	Amateur Softball Association of America	requirements.
C.	Multipurpose court	per	city of Sultan	requirements.
D.	Playground area, consisting of four pieces of playground equipment including swings, slide, and climber.			
E.	Picnic area, consisting of at least five picnic tables with benches, five barbecues, and five secure in-place trash containers. This picnic area shall have shade trees, one per table (in addition to required landscaping).			
F.	A minimum of two lighted tennis courts per United States Lawn Tennis Association			requirements.
G.	A swimming pool area with a minimum of an 800-square-foot pool, a 3,200-square-foot deck, and as a minimum a perimeter fence as required by other codes.			
H.	A one-quarter mile running track per National Collegiate Athletic Association			requirements.
I.	Two lighted volleyball courts per United States Volleyball Association			requirements.
J.	A lighted soccer field per National Collegiate Athletic Association			requirements.

- K. Two lighted handball courts per United States Handball Association requirements.
- L. Hiking, jogging, and/or biking trails, at least one mile in length per city of Sultan requirements.
- M. Exercise course per city of Sultan requirements.

Number of Dwelling Units	Minimum # of Required Facilities
10 – 20	1
21 – 50	2
51 – 70	3
71 – 150	4
151 – 200	5
201 – 250	6
251 – 300	7
301 – 350	8
351 – 400	9
401 – 450+	10

B. Any dedication off-site, improvements off-site, or financial contribution previously made shall be held, used, administered and/or returned in accordance with the terms of the developer agreement or terms of approval for the development under which the dedication, improvement or payment occurred. (Ord. 886-05 §§ 1, 2; Ord. 854-04 §§ 1, 2, 3; Ord. 716-00; Ord. 630 § 2[16.10.060(C)(2)], 1995)

**16.72.060 Open space standards.**

In addition to the recreation facilities requirement, at least 15 percent of the total land area of any residential subdivision shall be dedicated as open space. Open space shall be conveyed to homeowners’ association by written instrument, or dedicated to the city under conditions subject to city approval. Each tract must be under single ownership with area and dimensions not less than those prescribed by the appropriate dimensional and density requirements for the LMD and MD zoning districts. The tract may be divided by an existing public street that may be retained as a part of the plan for the development.

The minimum yard requirements of the dimensional and density requirements for the appropriate zoning district shall apply only to the periphery of the tract.

A. Open Space Permitted Uses. Floodways and environmentally sensitive areas, lands with slopes of 25 percent or more, utility easements and lands not included within lots to be developed and sold or utilized for required public improvements shall be recorded as open space. Environmentally sensitive areas shall be marked with native growth protection signs. At least 75 percent of the gross required open space area shall be open space free of structures or other improvements, whether public or private. In the event that it is deemed necessary to set aside any portion of the site for public buildings, an agreement shall be entered into between the applicant and the city of Sultan. (Ord. 738-00; Ord. 716-00; Ord. 630 § 2[16.10.060(C)(3)], 1995)

**The Sultan Municipal Code is current through Ordinance 1216, passed May 14, 2015.**



## Definitions

The following definitions are provided to assist in having a clearer understanding of the subject matter of this report:

**Amenity Space** is defined as a portion of the site, located either inside or outside of the building, whose primary purpose is provide space for recreational use by the project's residents. Amenity spaces may be generally defined as follows:

- **Public Amenity Space** is defined as being a recreational amenity space that is intended for use by the all project residents. Public amenity spaces are generally defined as being either:
  - **Passive Recreational Areas**, which are designed for sitting, resting, and contemplation.
  - **Active Recreational Areas**, which are designed for organized play or exercise and can include playgrounds, playfields, recreational courts, dog parks, community gardens, splash and swimming pools, etc.
- **Private Amenity Space** is defined as being a recreational amenity space that is reserved for use of the residents of a particular dwelling unit. Private Amenity spaces may include the following:
  - **Patios**, which are the most common form of private amenity space used in multi-residential units located at grade. A patio includes a hard surfaced area, which may or may not be enclosed by a wall or fence, with access from an at-grade door.
  - **Porches**, which are another form of near at grade private amenity space used in multi-residential units at grade, which is raised above grade and usually at least partially covered and enclosed, with access from a near at-grade door.
  - **Decks**, which are raised above grade, but not covered or enclosed, with access from a nearby at grade unit entrance.
  - **Balconies**, which are the most common form of private amenity space used in multi-residential units located above grade. They essentially are a platform enclosed by a wall or balustrade on the outside of a building, with access from an upper-floor door.
  - **Balconies, French**, which are another form of balcony, that may or may not include a more limited platform on the outside of the building, and which are enclosed with a wall or balustrade with access from an upper floor window.

**Multi-Residential Housing** types are defined as follows:

- **Townhouse** – a multi-residential building with attached units, each with a separate and direct access to grade, and none of which has any portion of another unit located above or below it.
- **Stacked Townhouse** – a multi-residential building, in which each unit with a separate and direct access to grade, and in which at least some of the units may be located above or below other units in the building.
- **Low Rise Apartment** – a multi-residential building not exceeding four storeys in height, within which each unit has shared access, and in which at least some of the units may be located above or below other units in the building.
- **High Rise Apartment** – a multi-residential building in excess of four storeys in height, within which each unit has shared access, and in which at least some of the units may be located above or below other units in the building.

**Open Space** is defined as being a portion of a site that is treated with natural or hard-surface landscaping and may consist of required yards, other separation spaces provided on-site, or outdoor recreational amenity spaces.

**Play Areas** are an area dedicated for active use by the residents of a project. Play Areas are usually defined by the intended user groups and designed accordingly. Play Areas include the following:

- **Tot Lots** which are designed for use by children between 1 and 4 years of age.
- **Children’s Play Areas** which are designed for use by children between 5 and 11 years of age.
- **Multi-Age Play Areas** which are designed for use by people 12 years and older.

**Yards** are defined as being a space required by the Municipal Code to provide separation between buildings and the site’s property lines. Types of yards include: front, side and rear yards. While required yards may be landscaped, they often are not designed to accommodate active recreational uses. This is particularly the case of front (which are adjacent to the street) and side yards (which are typically narrow).

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### About NDC

The Neighborhood Development Corporation is a non-profit corporation, established in 1999, to assist in the effort to revitalize established neighborhoods in Polk County, Iowa. NDC is supported in its work in Des Moines neighborhoods through a 28 E financial agreement with the City of Des Moines; and in its work in Des Moines suburban municipalities through a 28 E agreement with Polk County. NDC has developed or rehabilitated many commercial, multi-residential and mixed use projects over the years; and has participated in a number of neighborhood and commercial district revitalization efforts.

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