



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

June 9, 2008 Meeting

SUBJECT: Consider approval of PZ Case 08-20, a Site Plan for a 3,950 square foot single story Casey's convenience store and gas station at 6417 Northglenn Drive. The subject property is located at the southeast corner of Northglenn Drive and NW 70th Avenue within the Johnston Commons subdivision.

SYNOPSIS:

The applicants, Casey's General Store, are proposing to construct a 3,950 square foot convenience store and gas station at 6417 Northglenn Drive, Lot 11, Johnston Commons Plat 3. The 92,896 square foot lot is zoned as parcel J of the Johnston Commons PUD which allows C-2 Commercial uses.

RECOMMENDATION:

The staff recommends approval and provides the following motions for the commission's consideration:

The Planning & Zoning Commission recommends approval of PZ Case No. 08-20, the Site Plan for 6417 Northglenn Drive, subject to the following conditions.

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. A Storm Water Pollution Prevention Plan and Evidence of a NPDES Permit from the Iowa DNR shall be provided prior to any ground disturbing activity on the site.
3. Accepting the use of a 6' fence to be used as an alternate buffer by substituting the required amount of plantings in the 30' buffer along the east side of the site.

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

4. Monument signs must have a 15 foot setback from the angled property line in the northwest corner.
5. Indicate total wall area of each elevation and the square feet of each type of building material.

6. All HVAC units should be shown on the site plan and must be screened from view.
7. Revise open space planting schedule and landscape plan to indicate the required eight trees that need to be 8' to 10' in height and five trees of 2" to 2.5" caliper.
8. Revise buffer area planting schedule and landscape plan to indicate fourteen understory trees and four overstory trees.
9. The site plan indicates utilization of snap frame signage located on the brick canopy columns. The use of snap frame signage is not permitted by city code.
10. Sheet AC 102 should be amended to reflect an 8" water main, consistent with city requirements and other plan sheets.
11. Pursuant to Chapter 145, the applicants shall provide calculations utilizing the TR55 methodology to confirm adequate capacity in the existing detention and retention facility. If sufficient capacity does not exist, additional on site water quality and quantity features will be required.

Motion by _____, seconded by _____ to recommend approval of PZ Case 08-20; the Site Plan for Casey's General Store, with the noted Conditions.

Attachments: Site Plan prepared by A Pelds Engineering, dated 5-30-08;
Memo from City Staff, dated 5-16-08;
Letter from Bob Veenstra, Veenstra and Kimm, dated 5-15-08 and 5-30-08;
Johnston Commons PUD and Master Plan;
Adjacent Neighbor Notice, Mailing List and Vicinity Map.

APPLICANT:

Casey's Marketing Company
One Convenience Blvd.
P.O. Box 3001
Ankeny, IA 50021

REPRESENTATIVE:

Ed Pelds
A Leo Pelds Engineering
2323 Dixon Street
Des Moines, IA 50316

**BACKGROUND &
PRIOR APPROVALS:**

The subject property was zoned as Parcel J of the Johnston Commons PUD which was approved by the City Council on July 30, 1999 via Ordinance 545 (PZ 99-9). This PUD has subsequently been amended via Ordinance 618 on July 16, 2001 and Ordinance 740 on July 5, 2006, these amendments modified provisions for other parcels within the PUD, thus the requirements for this parcel have not changed since the initial approval. The property was platted as Lot 11, Johnston Commons Plat 3, the Preliminary Plat and Final Plat for which were approved by the City Council on June 18, 2001 (PZ 01-26).

**ZONING DISTRICT &
BULK REGULATIONS:**

This site is zoned PUD, allowing C-2 uses with the following bulk requirements:

Lot Area = 20,000 square feet
Lot Width = 100 feet
Front Yard Setback = 30 feet
Side Yard Setback = 10 feet
Sum of both side yard setbacks = 20 feet
Rear yard setback = 35 feet

As oriented, this lot has front yard setbacks of 30 feet on NW 70th Avenue, Northglenn Drive, and Morningside Drive. The lot also has a side yard setback of ten feet along the east property line.

**TRAFFIC ACCESS &
CIRCULATION:**

Access to the site is proposed by three driveways and access points for the property. The first driveway located south of NW 70th Avenue will be one right-in/right-out access only due to the existing median on NW 70th Avenue. The driveway located along the east side of Northglenn Drive will lead directly to the front of the store and the gas pumps. The third driveway will be located in the southeast corner of the site connecting to Morningside Drive.

A traffic access study as conducted by Foth Engineering Alliance cited issues with the access point along Northglenn Avenue due to the close proximity to the intersection of Northglenn Avenue and NW 70th Avenue; however, they later concluded and approved the location of the access

PEDESTRIAN
CIRCULATION AND
SIDEWALKS:

point where it was proposed, a copy of their comments are attached.

A six foot sidewalk is shown along Morningside Drive and a four foot sidewalk is shown along Northglenn Drive. In addition, there is a 10 foot trail located along the south side of NW 70th Avenue, that will be constructed as part of the NW 70th Avenue improvements.

PARKING AND
LOADING:

The Zoning Ordinance requires 1 space per 175 square feet of gross floor area in addition to the parking provided at the gas pumps. Thus the following parking is required:

Parking Required:

Total Square feet = 3,950 space per 175 square feet = 22 spaces

Total Spaces Provided: 22

PUBLIC UTILITIES:

All utilities on the site will be private.

Water: An eight inch public water main is located on the south side of the lot along Morningside Drive. An 8" extension is provided off of the main into the site for the building service and the serve the new fire hydrant.

Sanitary Sewer: This site will be served a six inch sanitary sewer stub under Morningside Drive on the south side of the lot.

FIRE PROTECTION:

Fire hydrants are required to be spaced every 300 feet (150-foot radius) in commercial areas. A fire hydrant coverage map has been provided and is in compliance. Based upon the size and use of the building, it is not required to be sprinkled.

A Knox Box has been recognized on the site plan as required.

The Fire Chief has reviewed the revised plans and did not indicate any concerns with the proposed site plan.

FLOODPLAIN:

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

DRAINAGE:

The site generally drains to the southwest towards Morningside Drive. A series of internal storm sewer and intakes are proposed which drain easterly through the existing storm sewer along Morningside Drive to the Johnston Commons pond. The applicants have provided calculations confirming the storm sewer piping, however, additional information is needed.

Pursuant to Chapter 145, the applicants shall provide calculations utilizing the TR55 methodology to confirm adequate capacity in the existing detention and retention facility. If sufficient capacity does not exist,

ARCHITECTURE:

additional on site water quality and quantity features will be required.

The PUD requires the building to meet the C-2 architectural requirements. The primary exterior material should include at least 75% permanent material. This standard shall apply to each elevation of the proposed building.

As proposed, the building meets the above listed requirement utilizing the following building materials:

North Elevation:

- 78% Brick
- 22% EIFS

East Elevation:

- 100% Brick

South Elevation

- 100% Brick

West Elevation

- 100% Brick

In addition to providing the percentage of building material, the applicant must also provide the total wall area of each elevation along with the square footage of each type of building material.

The applicants have provided elevations of the proposed canopy, which is supported by columns faced with brick. The architectural elevations appear to meet the architectural requirements.

OPEN SPACE:

Due to the large dedication of public land that was provided within the Johnston Commons subdivision, the PUD allows the required percentage of open space (25%) to be reduced by 14%. Thus 21.5% open space is required.

The site is 92,896 square feet and would therefore require 17,769 square feet of open space. The applicants are proposing 22,161 square feet or 25% of the site.

More information will be needed to determine if the open space planting requirements are met for the site plan. The open space requirement is met with the proposed 22,161 square feet for the site; however, the planting schedule needs to provide and clarify height of all trees at the time of planting to determine if the planting schedule for the site meets requirements.

BUFFERS:

The PUD Master Plan cites the need for a 30 foot buffer between the proposed development located on parcel J and the R District located east of the property.

The applicants are proposing an alternate buffer which will incorporate and provide a six foot tall fence that will run along the east side of the site. This fence is proposed as a substitute for the required evergreens and shrubs that need to be provided in the buffer. However, staff would just suggest that the use of the fence will not act as a substitute for understory or overstory trees in the buffer, thus the planting schedule will need to include the required four overstory trees and an additional three understory trees to meet requirements for the buffer planting schedule.

NPDES PERMIT:

A SWPPP and NPDES Permit for this site need to be provided and approved by City Staff prior to any ground disturbing activity.

SITE LIGHTING:

The applicants are proposing non-tilt fixtures within the parking lot, downcast lights on the perimeter of the building, and recessed lights under the canopy. A photometric plan and other information have been submitted and it appears the lighting plan meets the City's requirements.

**ADJACENT OWNER
NOTICE:**

Notice was sent to the properties adjacent to this site to make them aware of the proposed development, a copy of the notice, and mailing list are attached. To date no comments have been received.

**CONSULTANT
COMMENTS:**

Bob Veenstra Jr. with Veenstra & Kimm has reviewed the Site Plan and offered comments in his May 15, 2008 and May 30, 2008 letters.