



# PLANNING AND ZONING COMMISSION

## Regular Meeting

### Monday, June 9<sup>th</sup>, 2008

Notice is hereby given that the **Planning and Zoning Commission** will hold a **Regular Meeting at 7:00 p.m. on Monday, June 9<sup>th</sup>, 2008**, 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 May 27<sup>th</sup>, 2008.
5. **PZ Case No. 08-17; Tropical Sno Site Plan, 6125 Merle Hay Road;** The applicant, Brad Smith, is proposing to locate a Tropical Sno facility at the subject property on a seasonal basis (facility to be removed from premises during off-season months). The subject property is zoned ROC-2 Mixed Use Center and is located east of Merle Hay Road approximately 400 feet south of NW 62<sup>nd</sup> Avenue (former Holub Gardens location).
6. **PZ Case No. 08-15; Silver Birch Park Rezoning;** The applicants, Bill Poston and Don Beal, (Manager, Waterford Townhome Association), are requesting to rezone approximately 3.1 acres from R-1(150) Single Family Residential and R-3 Multifamily Residential to R-1(75) Single Family Residential. The subject property is located north of NW 62<sup>nd</sup> Avenue, south of Huntington Circle and west of Waterford Townhomes.
7. **PZ Case No. 08-20; Casey's Site Plan, 6417 Northglenn Drive;** The applicant, Casey's General Store, is proposing to construct a 3,950 square foot convenience store on a 2.2 acre parcel located at the southeast corner of NW 70<sup>th</sup> Avenue and Northglenn Drive. The subject property is zoned PUD Planned Unit Development and is Parcel J of the Johnston Commons PUD zoning, which references the C-2 Community Retail Commercial Zoning District for permitted uses.
8. **PZ Case No. 08-22; Ontuet Site Plan and PUD Zoning Amendment, 5435 NW 100<sup>th</sup> Street;** The applicant, Greg Judas, KC Holdings, Inc. wishes to construct a 4-story building on Lot 17, West Park Office Plaza Plat 1. With 8,450 sq. ft. per floor, the total building area is proposed to be approximately 33,800 sq. ft. The applicant also wishes to amend the PUD for West Park to allow an increase in maximum building height from 50 to 65 feet on Lot 17 only. The subject property is located at the northeast corner of the intersection of NW 54<sup>th</sup> Avenue and NW 100<sup>th</sup> Street and is zoned PUD Planned Unit Development. The West Park PUD references CO Commercial Office and C-1 Neighborhood Retail uses for permitted uses for the subject property.

#### 9. **Other Business**

#### 10. **Adjournment.**

**Next Scheduled Meeting: Monday, June 30<sup>th</sup>, 2008.**

City Hall  
6221 Merle Hay Road  
P.O. Box 410  
Johnston, IA 50131  
515-278-2344  
Fax 515-278-2033

Police Department  
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Public Works  
6400 NW Beaver Dr.  
P.O. Box 410  
Johnston, IA 50131  
515-278-0822  
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Crown Point  
Community Center  
6300 Pioneer Parkway  
P.O. Box 410  
Johnston, IA 50131  
515-251-3707

Public Library  
6700 Merle Hay Road  
P.O. Box 327  
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515-278-5233  
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Posted on or before June 6<sup>th</sup>, 2008 at: Johnston City Hall, Johnston Public Library, Johnston Post Office, Johnston Public Works, and Johnston Website ([www.cityofjohnston.com](http://www.cityofjohnston.com))

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