



**BUSINESS OF THE CITY COUNCIL
AGENDA STATEMENT**

Item No. 08
For Meeting of 6.02.2016

- REQUEST:** Request from Cort Landing, LLC to approve the Preliminary Plat of the ***Cort Landing Plat 1***
- STAFF CONTACT:** Luke Parris, AICP
City Planner
- APPLICANT(S):** Cort Landing, LLC Civil Engineering Consultants, Inc.
340 Wright Rd, Suite E 2400 86th St. Unit 12
Norwalk, Iowa 50211 Des Moines, Iowa 50322
- GENERAL DESCRIPTION:** This request would create 38 lots along Iowa Highway 28 that are proposed to be zoned R-1 as part of the Dobson PUD. The City approved a past preliminary plat for the area on November 5, 2015. This replat includes 7 single family lots where a C-2 lot was previously platted.
- IMPACT ON NEIGHBORHOOD:** The properties surrounding the new seven lots are all single family lots.
- VEHICULAR & PEDESTRIAN TRAFFIC:** The plat shows the construction of two (2) new streets, Pine Avenue, and Cortland Drive. Pine Avenue is a 28' wide north/south road that intersects with Elm Avenue on the north side, intersects with Cortland Drive going south and narrows into a 26' wide street turning into a cul-de-sac on its southern end. Cortland Drive is a 28' wide east/west road that narrows west into a 26' wide cul-de-sac.
- TRAIL PLAN:** N/A
- ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:** This site was recently re-zoned from C-2 to R-1(60) on May 9, 2016 (Ordinance No. 16-05). This site is zoned as Parcel D and Parcel E of the Dobson Planned Unit Development with a classification of "R-1(60)" Residential. This area was zoned as C-2 since the July 15, 2004 adoption of the Dobson PUD (Ordinance No. 04-08) and the amendment to the Dobson PUD (Ordinance No. 15-05) on June 4, 2015.

**BUFFERS REQUIRED/
NEEDED:**

Lots 26- 36 and 38 are double frontage lots since they back up to a major throughway, Highway 28. There will need to be buffers (excluding fences) adjoining the rear street frontage and building setback shall be measured from the boundary of landscape buffer zone (35').

DRAINAGE:

Drainage for the residential lots is identified in two detention areas located east of lots 32-36 and west of lot 22. Drainage is collected in a storm sewer system and discharged via a pipeline to the detention area east of lots 32-36 and overland to the detention area west of lot 22. A drainage pipe will be installed to help relieve a resident's lot who has seen persistent wet conditions and has come to numerous Council meetings to address the issue to Council.

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 15, 2004 and amended on June 4, 2015 and May 9, 2016.

FLOODPLAIN:

None of the proposed lots are located within a floodplain.

PARKLAND:

The subdivision ordinance requires 783 square feet of parkland per single family dwelling unit. The development has 38 lots and is required to provide 0.68 acres of parkland, or the equivalent per Subdivision Regulations, to the City. No park is shown on site. Parkland dedication requirements will be finalized during final platting.

**UTILITIES: WATER,
SANITARY SEWER, STORM
SEWER.**

- An 8' water main is provided on the west side of Pine Avenue, the north side of Cortland Drive and the west side of the Cortland Drive cul-de-sac.
- Hydrants are shown along Pine Avenue and Cortland Drive.
- Sanitary sewer on the north end of the development runs in an 8' sewer on the north side of servicing lots 32-38.
- An 8' sewer is along the east side of Pine Avenue and south/east side of Cortland Drive.

**RELATIONSHIP TO
COMPREHENSIVE LAND
USE PLAN:**

The future land use plan designates this location medium density residential.

**STAFF ANALYSIS –
ZONING ORDINANCE:**

The Preliminary Plat consists of 38 residential lots. The plat consists of 14.399 acres of land west of Iowa Highway 28 and north of Wright Road. The residential lots vary in size measuring from 7,979 SF to 34,655 SF.

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 on Pine Avenue and Cortland Drive with 26' wide road on the cul-de-sacs.

The proposed preliminary plat would be for any residential lots to be in the R-1 district with the following bulk regulations:

- Minimum lot area – 7,500 SF
- Minimum lot width – 60'
- Front Setback – 30'
- Side setback – 15' total (min. 7' one side)
- Rear setback – 35'
- Height – 35'

**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
COMMISSION
RECOMMENDATION:**

Therefore, staff recommends that the request for the Preliminary Plat of Cort Landing Plat 1 be approved for the following conditions:

- That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.
- That any significant modifications to the preliminary plat be reviewed and approved by the Planning & Zoning Commission and City Council.

ATTACHMENTS:

Attachment "A" – Cort Landing Preliminary Plat
Attachment "B" – Cort Landing Vicinity Map

<input checked="" type="checkbox"/> Resolution _____ Ordinance _____ Contract _____ Other (Specify) _____
Funding Source: _____ NA _____
APPROVED FOR SUBMITTAL:  Planning & Economic Development Director

RESOLUTION NO. ____

A RESOLUTION APPROVING THE CORT LANDING PRELIMINARY PLAT

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on May 23, 2016 and recommends approval of 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 Cort Landing as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 2nd day of June, 2016.

Tom Phillips - Mayor

ATTEST:

JODI EDDLEMAN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Kuhl	___	___
Lester	___	___
Isley	___	___
Riva	___	___
Livingston	___	___