



**Comprehensive Plan Update Workshop  
Thursday, February 11, 2016, 5:30 p.m.  
Public Safety Building, 1100 Chatham Av**

**COUNCIL MEETINGS**

City Hall  
Council Chambers  
1<sup>st</sup> and 3<sup>rd</sup>  
Thursdays at  
6:00 P.M.

Tom Phillips  
Mayor

Council Members:  
Eric Delker  
Tom Greteman  
Erika Isley  
Kyle Jackson  
Jaki Livingston

Marketa Oliver  
City Manager

Vacant  
Finance Director

Jodi Eddleman  
City Clerk

Dustin Huston  
Fire Chief

Greg Staples  
Police Chief

Tim Hoskins  
Public Works Director

Nancy Kuehl  
Parks & Recreation  
Director

Wade Wagoner  
Planning and  
Economic  
Development Director

Holly Sealine  
Library Director

Jim Dougherty  
City Attorney

**Comprehensive Plan Update Workshop with the Planning and Zoning  
Commission and City Council.**

1. Call to order at 5:30 p.m.
2. Approval of agenda.
3. Consultant Team Introductions
4. Future Land Use Plan Update Process – an overview of the process to update the Future Land Use section of the Comprehensive Plan
5. Comprehensive Planning 101 – an overview of the importance of the Comprehensive Plan in guiding the development of the City
6. Review of the City of Norwalk's 2013 Comprehensive Plan – a discussion and input on the Land Use section of the current Comprehensive Plan. Attached are the future land use map and the summary of each land use category. Please review and prepare any thoughts on changes that may be needed.
7. Sub-Area 1 Master Plan Process Update – an update and discussion on the status of the Sub-Area 1 Master Plan process.
8. Next Steps
9. Adjournment



## Future Land Use

The Future Land Use Plan provides the basis for formulating land use and zoning regulations and applying of zoning districts. For this reason, it is imperative to formulate a plan tailored to the needs, desires and environmental limitations of the planning area. The Future Land Use Plan should promote improvements in all components of the local economy. The following common principles and land use concepts have been formed to guide the development within Norwalk.

The Land Use Plan, the Transportation Plan, and the other chapters of the plan provide the tools to guide future development. The plan is based on existing conditions and projected future conditions for the community. The Land Use Plan also helps the community determine the type, direction, and timing of future community growth and development. The criteria used in this plan reflect several elements, including the following:

- The current use of land within and around the community
- The desired types of growth, including location of growth
- The feasibility of extending water and sanitary sewer
- Physical characteristics, opportunities, and constraints of future growth areas
- Current population and economic trends affecting the community

Norwalk should review and understand the above criteria when making decisions about the future use of land within the planning jurisdiction of the community.

This Comprehensive Plan identifies more land for development than forecasted for the planning period. Identifying more land allows for several development opportunities without giving one or two property owners an unfair advantage in the real estate market. Typically, the value of land can increase merely as a result of plan designation. However, value should be added to land by the real and substantial investments in roads, water, sewer, or parks, not by the designation of land in the plan.

Efficient allocation of land recognizes the forces of the private market and the limitations of the capital improvement budget. This plan acknowledges that these factors play an important role in the growth and development of a community. A Land Use Plan is intended to be a general guide to future land use that will balance private sector development, which is the critical growth element in any community, with the concerns, interests, and demands of the overall local economy.

### LAND USE PLAN OBJECTIVES

- Identify past trends in demand for various land use categories (residential, commercial, industrial, public).
- Determine which objectives are working and which may need modified.
- Combine community goals with estimated future demands to project future land use needs.
- Establish policies and land use suitability standards to accomplish the following:
  - ◊ Protect and enhance current and future building/land use
  - ◊ Provide reasonable alternatives and locations for various land uses.

Future land uses are generally segregated into 11 primary categories. However, each category will be further delineated to provide greater detail for future development. The following list shows the general land uses within each Land Use Category:

- Agricultural Reserve
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential/Commercial Flex
- General/Neighborhood Commercial
- Commercial/Industrial Flex
- Industrial
- Mixed Use Districts
  - ◇ Sub Area 1
  - ◇ Sub Area 2
  - ◇ Sub Area 3



## Agricultural Reserve Land Use

### General Purpose

This is the future land use lying in the rural portions of Norwalk, especially those with a Corn Suitability Ratio (CSR) greater than 65 and outside the immediate growth areas of the city. These areas should remain in agriculture as long as possible.



### Typical uses

1. Crop production, including grazing lands
2. Private grain storage
3. Residential structures in connection with farming operations
4. Renewable energy equipment
5. Tourism activities such as- hunting preserves, fishing, etc.
6. Mobile home parks, provided the facilities meet a specific set of design criteria.

### Potential issues to consider

1. Slopes
2. Flooding hazard
3. Proximity to more urban areas
4. Minimum residential densities, especially acreages not associated with a farming operation
5. Minimum lot sizes typical of an agricultural area
6. Access from an improved county road or highway.
7. Groundwater contamination
8. Stream corridor protection
9. Wetlands

### Buildable lot policies

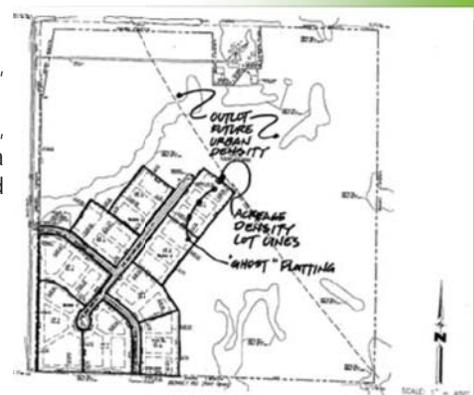
1. Residential dwellings on 30 acres or more should be permitted with minimal zoning review.
2. Other uses should be on a minimum area of 30 acres within these areas.

### Residential density policies

1. Individual residential dwellings should be limited to no more than two dwelling units per one-quarter section members of ground.
2. Densities may be increased to four dwelling units per one-quarter section, provided the applications are reviewed by staff and the Board of Zoning Adjustment and specific criteria are established for access, water, and sanitary sewer systems.

### Development policies to consider

1. Ghost platting should be required on all developments within this district.
2. Cluster developments should be considered and used whenever the soils, topography, and natural amenities warrant.
3. When constructing residential dwellings in the same one-quarter section, consideration should be given to the number of access points along a county road or highway. Joint access points and a common private road should be used whenever possible.



An example of a "ghost" plat done, initially, as a clustered subdivision.

Courtesy of the City of Lincoln-Lancaster County Planning Department



## Low Density Residential Land Use

### General Purpose

This is the future land use lying in the more rural portions of Norwalk, where water and sanitary sewer extensions may be more difficult. These areas will provide for larger lots.

### Typical uses

1. Residential structures
2. Accessory structures that are subordinate to the primary structures
3. Parks
4. Livestock such as horses may be allowed for recreation,
5. Mobile home parks, provided the facilities meet a specific set of design criteria.



### Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Minimum residential densities
7. Minimum lot sizes
8. Access from a dedicated street system or an improved county road or highway.
9. Wetlands
10. Stream corridor protection



### Buildable lot policies

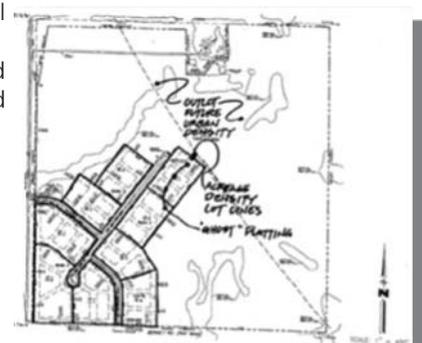
1. Residential dwellings on more than three acres should be permitted with minimal zoning review.
2. Residential dwellings on three acres or less should be reviewed by both staff members and the Board of Zoning Adjustment
3. Other uses should be on a minimum area of three acres within these areas.

### Residential density policies

Overall residential densities should not exceed 13 dwelling units per 40 acres, except where clustering is proposed. If clustering is proposed and a Planned Unit Development is presented and agreed to, then the overall density within an area may exceed the 13 dwelling units per 40 acres.

### Development policies to consider

1. Ghost platting should be required on all developments within this district.
2. Cluster developments should be considered and used whenever the soils, topography, and natural amenities warrant.



An example of a "ghost" plat done, initially, as a clustered subdivision.

Courtesy of the City of Lincoln-Lancaster County Planning Department

## Medium Density Residential Land Use

### General Purpose

The Medium Density Residential Land Use Category is typical of the standard single-family development that has occurred in Norwalk for the past 30 to 40 years. This category tends to cover most of the community.

### Typical uses

1. Single-family residential dwellings
2. Two-family residential dwellings
3. Single-family attached residential dwellings, townhouses
4. Necessary accessory uses and structures that are subordinate to the primary structure
5. Religious uses and structures
6. Educational uses and structures
7. Community/recreational center
8. Parks
9. Mobile home parks, provided the facilities meet a specific set of design criteria.

### Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Minimum residential densities
7. Minimum lot sizes
8. Wetlands
9. Stream corridor protection

### Buildable lot policies

Residential dwellings on lots between 7,000 and 12,500 square feet in size.

### Residential density policies

1. Cluster developments should be considered and used whenever the soils, topography, and natural amenities warrant.
2. Density in the Medium Density Residential land use area should be divided into three distinct categories:
  - a. 7,000 to 8,000 square foot lots with special review
  - b. 8,000 to 11,000 square foot lots as the base size with minimal review
  - c. 11,000 to 12,500 square foot lots with special review.

### Development policies to consider

Cluster developments should be considered and used whenever the soils, topography, and natural amenities warrant.



## High Density Residential Land Use



### General Purpose

The High Density Residential Land Use Category typically contains denser areas of residential rather than the standard single-family development that has occurred in Norwalk for the past 30 to 40 years. This category will include items such as smaller single-family lots and denser development types such as multi-family and apartment structures.

### Typical uses

1. Single-family residential dwellings
2. Two-family residential dwellings
3. Single-family attached residential dwellings, townhouses
4. Condominiums
5. Multi-family dwellings, including apartments
6. Necessary accessory uses and structures that are subordinate to the primary structure
7. Parks
8. Religious uses and structures
9. Educational uses and structures
10. Community recreational center



### Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Minimum residential densities
7. Minimum lot sizes
8. Wetlands
9. Stream corridor protection



### Buildable lot policies

1. Residential dwellings should be on lots between 5,000 to 7,000 square feet in size.
2. Multi-family dwellings will need to be sized appropriately to the configuration and parking needs.



### Residential density policies

Residential density in the High Density Residential area should be between 5 and 20 dwelling units per acre.

### Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography, and natural amenities warrant.
2. Front yard setbacks may be lessened create a traditional neighborhood feel when designed into the overall subdivision.



## Residential/Commercial Flex Land Use

### General Purpose

This specific “Flex” category is intended to be used in locations where a mixture of residential use (Medium to High Density) and General/Neighborhood Commercial uses would be appropriate. These areas should be located along major arterials and at the intersections of major arterials. These areas could also contain a mixture of uses directly within the same building.

### Typical uses

1. Single-family residential dwellings
2. Two-family residential dwellings
3. Single-family attached residential dwellings, townhouses
4. Condominiums
5. Multi-family dwellings, including apartments
6. Necessary accessory uses and structures that are subordinate to the primary structure
7. Religious uses and structures
8. Educational uses and structures
9. Community/ recreational center
10. General and neighborhood level commercial and office uses

### Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard.
6. Minimum residential densities
7. Minimum lot sizes
8. Wetlands
9. Stream corridor protection

### Buildable lot policies

1. Residential dwellings should be on lots between 5,000 to 7,000 square feet in size.
2. Multi-family dwellings will need to be sized appropriately to the configuration and parking needs.
3. Commercial structures need to be evaluated based upon the use and context of the overall design and proximity to residential uses.

### Residential density policies

Residential density in the Residential/Commercial Flex District should be between 5 and 20 dwelling units per acre.

### Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography, and natural amenities warrant.
2. Front yard setbacks may be lessened to create a traditional neighborhood feel when designed into the overall subdivision.
3. Commercial and office structures should be designed in a manner that the scale and material palette are conducive to surrounding uses, especially if single-family dwellings are near.



## General/Neighborhood Commercial Land Use



### General Purpose

This land use category is intended to provide an area for basic commercial/retail/office uses to occur. These areas may be groupings of buildings and structures or individual buildings. These areas are intended to provide goods and services as well as a small employment center for the immediate area in Norwalk.

### Typical uses

1. General and neighborhood level commercial and office uses
2. Necessary accessory uses and structures that are subordinate to the primary structure
3. Religious uses and structures
4. Educational uses and structures
5. Community/recreational center



### Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Minimum lot sizes
7. Wetlands
8. Stream corridor protection



### Buildable lot policies

1. Commercial structures need to be evaluated based upon the use and context of the overall design and proximity to residential uses.
2. Lot size and setbacks need to be adjusted to fit the specific area. Some of these areas may be included in Planned Unit Developments (PUD), and the overall scheme of the development may dictate these items.
3. When lots are not part of a PUD, then lot sizes should be adequate to handle the required setbacks of the zoning district and all other pertinent requirements such as parking and screening.
4. Setbacks within developments not done as a PUD will follow the appropriate zoning district.



### Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography, and natural amenities warrant.
2. Front yard setbacks may be lessened to create a traditional commercial feel when designed into the overall subdivision.
3. Commercial and office structures should be designed in a manner such that the scale and material palette are conducive to surrounding uses, especially if single-family dwellings are near.
4. Signage should be minimal and be aesthetically tied to the overall development or structure.



## Commercial/Industrial Flex Land Use

### General Purpose

These areas are similar in concept to the Residential/Commercial Flex Land Use. This is an area where mixtures of commercial and lighter industrial uses are allowed to coexist.

### Typical uses

1. General commercial uses
2. Wholesale businesses
3. Necessary accessory uses and structures that are subordinate to the primary structure
4. Religious uses and structures
5. Educational uses and structures

### Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Minimum lot sizes
7. Wetlands
8. Stream corridor protection

### Buildable lot policies

1. Commercial uses should be located nearer to residential areas as opposed to the industrial uses.
2. Commercial structures need to be evaluated based on the use and context of the overall design and proximity to residential uses.
3. Lot size and setbacks should be adjusted to fit the specific area. Some of these areas may be included in Planned Unit Developments (PUD), and the overall scheme of the development should dictate these items.
4. When lots are not part of a PUD, then lot sizes should be adequate to handle the required setbacks of the zoning district and all other pertinent requirements such as parking and screening.
5. Setbacks within developments not done as a PUD will follow the appropriate zoning district.

### Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography, and natural amenities warrant.
2. Commercial and office structures should be designed in a manner such that the scale and material palette are conducive to surrounding uses, especially if single-family dwellings are near.
3. Signage should be minimal and be aesthetically tied to the overall development or structure.





## Industrial Land Use

### General Purpose

This land use category is intended to provide an area for basic industrial uses to occur. These areas may be developed with groupings of buildings and structures or individual buildings. The ideal situation would be a mixture of light and moderate industrial uses. These areas are intended to act as an employment center for the immediate area in Norwalk.

### Typical uses

1. Warehousing and storage
2. Self-service storage facilities
3. Adult entertainment when the required guidelines are met
4. Light manufacturing
5. Necessary accessory uses and structure that are subordinate to the primary structure
6. Religious uses and structures
7. Educational uses and structures
8. Community/recreational center



### Potential issues to consider

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Minimum lot sizes
7. Wetlands
8. Stream corridor protection

### Buildable lot policies

1. Lot size and setbacks need to be adjusted to fit the specific area. Some of these areas may be included in Planned Unit Developments (PUD), and the overall scheme of the development should dictate these items.
2. When lots are not part of a PUD, then lot sizes should be adequate to handle the required setbacks of the zoning district and all other pertinent requirements such as parking and screening.
3. Setbacks within developments not done as a PUD will follow the appropriate zoning district.

### Development policies to consider

1. Cluster developments should be considered and used whenever the soils, topography, and natural amenities warrant.
2. Signage should be minimal and be aesthetically tied to the overall development or structure.
3. Security fencing should be used in most cases.

## Sub Area 1

### General Purpose

Sub Area 1 is located to the east of Iowa Highway 28, west of 80<sup>th</sup> Street, south of Beardsley Street and north of Merle Huff Avenue. The Sub Area is a development concept that builds around a mixed-use concept.

The mixed-use concept contains residential, commercial, industrial commerce, and public uses. Within a portion of the commercial areas is a new urbanism concept that focuses on creating a newer more welcoming downtown center.

### Typical uses

1. Single-family residential
2. Townhouse development
3. Upper level residential
4. Retail uses
5. Office uses
6. Educational facilities
7. Municipal facilities
8. Necessary accessory uses and structures that are subordinate to the primary structure
9. Religious uses and structures
10. Community/recreational center



## Sub Area 2

### General Purpose

Sub Area 2 is located north of Lake Colchester and south of Iowa Highway 5. The area has been drawn up in a conceptual manner and would be a mixture of different uses similar to what is proposed in Sub Area 1. The final concept has not been taken before the City of Norwalk and needs to be completed. The identified configuration is subject to modification based upon the agreement of the city and Developer.

The land use plan encourages that this sub area and its mixed uses continue to be at the forefront of how this area is developed.

### Typical uses

1. Single-family residential
2. Townhouse development
3. Upper level residential
4. Retail uses
5. Office uses
6. Educational facilities
7. Municipal facilities
8. Necessary accessory uses and structures that are subordinate to the primary structure
9. Religious uses and structures
10. Community/recreational center



### Sub Area 3

#### General Purpose

Sub Area 3 is centered along 50th Avenue on the western edge of the Norwalk community. It covers the intersection of 50th Avenue and Highway G14 and the intersection of 50th Avenue and Clarke Street. The identified configuration is subject to modification based upon the agreement of the city and developer.

The area is intended to also function as a mixed use area. Due to the location of this sub area, centered on a critical future transportation corridor in Norwalk, it is conceived to include medium sized "big box" stores, offices, townhouses, and multi-family dwellings.

#### Typical uses

1. Single-family residential
2. Townhouse development
3. Multi-family residential
4. Upper level residential
5. Retail uses
6. Office uses
7. Educational facilities
8. Municipal facilities
9. Necessary accessory uses and structures that are subordinate to the primary structure
10. Religious uses and structures
11. Community/recreational center

