



**BUSINESS OF THE CITY COUNCIL**  
**AGENDA STATEMENT**

Item No.   10  
For Meeting of 08.4.16

**REQUEST:** Consideration of the second and possibly third reading of an ordinance amending parcel 10 to the legacy PUD to designate the site for an assisted living facility.

**MEETING DATE:** August 4, 2016

**STAFF CONTACT:** Luke Parris, AICP  
City Planner

**APPLICANT(S):** Hubbell Realty Co.  
6900 Westown Parkway  
West Des Moines, Iowa 50266

**LOCATION:** South of Beardsley Street and west of the Cedar Street connection to Beardsley Street that is currently under construction.

**CURRENT USE:** The site is currently vacant development ground.

**PROPOSED USE:** Adopt a master plan that shows the location of an assisted living facility within Parcel 10 of the Legacy PUD. The PUD requires that the developer amend the PUD to lock in the use of the site. The master plan describes land use, parking requirements, setbacks, buffers, and open space requirements for the site.

**ZONING HISTORY:** The site is located in Parcel 10 of the Legacy PUD. Parcel 10 currently allows assisted living facilities. The PUD requires that prior to any development; the developer shall submit an amendment to the PUD that designates the specific permitted land use and rules, regulations, and guidelines for the development site.

**LAND USE PLAN:** The future land use plan identifies the area as High Density Residential.

**SURROUNDING LAND USE PLAN AND ZONING:** Surrounding land use for the area is:

- East – planned mixed use commercial in the Legacy PUD.
- West – existing single-family homes in the Legacy Pointe development
- South – existing apartment complex
- North – existing single-family homes in the Lakewood neighborhood

Surrounding zoning for the area is:

- East – Parcel 10 of the Legacy PUD – mixed use commercial.
- West – R-3 dense single-family
- South – R-4
- North – R-1(60)

**FLOOD INFORMATION:** The proposed development is not located in a floodplain.

**MAJOR STREET PLAN/TRAFFIC:** The request to amend the Legacy PUD does not have an impact on the street network or the traffic in the area. The City is currently working on the extension of Cedar Street north to Beardsley Street. This connection will change traffic patterns and likely cause additional traffic on Beardsley Street.

**DEVELOPMENT SECTOR ANALYSIS:** The site is located at the southwest corner of the proposed intersection of Cedar Street and Beardsley Street. Undeveloped ground to the east is also in Parcel 10 of the Legacy PUD and will require additional PUD amendments to develop. The area is designated as a mix of commercial uses.

**STAFF ANALYSIS:** Following the approval of the Legacy Landing apartment complex, directly south of this proposed site, the City passed an amendment to Parcel 10 of the Legacy PUD that restricted any future high density residential to only senior living type concepts. The proposal for this site is an assisted living center that meets the intent of Parcel 10. The development of an assisted living facility at this location can provide a transition of uses from the single-family homes to the west to the likely commercial development to the east. Additionally, in many recent City meetings, staff has heard of the desire for additional senior living options in Norwalk. This proposal provides a new facility in Norwalk to help meet the needs of an aging population.

**ATTACHMENTS:** Attachment "A" – Legacy Parcel 10 PUD Amendment Master Plan for Assisted Living Facility  
Attachment "B" – Building Elevations  
Attachment "C" – Vicinity Map

____Resolution <u>  X  </u> Ordinance ____ Contract ____Other (Specify)_____
Funding Source: _____ NA _____
APPROVED FOR SUBMITTAL: <span style="float: right;">Jean Furler Interim City Manager</span>

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE MASTER PLAN AND RULES, REGULATION, AND GUIDELINES FOR THE LEGACY PLANNED UNIT DEVELOPMENT AS CONTAINED IN ORDINANCE NO. 01-01

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 Legacy Planned Unit Development as contained in Ordinance No. 01-01.

SECTION 2. **AMENDMENT.** The Legacy Planned Unit Development is hereby amended with the attached Master Plan (Attachment A) for an Assisted Living Facility in Parcel 10.

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 \_\_\_\_ day of \_\_\_\_\_, 2016.

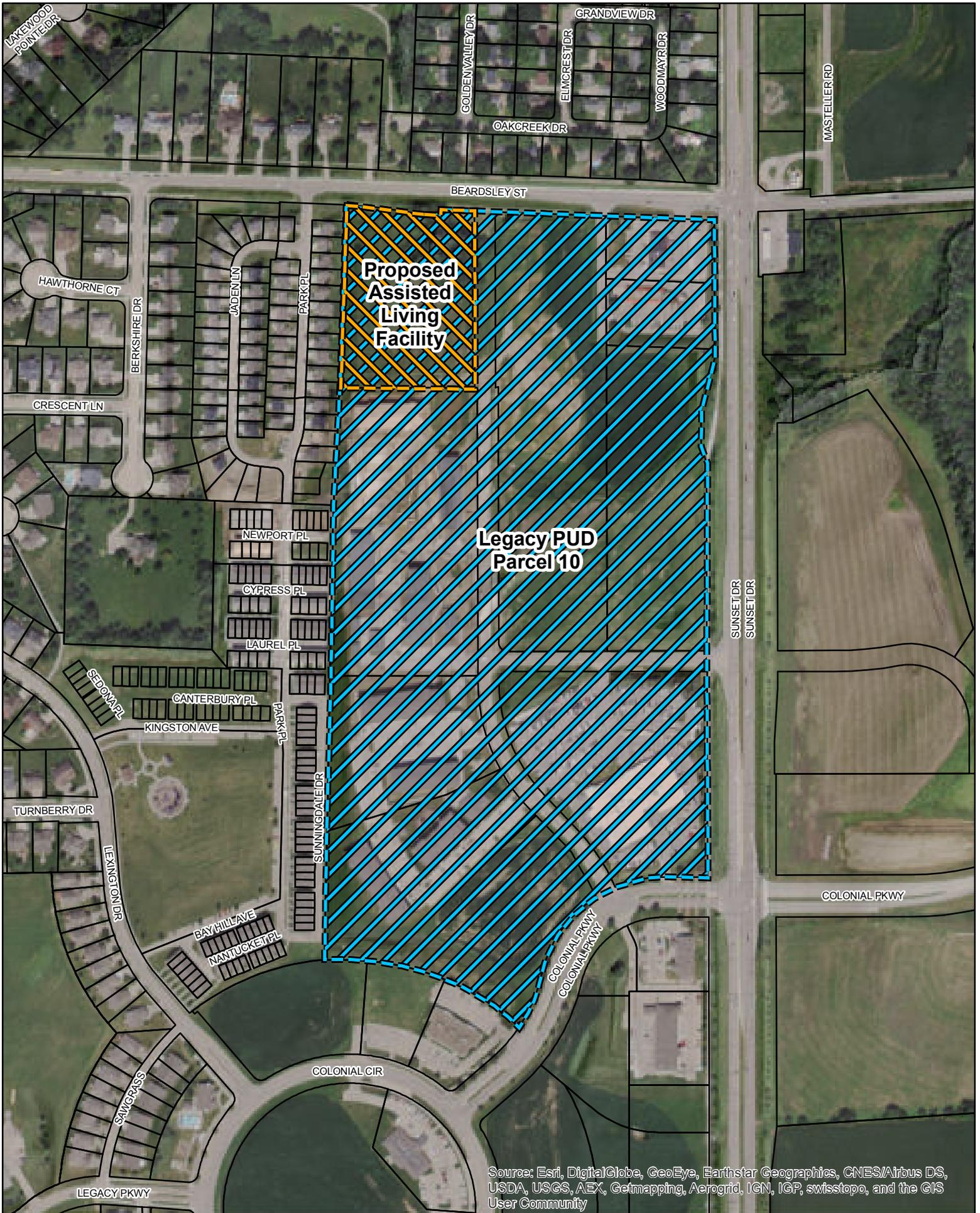
\_\_\_\_\_  
Tom Phillips, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Eddleman, Deputy City Clerk

PREPARED BY: Luke Parris, City Planner

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



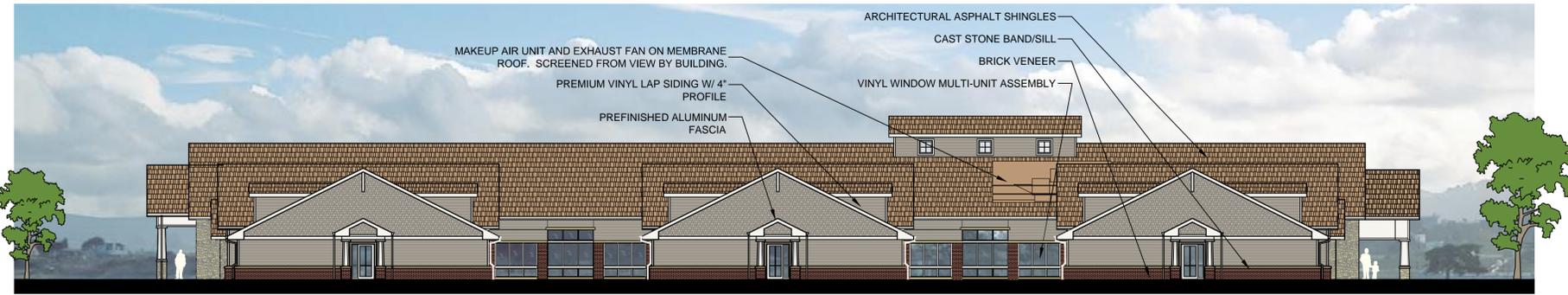
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**Legacy PUD Amendment Location**



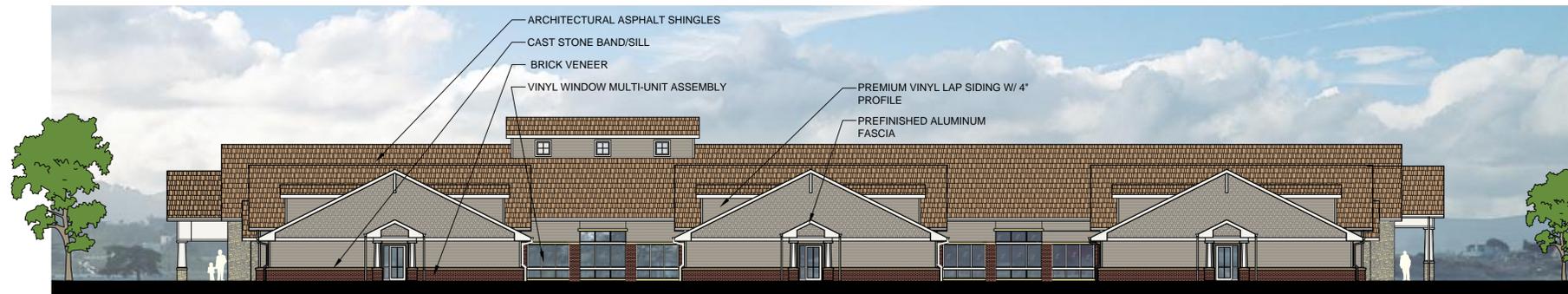




**NORTH ELEVATION**  
1/16" = 1'-0"



**EAST ELEVATION**  
1/16" = 1'-0"



**SOUTH ELEVATION**  
1/16" = 1'-0"



**WEST ELEVATION**  
1/16" = 1'-0"