BUSINESS OF THE CITY COUNCIL
AGENDA STATEMENT

Item No. __13__
For Meeting of 5.5.2016

REQUEST: Request from United Properties LC to approve the Preliminary Plat of the Marketplace at Echo Valley

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S):

United Properties LC	Civil Design Advantage, LLC
4521 Fleur Drive, Suite C	34-5 SE Crossroads Dr. Suite G
Des Moines, Iowa 50321	Grimes, Iowa 50111

GENERAL DESCRIPTION: This request would create 5 lots along Iowa Highway 28 that are proposed to be zoned C-3 as part of the Echo Valley Community PUD amendment request. The request would also create a large outlot to the east of Marketplace Drive for future development.

IMPACT ON NEIGHBORHOOD: Single family homes are to the north of the proposed development. The majority of the single family homes are adjacent to Outlot Y. Three lots are adjacent to the proposed commercial lot 1. This lot would require a buffer wall per the proposed Echo Valley Community PUD amendment. To the west across Iowa Highway 28 are single family homes and the New Life Lutheran Church.

VEHICULAR & PEDESTRIAN TRAFFIC: The plat shows the construction of a new street, Marketplace Drive. Marketplace Drive maintains the current intersection with Iowa Highway 28. The City is currently working with the Iowa DOT on a warrant study for a traffic signal at the intersection. There is a new intersection with Beardsley Street that is approximately 350' from Iowa Highway 28. Removing the Masteller intersection with Beardsley and relocating further to the east should improve traffic operation through the area. The street is 28' wide on the plat with it widening to 37' at the intersection of Beardsley Street. The proposed PUD amendment sets the street widths. Statewide Urban Design and Standards would typically require a 31' wide street in a commercial area.

TRAIL PLAN:	An 8' wide trail is shown on the east side of Marketplace Drive. A 10' wide trail easement is shown along Beardsley Street. The trail along Beardsley Street would eventually connect back to the east.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	A portion of the site is zoned as Parcel J of the Echo Valley Community PUD in 2003 (Ordinance 03-08). The frontage along Iowa Highway 28 is zoned C-O. There is currently a PUD amendment being considered to make the entire site part of Parcel J of the Echo Valley Community PUD with a mix of C-3, R-2, R-3, and R-4, while restricting the R-4 uses to senior housing and assisted living.
BUFFERS REQUIRED/ NEEDED:	The proposed Echo Valley Community PUD amendment would require any C-3 lots along the northern boundary of the site to have a buffer wall. Buffering of uses interior to the site may be achieved via landscaping with no distance requirement to prompt a cohesive, mixed use development.
DRAINAGE:	Drainage for the commercial lots is identified in two detention areas located on Outlot Y. Drainage is collected in a storm sewer system and discharged overland to the detention areas. There is no concern on the overland flow because the project is a single owner and Outlot Y will require further platting to be developed. At that time the overland flow will need to be addressed, either through the creation of easements or the development of an additional storm sewer system. Details of the design of the storm sewer system will be reviewed with the Construction Plans to ensure that detention areas are sized correctly.
DEVELOPMENT HISTORY:	The area was planned as a PUD on July 14, 2004 and amended on June 4, 2015.
FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	No parkland dedication is required for the platting of commercial lots.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER.	• An 8' water main is provided on the east side of Marketplace Drive. • Hydrants are shown along Marketplace Drive, additional hydrants will be needed on lots as they develop to ensure adequate lot coverage. • Sanitary sewer on the north end of the development runs in a 8' sewer on the west side of Marketplace Drive, servicing lots 1-3. The sewer connects across outlot Y to an existing sanitary sewer main on the east side of outlot Y. • On the south side of the development, an 8' sewer is along the west side of Marketplace Drive, serving lots 4 and 5. This sewer continues along the north side of Beardsley Street and connects to existing sanitary sewer to the east. • Several 15' storm sewers are throughout the site that collect drainage from lots 1-5 and the street. This systems outlets onto outlot Y and flows overland to the detention areas.

RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:

The future land use plan the majority of this area as General Commercial with a portion shown as Park/Recreation near the Golf Course. The plat will create commercial lots that are in accordance with the future land use plan.

STAFF ANALYSIS – ZONING ORDINANCE:

The Preliminary Plat consists of 5 commercial lots and 1 outlot for future development. The plat consists of 27.85 acres of land east of Iowa Highway 28 and north of Beardsley Street. The commercial lots vary in size measuring from 37,044 SF to 107,296 SF. Outlot Y is 643,480 SF of future development ground and will require further platting.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. The designated street right-of-way is 60 feet with a 28' wide road. At the intersection of Marketplace Drive and Beardsley Street, the right-of-way widens to 65' with a 37' wide road to allow for turn lanes.

The area is currently being considered for a rezoning amendment to the Echo Valley Community PUD. The proposed PUD amendment would be for any commercial lots to be in the C-3 district with the following bulk regulations:

- Minimum lot area – 20,000 SF
- Minimum lot width – 100'
- Front Setback – 30'
- Side setback – 10' and 20' total
- Rear setback – 10'
- Height – 50'

The proposed PUD amendment also allows for R-2, R-3, and R-4 type uses. These would potentially be developed in outlot Y.

STAFF ANALYSIS – SUBDIVISION ORDINANCE:

The Subdivision Ordinance requires that Preliminary Plat submissions details on lot design, street layout, sanitary sewer layout, water main layout, grading, and storm water management. All information has been submitted by the applicant.

PLANNING AND ZONING RECOMMENDATION:

The Planning and Zoning Commission recommends that the request for the Preliminary Plat of Marketplace at Echo Valley be approved for the following conditions:

- That the details of the amendment to the Echo Valley Community PUD be incorporated into the Preliminary Plat.
- That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.
- That any significant modifications to the plat be reviewed and approved by the Planning & Zoning Commission and City Council.

ATTACHMENTS:

Attachment "A" – Marketplace at Echo Valley Preliminary Plat
Attachment "B" – Marketplace at Echo Valley Vicinity Map

___X__Resolution _____ Ordinance ____ Contract _____Other (Specify)_____

Funding Source:_____NA_____

APPROVED FOR SUBMITTAL:

Planning & Economic Development Director

RESOLUTION NO. ___

A RESOLUTION APPROVING THE MARKETPLACE AT ECHO VALLEY PRELIMINARY PLAT

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on March 28, 2016 and recommends approval of the Preliminary Plat; and

WHEREAS, that the details of the amendment to the Echo Valley Community PUD be incorporated into the Preliminary Plat; and

WHEREAS, that the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations; and

WHEREAS, that any significant modifications to the plat be reviewed and approved by the Planning & Zoning Commission and City Council; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Preliminary Plat for the Marketplace at Echo Valley as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 5th day of May, 2016.

_____
Tom Phillips - Mayor

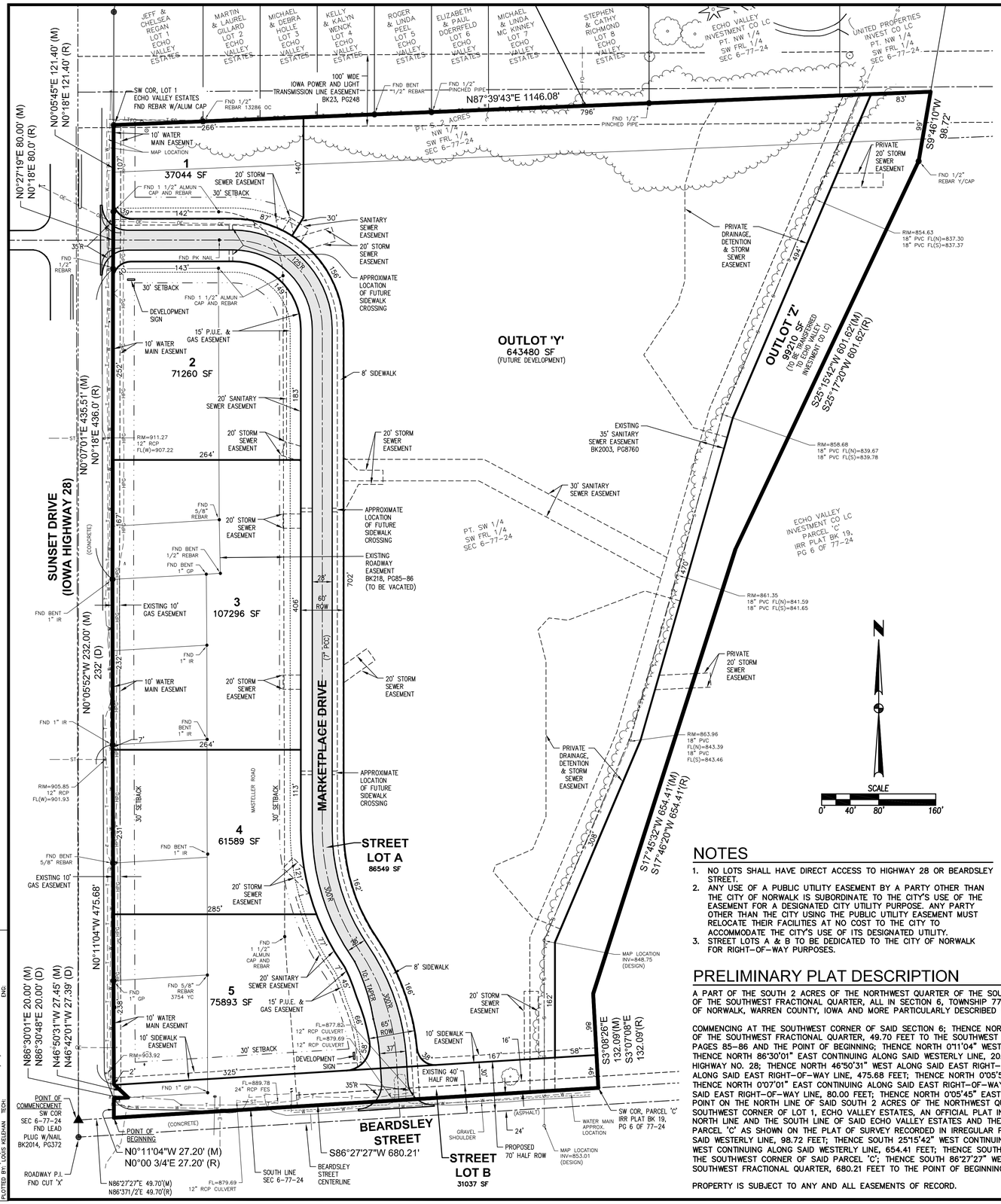
ATTEST:

_____
JODI EDDLEMAN, CITY CLERK

ROLL CALL VOTE:	Aye	Nay
Kuhl	___	___
Lester	___	___
Isley	___	___
Riva	___	___
Livingston	___	___

MARKETPLACE AT ECHO VALLEY

PRELIMINARY PLAT (SHEET 1 OF 3)



OWNER / DEVELOPER

UNITED PROPERTIES INVEST CO LC
C/O MICHAEL COPPOLA
4521 FLEUR DRIVE, SUITE C
DES MOINES, IOWA 50321

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

BENCHMARK

BM#1
BURY BOLT ON HYDRANT NE CORNER OF BEARDSLEY STREET AND MASTELLER ROAD. ELEVATION=895.14

BM#2:
BURY BOLT HYDRANT ON WEST SIDE OF ECHO RIDGE TRAIL 500'+/- NORTH OF BEARDSLEY STREET. ELEVATION=936.02

ZONING

ECHO VALLEY COMMUNITY PLANNED UNIT DEVELOPMENT
PARCEL J – MIX OF C-3, R-4, R-3 & R-2

BULK REGULATIONS

MIN LOT AREA:

C-3 =	20,000 SF
R-4 =	80,000 SF & 1,250 SF/UNIT
R-3 =	3,125 SF/UNIT OR POSTAGE STAMP LOTS 1,250 SF/UNIT
R-2 TWO-FAMILY =	12,500 SF
R-2 ONE-FAMILY =	8,125 SF

MIN LOT WIDTH:

C-3 =	100'
R-4 =	200' PROJECT
R-3 =	200' PROJECT & 20' INDIVIDUAL UNIT
R-2 TWO-FAMILY =	40' WITH 0' SIDE YARD OR 80' FOR TWO UNITS ON ONE LOT
R-2 ONE-FAMILY =	65'

FRONT SETBACK:

C-3 =	30'
R-4 =	35'
R-3 =	30' PROJECT OR 25' TO CURB FOR PRIVATE STREETS ***
R-2 TWO-FAMILY =	25' ***
R-2 ONE-FAMILY =	25' ***

SIDE SETBACK (EACH SIDE):

C-3 =	10'
R-4 =	20' PROJECT *
R-3 =	0' SHARED WALL & 12' BUILDING SEPARATION
R-2 TWO-FAMILY =	5' OR 0' SHARED WALL
R-2 ONE-FAMILY =	5'

SIDE SETBACK (TOTAL):

C-3 =	20'
R-4 =	N/A
R-3 =	N/A
R-2 TWO-FAMILY =	10'
R-2 ONE-FAMILY =	10'

REAR SETBACK:

C-3 =	10'
R-4 =	35'
R-3 =	30' PROJECT OR 20' FOR LOTS INTERNAL TO THE PROJECT
R-2 TWO-FAMILY =	30'
R-2 ONE-FAMILY =	30'

HEIGHT:

C-3 =	50'
R-4 =	45' **
R-3 =	35'
R-2 TWO-FAMILY =	35'
R-2 ONE-FAMILY =	35'

* 20' MINIMUM SEPARATION BETWEEN BUILDINGS IN A COMPLEX.
** PRINCIPAL STRUCTURE MAY BE 45' IN HEIGHT BUT NOT EXCEED 3 FLOORS ABOVE GRADE.
*** COVERED FRONT PORCHES THAT ARE FULLY OPEN AND NOT ENCLOSED MAY ENCROACH EIGHT (8) FEET INTO THE FRONT YARD SETBACK.

NOTES

1. NO LOTS SHALL HAVE DIRECT ACCESS TO HIGHWAY 28 OR BEARDSLEY STREET.
2. ANY USE OF A PUBLIC UTILITY EASEMENT BY A PARTY OTHER THAN THE CITY OF NORWALK IS SUBORDINATE TO THE CITY'S USE OF THE EASEMENT FOR A DESIGNATED CITY UTILITY PURPOSE. ANY PARTY OTHER THAN THE CITY USING THE PUBLIC UTILITY EASEMENT MUST RELOCATE THEIR FACILITIES AT NO COST TO THE CITY TO ACCOMMODATE THE CITY'S USE OF ITS DESIGNATED UTILITY.
3. STREET LOTS A & B TO BE DEDICATED TO THE CITY OF NORWALK FOR RIGHT-OF-WAY PURPOSES.

PRELIMINARY PLAT DESCRIPTION

A PART OF THE SOUTH 2 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER, ALL IN SECTION 6, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF NORWALK, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 86°27'27" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER, 49.70 FEET TO THE SOUTHWEST CORNER OF AN EXISTING ROADWAY EASEMENT RECORDED IN BOOK 218, PAGES 85–86 AND THE POINT OF BEGINNING; THENCE NORTH 0°11'04" WEST ALONG THE WESTERLY LINE OF SAID ROADWAY EASEMENT, 27.20 FEET; THENCE NORTH 86°30'01" EAST CONTINUING ALONG SAID WESTERLY LINE, 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 28; THENCE NORTH 46°50'31" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 27.45 FEET; THENCE NORTH 0°11'04" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 475.68 FEET; THENCE NORTH 0°05'52" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 232.00 FEET; THENCE NORTH 0°07'01" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 435.51 FEET; THENCE NORTH 0°27'19" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 80.00 FEET; THENCE NORTH 0°05'45" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 121.40 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 2 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, ECHO VALLEY ESTATES, AN OFFICIAL PLAT IN SAID CITY OF NORWALK; THENCE NORTH 87°39'43" EAST ALONG SAID NORTH LINE AND THE SOUTH LINE OF SAID ECHO VALLEY ESTATES AND THE EASTERLY EXTENSION THEREOF, 1146.08 FEET TO THE WESTERLY LINE OF PARCEL 'C' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN IRREGULAR PLAT BOOK 19, PAGE 6 OF 77–24; THENCE SOUTH 9°46'10" WEST ALONG SAID WESTERLY LINE, 98.72 FEET; THENCE SOUTH 25°15'42" WEST CONTINUING ALONG SAID WESTERLY LINE, 601.62 FEET; THENCE SOUTH 17°45'32" WEST CONTINUING ALONG SAID WESTERLY LINE, 654.41 FEET; THENCE SOUTH 3°08'26" EAST CONTINUING ALONG SAID WESTERLY LINE, 132.09 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'C'; THENCE SOUTH 86°27'27" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER, 680.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.85 ACRES (1,213,358 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

VICINITY MAP

NORWALK, IOWA

SHEET INDEX

SHEET 1: PRELIMINARY PLAT (DIMENSION PLAN)
SHEET 2: PRELIMINARY PLAT (GRADING PLAN)
SHEET 3: PRELIMINARY PLAT (UTILITY PLAN)

GENERAL LEGEND

PROPOSED FEATURES

- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE — 8"S —
- SANITARY SERVICE — S — S — S —
- STORM SEWER
- STORM SERVICE — ST — ST — ST —
- WATERMAIN WITH SIZE — 8"W —
- WATER SERVICE — W — W — W —
- SAWCUT (FULL DEPTH)
- SILT FENCE

SURVEY

	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL		
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CALCULATED DISTANCE	(C)	
CURVE ARC LENGTH	AL	
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MPE	
CENTERLINE		
SECTION LINE		
1/4 SECTION LINE		
1/4 1/4 SECTION LINE		
EASEMENT LINE		
LOT LINE		
PLAT BOUNDARY		

EXISTING FEATURES

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE — TV — TV —
- GAS MAIN — G — G —
- FIBER OPTIC — FO — FO —
- UNDERGROUND TELEPHONE — T — T —
- OVERHEAD ELECTRIC — OE — OE —
- UNDERGROUND ELECTRIC — E — E —
- FIELD TILE — TILE —
- SANITARY SEWER W/ SIZE — 8"S —
- STORM SEWER W/ SIZE — 15" RCP —
- WATER MAIN W/ SIZE — 8"W —

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PROFESSIONAL LAND SURVEYOR — LOUIS M. KELEHAN — 18660 — IOWA

LOUIS M. KELEHAN, P.L.S. — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	DATE
SECOND SUBMITTAL	03/22/16
FIRST SUBMITTAL	02/17/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: RDR TECH: LMK
CIVIL DESIGN ADVANTAGE

MARKETPLACE AT ECHO VALLEY
PRELIMINARY PLAT (DIMENSION PLAN)
NORWALK, IOWA

1/3

1507.367

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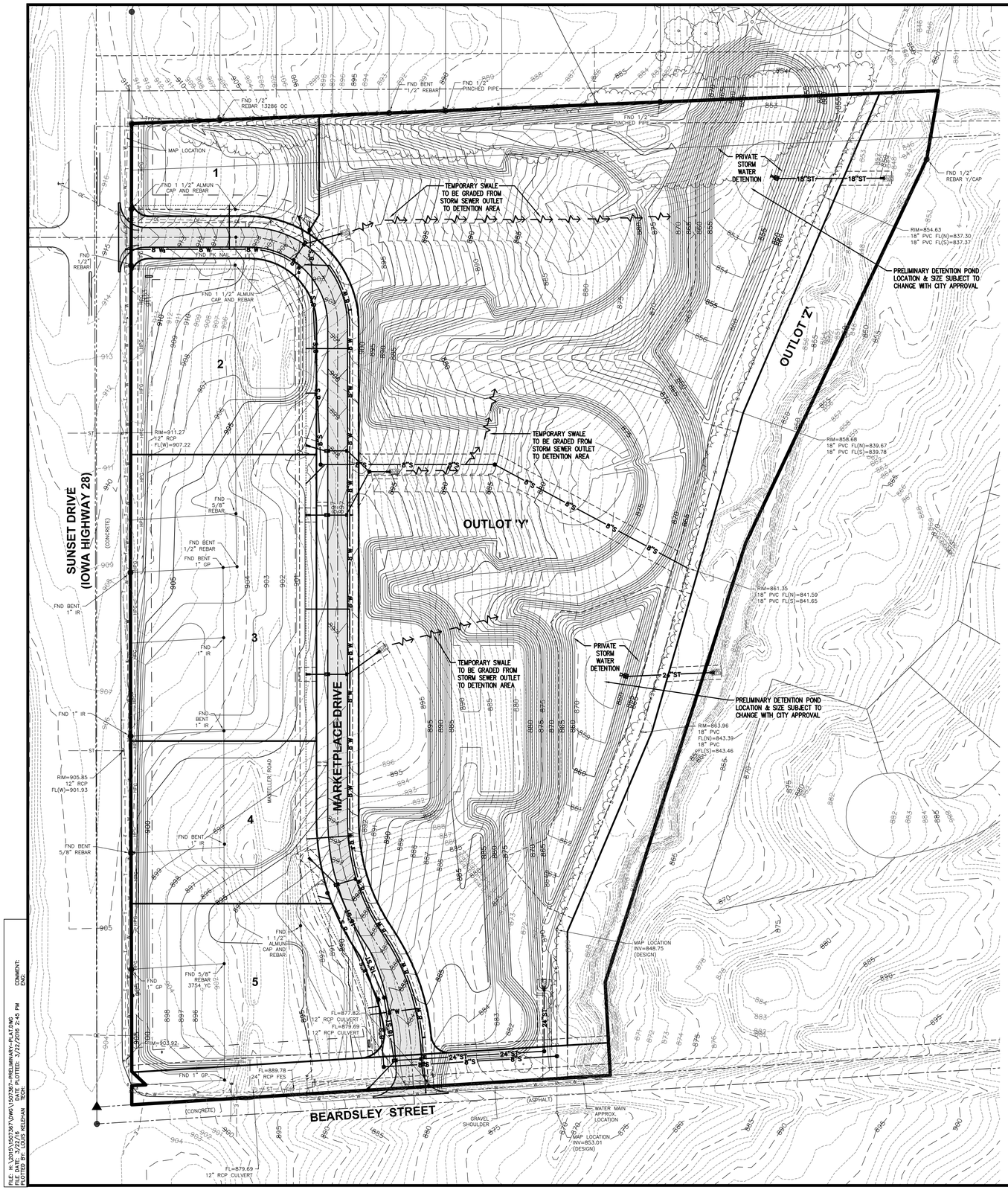
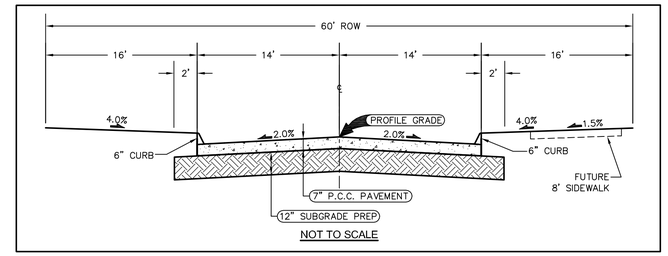
FILE DATE: 3/22/2016 TIME: 2:45 PM PLOTTED BY: LOUIS KELEHAN
COMMENT: ENG: TECH:

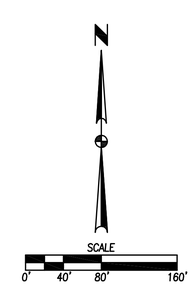
MARKETPLACE AT ECHO VALLEY

PRELIMINARY PLAT (SHEET 2 OF 3)



TYPICAL 28' B/B STREET SECTION (60' ROW)





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PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: RDR
TECH: LMK
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MARKETPLACE AT ECHO VALLEY
PRELIMINARY PLAT (GRADING PLAN)
NORWALK, IOWA

2/3

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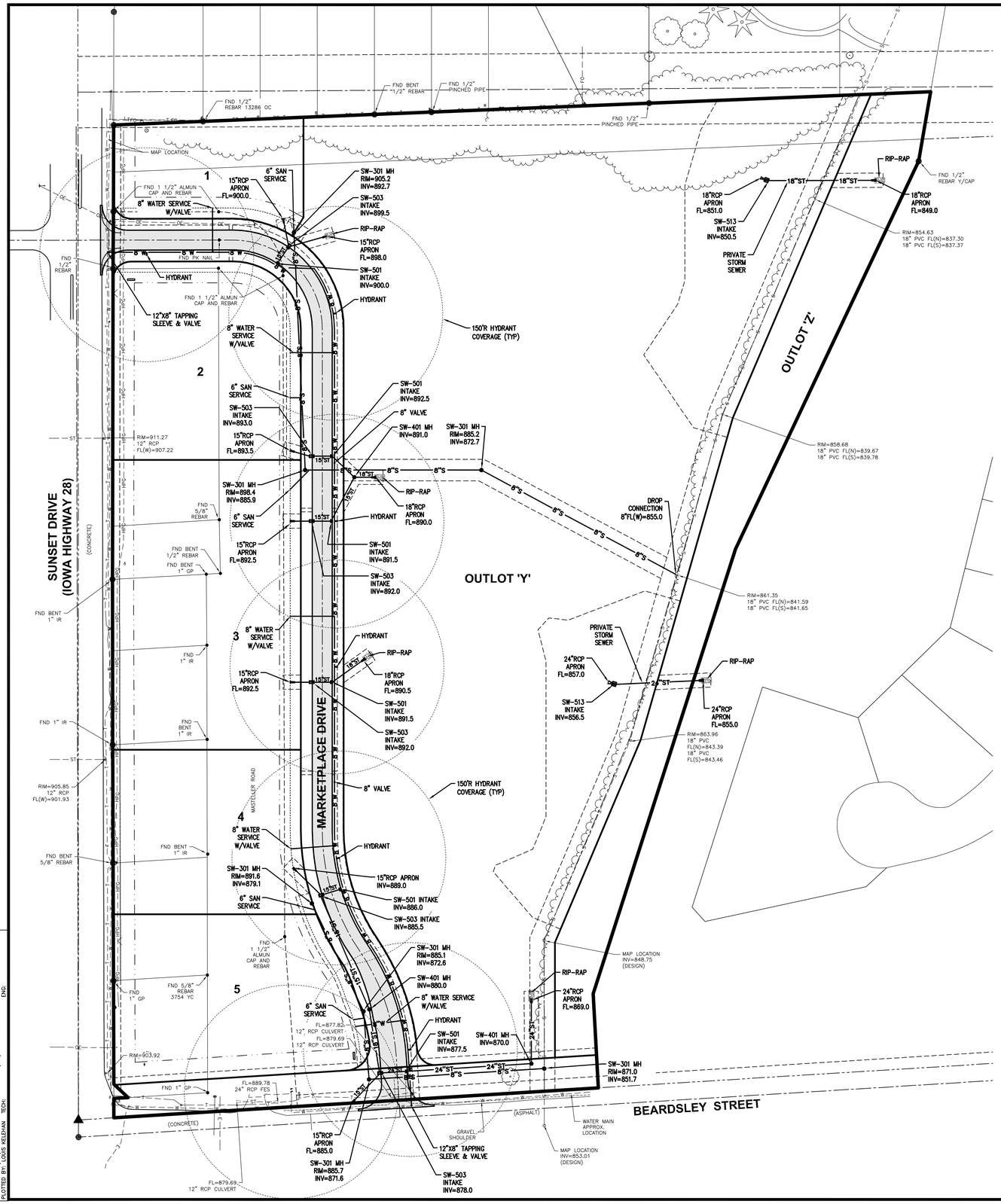
MARKETPLACE AT ECHO VALLEY

PRELIMINARY PLAT (SHEET 3 OF 3)



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MARKETPLACE AT ECHO VALLEY
PRELIMINARY PLAT (UTILITY PLAN)
NORWALK, IOWA

3/3

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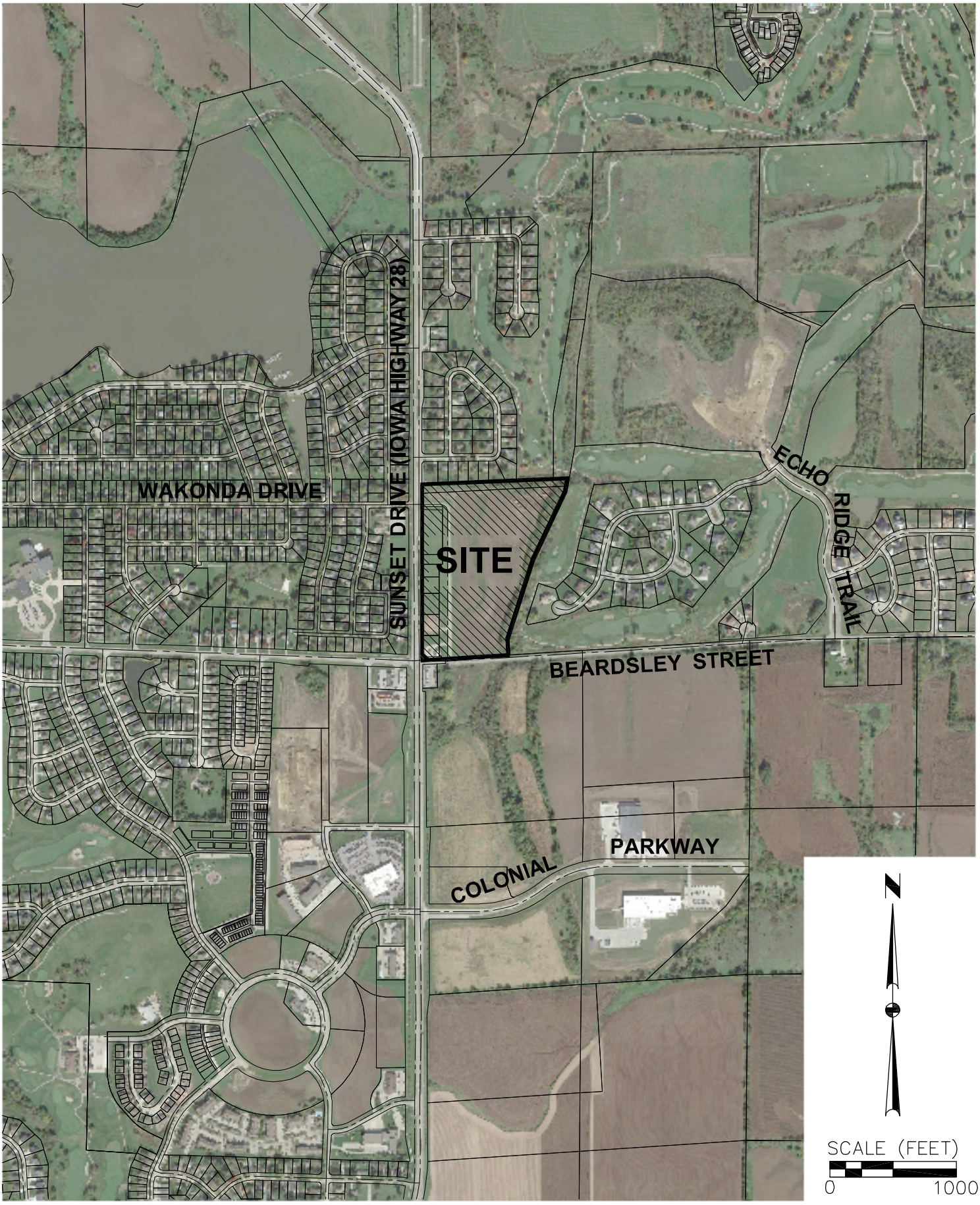

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MARKETPLACE AT ECHO VALLEY

VICINITY MAP

NORWALK, IOWA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

TECH: