

ORDINANCE NO 16-12

AN ORDINANCE AMENDING THE MASTER PLAN AND RULES,
REGULATION, AND GUIDELINES FOR THE ORCHARD VIEW PLANNED
UNIT DEVELOPMENT AS CONTAINED IN ORDINANCE NO. 12-09

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

SECTION 1. PURPOSE. The purpose of this ordinance is to amend the master plan and rules, regulation, and guidelines for Orchard View Planned Unit Development as contained in Ordinance No. 12-09.

SECTION 2. AMENDMENT. The Orchard View Planned Unit Development is hereby amended with the attached Master Plan (Attachment A), additional language (highlighted), and deleted language (red strike-through):

SPECIFIC INFORMATION NOT IN TABLES

PARCEL 3. This Parcel may be no greater than 10 acres MIL. Proposed multi-family structures along all the perimeters shall be no taller than two (2) stories. A 30' landscape buffer shall be provided in addition to the required setback on any portion bordering single family residential zoning. ~~In addition, the development of this parcel may only include owner-occupied units.~~ It is the intent that the parcel will be developed as an owner-occupied community. All units will initially be marketed individually for-sale and shall not be operated as a rental complex. Restrictive covenants shall be submitted to the city for approval at the time of final plat approval, implementing the intent of this paragraph.

SECTION 3. SEVERABILITY CLAUSE. In 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 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the 18th day of August, 2016.

Tom Phillips, Mayor

ATTEST:

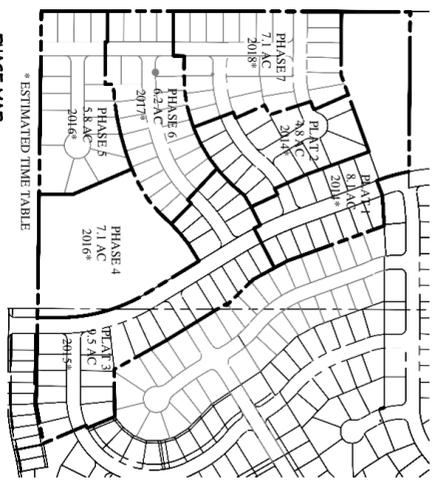
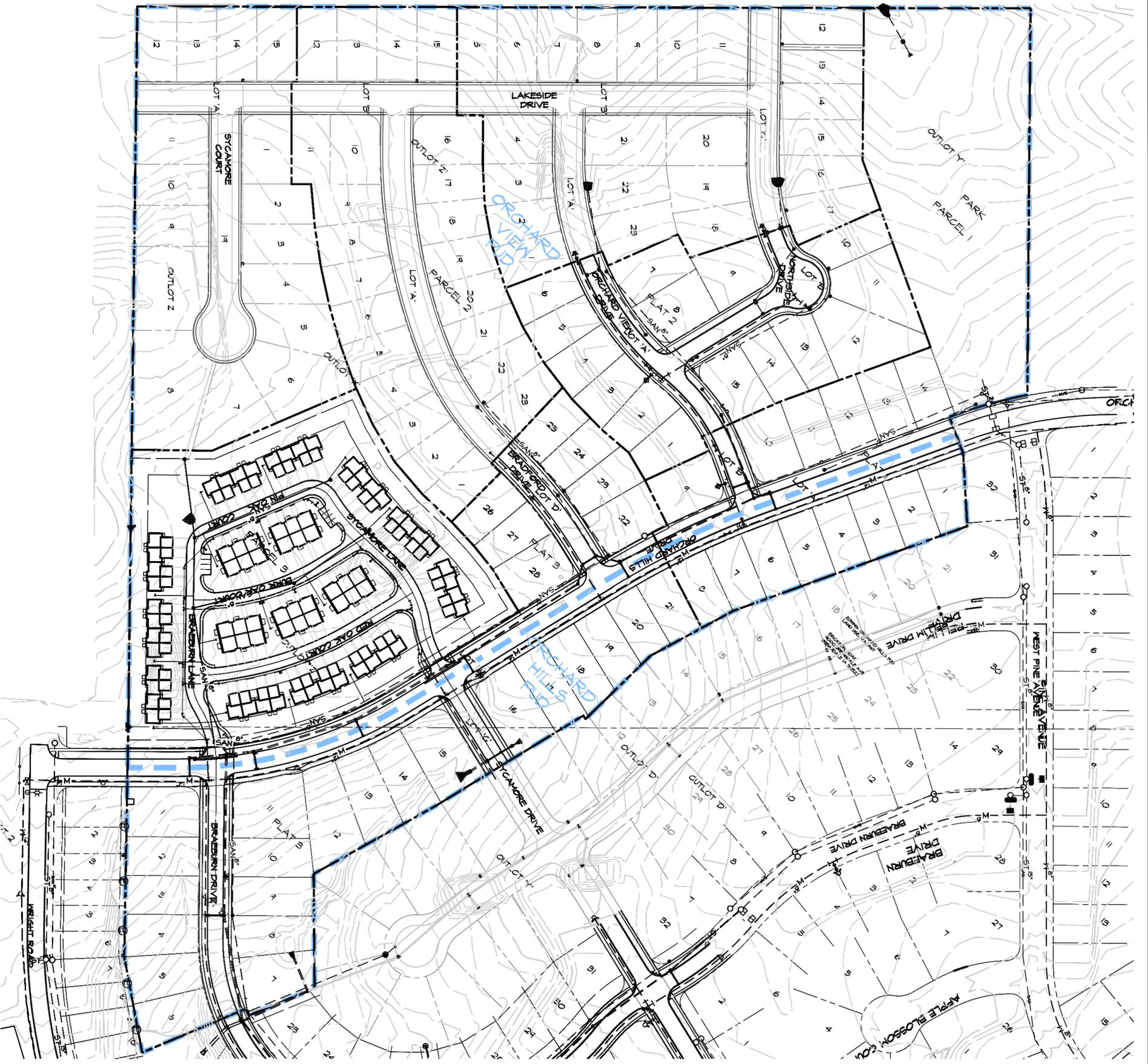
Jodi Eddleman, City Clerk

First reading: July 21, 2016

Second reading: August 4, 2016

Third reading: August 18, 2016

I certify that the foregoing was published as Ordinance No 16-12 on the ___ day of ___, 20__.



PHASE MAP
SCALE 1" = 400'

* ESTIMATED TIME TABLE

PARCEL #	LAND USE/ZONING	AREA/ACRES	CURRENT/PROPOSED	# UNITS	DENSITY DU/ACRE
PARCEL 1	NEIGHBORHOOD PARK/OPEN SPACE	4.09	-	-	-
PARCEL 2	SFR R-1 (60)	26 ACRES/21.74	NO GREATER THAN 112/281	NO GREATER THAN 80/14	4/3.2
PARCEL 3	MEDIUM DENSITY RESIDENTIAL	NO GREATER THAN 107/107 ACRES MIN	NO GREATER THAN 80/14	NO GREATER THAN 80/14	8/10.5

PER PUD SECTION 4 GENERAL CONDITIONS NOTE #5:
THE DENSITIES CONTINGATED FOR THE VARIOUS PARCELS ARE ALLOWED TO BE TRANSFERRED WITHIN THE DEVELOPMENT. TRANSFERING AND BUFFERING OF LAND USES AND DENSITIES SHALL BE ADDRESSED AS PART OF ANY REQUEST TO PERMIT THE TRANSFER IF ALLOWED DENSITIES BETWEEN PARCELS. ANY INCREASES OF DENSITY SHALL REQUIRE ONLY STAFF APPROVAL UNLESS THE DENSITY FOR THE ENTIRE PUD OR PORTION THEREOF IS A CHANGE OF LAND USE WHICH SHALL THEN REQUIRE AN AMENDMENT TO THIS ORDINANCE AND THE MASTER PLAN FOR THE PUD. PERMISSANT TO SUBSECTION 11.01(1) OF THE MUNICIPAL CODE.

DEVELOPER:
NORWALK LAND CO. L.L.C.
475 ALICES ROAD
MAKLEE, IOWA 50263

PROPERTY OWNERS:
NORWALK LAND CO. L.L.C.
NORWALK, IOWA 50263

LEGAL DESCRIPTION:
THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th PM EXCEPT THOSE PORTIONS PLATTED AS ORCHARD HILLS PLAT 1, ORCHARD HILLS PLAT 2, ORCHARD HILLS PLAT 3, ORCHARD HILLS PLAT 4, ORCHARD HILLS PLAT 5, ORCHARD HILLS PLAT 6, ORCHARD HILLS PLAT 7, ORCHARD HILLS PLAT 8, ORCHARD HILLS PLAT 9, ORCHARD HILLS PLAT 10, ORCHARD HILLS PLAT 11, ORCHARD HILLS PLAT 12, PAGE 6 OF T-25, CITY OF NORWALK, MARIEN COUNTY, IOWA.

AND

THE SE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th PM EXCEPT THOSE PORTIONS PLATTED AS ORCHARD TRAIL PLAT 1 AND EXCEPT ORCHARD PARK

AND

PARCEL 1A OF OUTLOT 'D' IN ORCHARD TRAIL PLAT 1.

AND

SAYD PROPERTY CONTAINS 42.1157 ACRES MORE OR LESS.

ZONING:
ORCHARD HILLS PUD. - EAST OF ORCHARD HILLS DRIVE
ORCHARD VIEW PUD. - WEST OF ORCHARD HILLS DRIVE

NOTES:
1. CONSERVE LOTS ON ORCHARD HILLS DRIVE SHALL HAVE THEIR DRIVEWAY ACCESS TO THE SIDE STREET AND NOT CONNECT TO ORCHARD HILLS DRIVE.

SETBACKS (LOTS EAST OF ORCHARD HILLS DRIVE)
FRONT YARD - 25'
REAR YARD - 30'
SIDE YARD - 12' TOTAL (5' MIN)

SETBACKS (LOTS WEST OF ORCHARD HILLS DRIVE)
FRONT YARD - 30'
REAR YARD - 35'
SIDE YARD - 12' TOTAL (5' MIN)

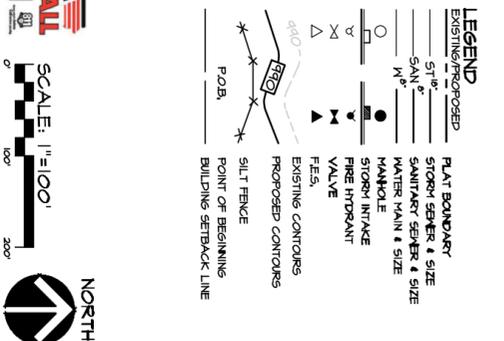
UTILITIES:
CITY OF NORWALK WATER WORKS
CITY OF NORWALK SANITARY SEWER SYSTEM
CITY OF NORWALK STORM SEWER SYSTEM

BENCHMARKS
R.R. SPIKE IN POWER POLE 49 FEET SOUTH OF CENTRAL LINE OF NORTH AVENUE AND 115 FEET EAST OF CENTRAL LINE OF ASPEN DRIVE. ELEVATION: -427.45

BRASS PILE IN HEADWALL OF REINFORCED BOX CULVERT AT NORTHWEST CORNER OF INTERSECTION OF IOWA HIGHWAY 28 AND ELM AVENUE. ELEVATION: -974.90

BURY BOLT ON HYDRANT, AT NORTHEAST CORNER OF INTERSECTION OF ASPEN DRIVE AND ELM AVENUE. ELEVATION: -424.49

CUT 'X' INTERSECTION SYCAMORE DRIVE AND ELM AVENUE. ELEVATION: -431.71



NORWALK ORCHARD VIEW
NORWALK, IA
NEIGHBORHOOD SKETCH PLAN

DATE:	12-04-2015	REVISIONS	COMMENTS
1		04/26/2016	
2		06/28/2016	
3			
4			
5			
6			
7			
8			
9			

DATE OF SURVEY:
DESIGNED BY: MMH
DRAWN BY: MMH

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

