



**BUSINESS OF THE CITY COUNCIL
AGENDA STATEMENT**

Item No. 10
For Meeting of 7.7.2016

REQUEST:	Review of the Final Plat of <i>Norwalk Orchard View Plat 3</i>	
STAFF CONTACT:	Luke Parris, AICP City Planner	
APPLICANT(S):	Norwalk Land Co, LLC 475 Alice's Rd, Ste A Waukee, Iowa 50263	Civil Engineering Consultants, Inc. 2400 86 th St. Unit 12 Des Moines, Iowa 50322
GENERAL DESCRIPTION:	This request would create 28 single family lots in the Norwalk Orchard View and Orchard Hills developments.	
IMPACT ON NEIGHBORHOOD:	The request would not appear to have a negative impact on the area.	
VEHICULAR & PEDESTRIAN TRAFFIC:	The development creates a critical connection of Orchard Hills Drive from North Avenue to Wright Road and the McAninch Sports Complex. While staff does not feel this connection is a negative impact on the community, it should be noted that the connection to the sports complex will increase traffic along Orchard Hills Drive, particularly during times of heavy use of the sports complex.	
TRAIL PLAN:	This plat includes an 8' sidewalk along the east side of Orchard Hills Drive. In certain cases a sidewalk easement has been provided at the front of lots to avoid conflicts with hydrants along the trail.	
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	Lots 1-21 are part of the Orchard Hills PUD. Lots 22-28 along Bradford Drive at part of the Orchard View PUD. Outlot X, to the west of this subdivision, is an R-3 parcel of the Orchard View Townhomes that is currently owned by Norwalk Land Co, LLC.	
BULK REGULATIONS:	Bulk Regulations Lots 1-21: 25' front setback, 12' side setback (minimum 5' on one side), 30' rear yard setback. Bulk Regulations Lots 22-28: 30' front setback, 12' side setback (minimum 5' on one side), 35' rear yard setback.	

In certain instances, where an easement encroaches into the setback, the easement line is set as the setback line.

DRAINAGE: The storm water from lots on the east side of this development drains into onsite detention basins. The other lots drain to the street collection system which is ultimately detained in an offsite detention pond to the east.

DEVELOPMENT HISTORY: The Orchard View PUD was approved on October 4, 2012. The Orchard Hills PUD was last amended on May 31, 2012. The preliminary plat for the overall Orchard View development was approved on January 16, 2014. The preliminary plat for Norwalk Orchard View Plat 3 was approved on August 6, 2015.

FLOODPLAIN: None of the proposed lots are located within a floodplain.

PARKLAND: Parkland dedication for the area is identified in the PUD as the 4 acre park to the north along Orchard Hills Drive.

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

- 10' PUEs are identified at the front and rear of each lot.
- Occasional lots have a 5' PUE along the side lot line.
- A 20' sanitary sewer easement is at the front of lots 22-25.
- A 25' sanitary sewer easement is at the front of lot 28.
- A 17' sanitary sewer easement is at the front of lots 7-11.
- A 20' surface water flowage easement is at the rear of lots 16-21.
- A stormwater detention easement is at the rear of lots 16-18.
- A 45' surface water flowage easement is at the rear of lots 12-15.
- A stormwater detention easement is at the rear of lots 7-9.
- A 20' surface water flowage easement is at the rear of lots 1-6.
- A 30' storm sewer easement is at the rear of lots 15 & 16.
- A 20' storm sewer easement is at the rear of lots 7 & 8.
- A 5' sidewalk easement is at the front of lots 11, 12, & 16.

**RELATIONSHIP TO
COMPREHENSIVE LAND
USE PLAN:**

The Future Land Use Map designates the area in question as Medium Density Residential. This request would be in compliance with such designation.

**STAFF ANALYSIS –
ZONING ORDINANCE:**

The Final Plat consists of 28 single family lots, containing approximately 35.614 acres of land, south of the existing Orchard View development and west of the existing Orchard Hills development.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. The streets include a continuation of the 31' wide Orchard Hills Drive, a continuation of the 28' wide Braeburn Drive, and a new 28' wide Bradford Drive.

**STAFF ANALYSIS –
SUBDIVISION
ORDINANCE:**

The Subdivision Ordinance requires that Final Plat submissions include such criteria as boundaries of property, engineer's certificate, easements and right-of-way widths. All information has been submitted by the applicant. The Final Plat shows platted building lines, property lines with dimensions, easements and right-of-way widths.

The applicant will need to submit all other required documents prior to release of the final plat for recording.

**PLANNING & ZONING
RECOMMENDATION:**

Therefore, staff recommends that the request for the Final Plat of Norwalk Orchard View Plat 3 be approved with the following conditions:

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

<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Contract	<input type="checkbox"/> Other (Specify)
Funding Source: <u>NA</u>			
APPROVED FOR SUBMITTAL		Jean Furler	
		Interim City Manager	

RESOLUTION NO. ____

A RESOLUTION APPROVING THE NORWALK ORCHARD VIEW PLAT 3 – FINAL PLAT

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on June 27, 2016 and recommends approval of the Final Plat; and

WHEREAS, that upon final approval of the final plat, the developer adheres to all provisions detailed in the Norwalk Subdivision Regulations and Norwalk Municipal Code of Ordinances; and

WHEREAS, that any significant modifications to the final 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 Final Plat for the Norwalk Orchard View Plat 3 as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 7th day of July, 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	___	___