



Notice of Proposed Development *City of Johnston, Iowa*

March 12, 2015

PZ Case No. 14-52; Residences at 62W PUD

PMR Realty Group, LLC has submitted a request to rezone approximately 5.273 acres on the south side of NW 62nd Avenue and west of NW 59th Court from RO, Mixed Use Center, to PUD allowing high density multifamily residential development at densities of 26.5 units per acre (current district allows 25 units/acre). The subject properties are located at 6000, 6010, 6012 and 6016 NW 62nd Avenue.

Applicant:

PMR Realty Group, LLC
Steven Gaer, Manager
1225 Jordan Creek Parkway, Ste. 200
West Des Moines, IA 50266

Meeting Schedule:

March 16, 2015 – Third and Final Reading of Ordinance 921 by Johnston City Council

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

Staff Contact:

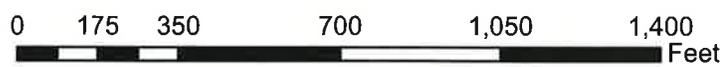
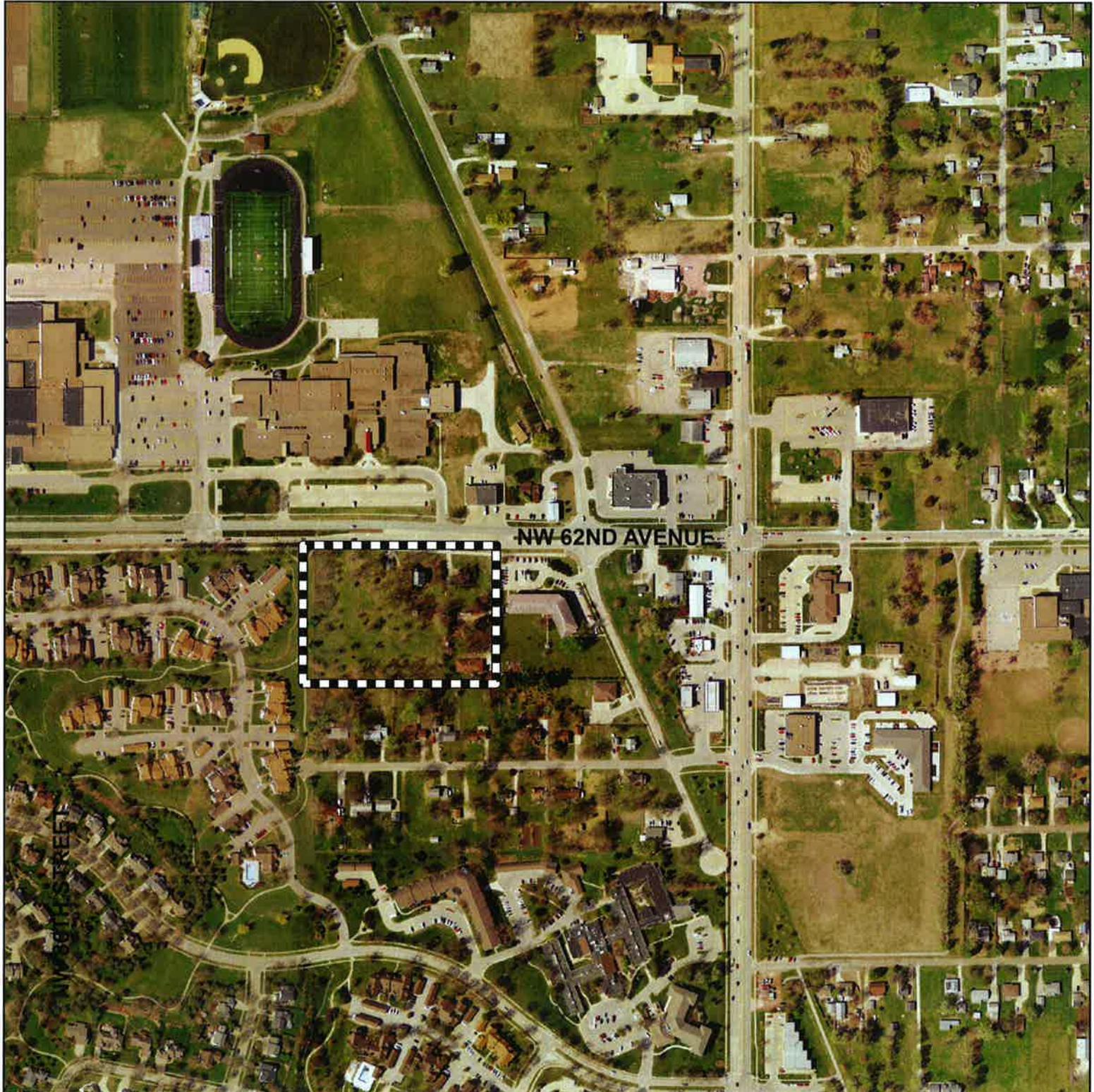
Comments and questions about this application may be directed to:

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

Attachments:

Vicinity Map
Neighborhood Mailing List

Area of Proposed Rezoning



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

ORDINANCE NO. 921

AN ORDINANCE AMENDING THE JOHNSTON REVISED ORDINANCES OF 2007 BY AMENDING THE OFFICIAL ZONING MAP TO REZONE APPROXIMATELY 5.273 ACRES AND ADJOINING RIGHT-OF-WAY FROM RO, MIXED USE CENTER, TO PUD, ALLOWING MULTI-FAMILY RESIDENTIAL USES UP TO 26.5 UNITS PER ACRE FOR PROPERTY LOCATED ON THE SOUTH SIDE OF NW 62ND AVENUE, WEST OF NW 59TH COURT (6000, 6010, 6012 AND 6016 NW 62ND AVENUE), TO BE KNOWN AS THE RESIDENCES AT 62W PUD

WHEREAS, the Planning and Zoning Commission reviewed this item at their regular meeting on January 26, 2015 and recommends approval of PZ Case No. 14-52.

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 change the Official Zoning Map of the City of Johnston, Iowa, under the provisions of Chapters 165 to 172 (Zoning Ordinance), and Section 166.02 (Zoning District Boundaries and Official Zoning Map) of the Johnston Municipal Code.

SECTION 2. OFFICIAL ZONING MAP AMENDED FROM RO, MIXED USE CENTER, TO PUD, PLANNED UNIT DEVELOPMENT. The following legally described property is hereby rezoned from RO to PUD:

Lot 6 and the west 1.5 acres of Lot 5, otto Acres, except that part conveyed by warranty deed to the City of Johnston, Iowa recorded in Book 12372, PG. 109 and Book 9596, PGS. 252-253.

SECTION 3. MASTER PLAN PROVISIONS. In accordance with Section 168.11(3) adopted herewith is the PUD Master Plan for the above-described area being rezoned to Planned Unit Development consisting of the following development policies:

A. General Provisions:

1. PUD Master Plan: The site plans for THE RESIDENCES AT 62W PUD as prepared by Olsson Associates and dated January 9, 2015 is hereby adopted as the PUD Master Plan. The Master Plan and those additional guidelines as identified herein shall constitute the zoning requirements of the property.
2. In the administration of these guidelines, any item not addressed specifically will be governed by the Johnston Municipal Code, including Chapters 165-172, Zoning Ordinance.
3. Land Use: The allowed uses and bulk regulations of the subject property shall be those of the RO, Mixed Use Center District except that the maximum density of R-4 uses shall not exceed 26.5 units per acre.

B. Buffer Provisions:

1. The required buffer provisions shall be those found in Chapter 166.34 of the City of Johnston Code of Ordinances with the following exceptions:

- a. The south buffer shall be augmented with installation of an eight-foot tall privacy fence in exchange for elimination of the understory tree and shrub planting requirements. Above-described privacy fence shall be located on the north side of the detention facility and will be constructed out of durable materials to complement the apartment project's architecture and materials (to be determined as a part of the site plan approval process).
- b. The south buffer shall exhibit 16 overstory deciduous trees of at least 2" caliper planted at 35 foot spacing.
- c. In addition to the above-described deciduous trees, 16 evergreen trees (6' tall) shall be planted at 35 foot spacing between the overstory deciduous trees along the south property line. Said evergreens may be utilized toward meeting the open space planting requirements detailed in Chapter 166.32 of the City of Johnston Code of Ordinances.
- d. Measures shall be taken to protect and preserve the existing Walnut tree on the subject property near the shared property line of 6045 and 6075 NW 61st Avenue.

C. Detention Basin

1. The black chain link fence that is currently located along the western boundary will be relocated along the south side of the detention facility.
2. Any proposed stormwater management facility associated with development of the site shall require a recorded maintenance agreement detailing necessary ongoing maintenance prior to approval of a final plat.

D. Balcony Placement

1. No balconies shall be placed on the southernmost extensions of the building facing the south-adjacent single-family homes.

SECTION 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. 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 6. 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 City Council the 16th day of March, 2015.

PAULA DIERENFELD, MAYOR

ATTEST:

CYNDEE RHAMES, CITY CLERK

1st Reading: _____

2nd Reading: _____

3rd Reading: _____

Passed: _____

Signed: _____

Published: _____

ROLL CALL VOTE:

	1st Reading		2nd Reading		3rd Reading	
	Aye	Nay	Aye	Nay	Aye	Nay
Brown	_____	_____	_____	_____	_____	_____
Clabaugh	_____	_____	_____	_____	_____	_____
Cope	_____	_____	_____	_____	_____	_____
Lindeman	_____	_____	_____	_____	_____	_____
Temple	_____	_____	_____	_____	_____	_____