F3

# City of Hiawatha
## Community Development Department

**Purpose:** Site Plan: Design Guidelines **Date: 09/25/2018**

**To:** Hiawatha City Council

**Name of Plan:** Dave Wright

**Address:** 999 Boyson Road **Zone**: C-3

**Number of Lots:** 1 lot with new parking area.

**Reviewed by:** Patrick Parsley, Community Development Director

**Description:** This property is located on the southeast corner of the intersection of NCPR and Boyson Road. This lot is being considered for rezoning to match the zoning district in which Dave Wright Auto is located; C-3. The lot will contain display space for new vehicles.

The plan includes the construction of the parking lot, exterior lighting plans, Design Guideline screening along Boyson Road, screening next to the residential lots and associated storm drainage. Staff has reviewed all items and found them to be in compliance.

**Report:** The Council concern is with the Design Guideline (DG) for the vehicle display area along Boyson Road. The DG requires a 25 foot setback for the parking or the installation of a berm with plantings to a height of 3 feet above the curb. The plans comply with the screening requirement for parking lots. The applicant has complied with this requirement. The applicant is aware sign plans must be submitted for approval.

**Recommendation:** Community Development and the Planning and Zoning Commission recommend approval of this site plan regarding the Design Guideline specifications at 999 Boyson Road.

# City of Hiawatha

## Engineering Department

101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 393-1515 ext. 511 FAX (319) 393-1516

**To:** Planning and Zoning Commission

**Date:** September 21, 2018

**From:** John C Bender PE, City Engineer

**Re:** Dave Wright Site plan

**Description:** 999 Boyson Road

**Report:**

This property is located on the southeast corner of the intersection of NCPR and Boyson Road. The lot is being considered for rezoning to match the zoning district in which Dave Wright Auto is located. The lot will contain display space for new vehicles.

The plan includes the construction of 3 new parking lots. Design Guideline screening will be required along Boyson Road, but only standard screening of the other lots next to the residential property will be required.

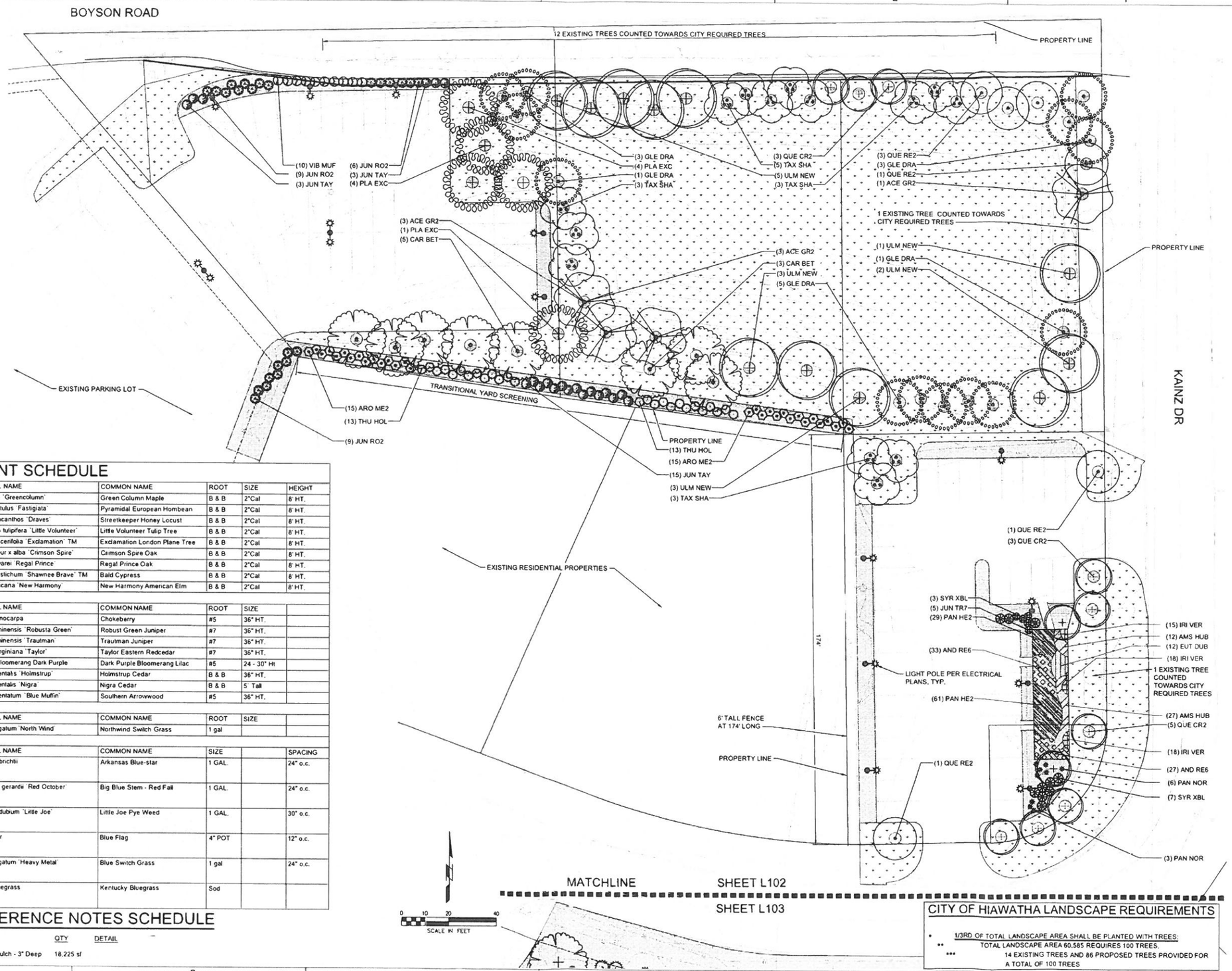
The Community Development has reviewed the plan for compliance with the Design Guideline for the vehicle display area and for screening requirements. The engineer's review includes the plans for utility improvements and storm water design.

This project requires the exchange of land ownership which includes the privatization of a public detention basin and the development of a dog park on newly acquired public land. Dave Wright will now be responsible for maintaining the detention basin along Boyson Road. The basin will be expanded to accommodate the additional parking lot runoff along with additional capacity to handle the off-site run off.

Calculations for the additional capacity will be submitted to clarify the required maintenance for continued certification of the basin. Unfortunately there is no way to increase the capacity of the basin to detain the entire offsite demand to the 100 year flood; however, it is being expanded and the improvement will be maintained.

The new parking lot on the south will include its own additional underground detention basin. All of the basins will be subject to re-certifications every five years and it will be the responsibility of the owner to maintain the design capacities.

If you have any further questions, please let me know.




## OVERALL SITE PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | HEIGHT |
|---|---|---|---|---|---|---|
| ACE GR2 | 4 | Acer nigrum 'Greencolumn' | Green Column Maple | B & B | 2"Cal | 8' HT. |
| CAR BET | 17 | Carpinus betulus 'Fastigiata' | Pyramidal European Hornbean | B & B | 2"Cal | 8' HT. |
| GLE DRA | 13 | Gleditsia triacanthos 'Draves' | Streetkeeper Honey Locust | B & B | 2"Cal | 8' HT. |
| LIR LIT | 4 | Liriodendron tulipifera 'Little Volunteer' | Little Volunteer Tulip Tree | B & B | 2"Cal | 8' HT. |
| PLA EXC | 5 | Platanus x acerifolia 'Exclamation' TM | Exclamation London Plane Tree | B & B | 2"Cal | 8' HT. |
| QUE CR2 | 11 | Quercus robur x alba 'Crimson Spire' | Crimson Spire Oak | B & B | 2"Cal | 8' HT. |
| QUE RE2 | 6 | Quercus x warei 'Regal Prince' | Regal Prince Oak | B & B | 2"Cal | 8' HT. |
| TAX SHA | 14 | Taxodium distichum 'Shawnee Brave' TM | Bald Cypress | B & B | 2"Cal | 8' HT. |
| ULM NEW | 12 | Ulmus americana 'New Harmony' | New Harmony American Elm | B & B | 2"Cal | 8' HT. |

| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|
| ARO ME2 | 30 | Aronia melanocarpa | Chokeberry | #5 | 36" HT. |
| JUN RO2 | 24 | Juniperus chinensis 'Robusta Green' | Robust Green Juniper | #7 | 36" HT. |
| JUN TR7 | 5 | Juniperus chinensis 'Trautman' | Trautman Juniper | #7 | 36" HT. |
| JUN TAY | 21 | Juniperus virginiana 'Taylor' | Taylor Eastern Redcedar | #7 | 36" HT. |
| SYR XBL | 10 | Syringa x 'Bloomerang Dark Purple | Dark Purple Bloomerang Lilac | #5 | 24 - 30" Ht |
| THU HOL | 26 | Thuja occidentalis 'Holmstrup' | Holmstrup Cedar | B & B | 36" HT. |
| THU NIG | 21 | Thuja occidentalis 'Nigra' | Nigra Cedar | B & B | 5' Tall |
| VIB MUF | 10 | Viburnum dentatum 'Blue Muffin' | Southern Arrowwood | #5 | 36" HT. |

| GRASSES | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE |
|---|---|---|---|---|---|
| PAN NOR | 9 | Panicum virgatum 'North Wind' | Northwind Switch Grass | 1 gal | |

| GROUND COVERS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| | 39 | Amsonia hubrichtii | Arkansas Blue-star | 1 GAL. | 24" o.c. |
| | 60 | Andropogon gerardii 'Red October' | Big Blue Stem - Red Fall | 1 GAL. | 24" o.c. |
| | 12 | Eutrochium dubium 'Little Joe' | Little Joe Pye Weed | 1 GAL. | 30" o.c. |
| | 51 | Iris versicolor | Blue Flag | 4" POT | 12" o.c. |
| | 90 | Panicum virgatum 'Heavy Metal' | Blue Switch Grass | 1 gal | 24" o.c. |
| | 43,342 sf | Turf Sod Bluegrass | Kentucky Bluegrass | Sod | |

## OVERALL SITE REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| | Black Dyed Shredded Hardwood Mulch - 3" Deep | 18,225 sf | |

## CITY OF HIAWATHA LANDSCAPE REQUIREMENTS

- 1/3RD OF TOTAL LANDSCAPE AREA SHALL BE PLANTED WITH TREES:
- ** TOTAL LANDSCAPE AREA 60,585 REQUIRES 100 TREES.
- *** 14 EXISTING TREES AND 86 PROPOSED TREES PROVIDED FOR A TOTAL OF 100 TREES

SHIVEHATTERY
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Iowa | Illinois | Indiana

# DAVE WRIGHT NISSAN AND SUBARU SITE IMPROVEMENTS

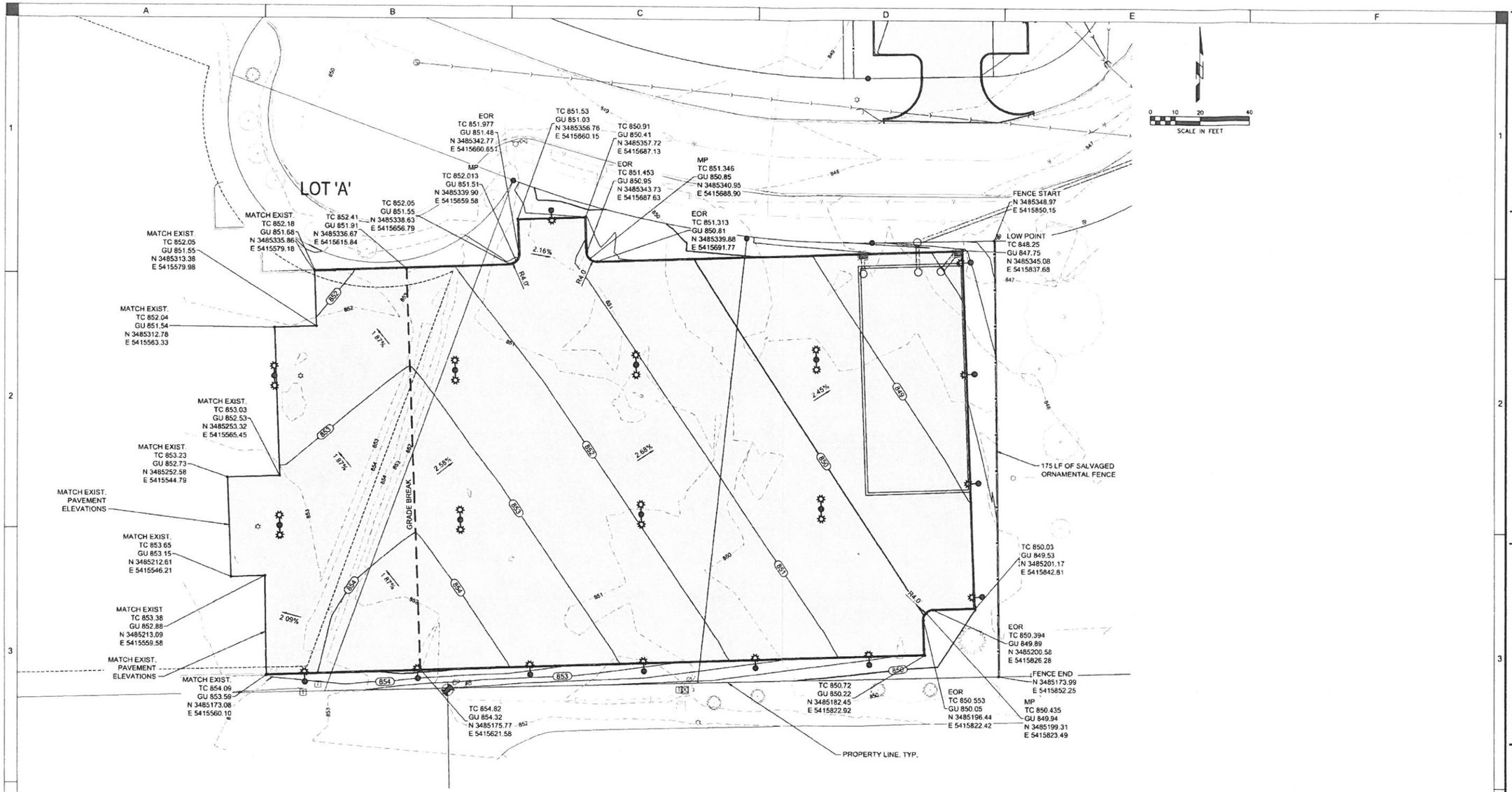
DAVE WRIGHT NISSAN AND SUBARU
999 BOYSON ROAD, HIAWATHA, IA

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: STH
APPROVED: STH
ISSUED FOR: REVIEW
DATE: 07/30/2018
PROJECT NO. 2173290
FIELD BOOK: –
CLIENT NO: –

PLANTING PLAN - NORTH

L102




## LEGEND

6" PCC OVER 6" ROCK
SEE DETAIL 1/C101

SPOT ELEVATION LEGEND:
TC = TOP OF CURB ELEVATION
GU = GUTTER ELEVATION
TS = TOP OF PCC SLAB
FG = FINISH DIRT GRADE
EOR = END OF RADIUS
MP = CURVE MIDPOINT
BW = BOTTOM OF WALL
TW = TOP OF WALL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# DAVE WRIGHT NISSAN AND SUBARU SITE IMPROVEMENTS

DAVE WRIGHT NISSAN AND SUBARU
999 BOYSON ROAD, HIAWATHA, IA

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: EAV
APPROVED: CNH
ISSUED FOR: REVIEW
DATE: 07/30/2018
PROJECT NO: 2173280
FIELD BOOK: --
CLIENT NO: --

PAVING PLAN

C112

**RESOLUTION NO. 18-014**
**Planning & Zoning Commission**

**RESOLUTION APPROVING THE DESIGN GUIDELINES**
**999 BOYSON RD.**
**HIAWATHA, IOWA**

CONSIDER RESOLUTION FOR RECOMMENDATION TO CITY COUNCIL TO APPROVE THE DESIGN GUIDELINES REQUEST SUBMITTED BY DAVE WRIGHT FOR THE PROPERTY LOCATED AT 999 BOYSON RD., HIAWATHA, IOWA.

**AYES:** KENNY JONES, MARK ROSS, MARK POWERS, ERIC HOOVER AND DARRYL CHENEY
NAYS: NONE
ABSENT: NONE
**Motion Carried**

PASSED THIS 24TH DAY OF SEPTEMBER, 2018

_____
Mark Powers, Chairperson

ATTEST:

_____
Jennifer Goerg, Community Development Clerk

**DRAFT**

**RESOLUTION NO. 18-**
City Council

**RESOLUTION APPROVING THE SITE PLAN AND BUILDING MATERIALS FOR A NEW COMMERCIAL DEVELOPMENT FOR DAVE WRIGHT NISSAN LOCATED AT 999 BOYSON ROAD**

WHEREAS, the City of Hiawatha adopted the Hiawatha Design Guidelines final draft dated September 27, 2010, as a manual for future development and redevelopment standards for the following areas: I-380 Corridor, North Center Point Road, Town Center, Boyson Road, Tower Terrace Road, and Edgewood Road Extension, and

WHEREAS, Dave Wright Nissan submitted plans for the construction of one (1) new parking lot and screening along Boyson Road, for the property located at 999 Boyson Road, in an applicable area identified in the Hiawatha Design Guidelines, and

WHEREAS, in order to ensure continuity in long range planning and development in applicable areas within the City of Hiawatha, the site plan including parking area and screening along Boyson Road requires approval from the Planning and Zoning Commission and City Council; the site plan was reviewed and approved by the Planning and Zoning Commission on September 24, 2018, and

WHEREAS, City Council deems the site plan for construction of one (1) new parking lot and screening on the property located at 999 Boyson Road to be in accordance with the development and redevelopment standards outlined in the Hiawatha Design Guidelines, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, approving the proposed new parking lot and screening along Boyson Road, for the property located at 999 Boyson Road to the Hiawatha Design Guidelines, as submitted by Dave Wright Nissan.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 3rd day of October, 2018.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk