



**BUSINESS OF THE CITY COUNCIL  
AGENDA STATEMENT**

Item No. 13  
For Meeting of 08.18.2016

- REQUEST:** Consideration of approval of the Final Plat of *Timber View Plat 1*
- STAFF CONTACT:** Luke Parris, AICP  
City Planner
- APPLICANT(S):** Kruse Construction                      Cooper Crawford & Associates  
2209 Riverwoods Ave 475 S. 50<sup>th</sup> Street, Suite 800  
Des Moines, Iowa 50320                      West Des Moines, Iowa 50265
- GENERAL DESCRIPTION:** This request would create 61 single family lots in the Timber View subdivision.
- IMPACT ON NEIGHBORHOOD:** The request would not appear to have a negative impact on the area.
- VEHICULAR & PEDESTRIAN TRAFFIC:** The development provides access onto Cumming Avenue to the south. The preliminary plat shows eventual access to subdivision to the east, though that area is not part of this final plat.
- TRAIL PLAN:** The subdivision will have standard city sidewalks on both sides of the streets throughout. An 8' trail is shown on the preliminary plat along Cumming Avenue.
- ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:** Lots in this section of Timber View are zoned R-1(70). Later phases of the development property have R-1(80) zoning along the north boundary, but are not part of this request.
- BULK REGULATIONS:** Front Setback: 30'  
Side Setback: Minimum 7' on one side, total of 17'  
Rear Setback: 35'
- DRAINAGE:** The storm water detention pond is provided on Outlot Z. The developed lots drain overland or through the storm sewer system to this pond where the water is detained and released to the northwest.

<b>DEVELOPMENT HISTORY:</b>	This area was farm ground that was annexed into the City in 2005. In the fall of 2015 the land was rezoned to a mix of R-1(70) and R-1(80).
<b>FLOODPLAIN:</b>	None of the proposed lots are located within a floodplain.
<b>PARKLAND:</b>	Parkland dedication for the area is identified in the preliminary plat as a 3.233 acres parkland site that will be dedicated to the City during the next phase of the subdivision.
<b>UTILITIES: WATER, SANITARY SEWER, STORM SEWER.</b>	Adequate easements are provided for the appropriate City services and utilities.
<b>RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:</b>	The Future Land Use Map designates the area in question as Low Density Residential and High Density Residential.
<b>STAFF ANALYSIS – ZONING ORDINANCE:</b>	<p>The Final Plat consists of 61 single family lots, containing approximately 51.374 acres of ground.</p> <p>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 main street named Timberview Drive and 28' wide local streets name Partlow Street, Serenity Circle, and Blooming Heights Drive.</p>
<b>STAFF ANALYSIS – SUBDIVISION ORDINANCE:</b>	<p>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.</p> <p>The applicant will need to submit all other required documents prior to release of the final plat for recording.</p>
<b>PLANNING &amp; ZONING RECOMMENDATION:</b>	<p>Therefore, the Planning &amp; Zoning Commission recommends that the request for the Final Plat of Timber View Plat 1 be approved with the following conditions:</p> <ul style="list-style-type: none"> <li>• That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.</li> <li>• That any significant modifications to the final plat be reviewed and approved by the Planning &amp; Zoning Commission and City Council.</li> </ul>

<input checked="" type="checkbox"/> Resolution _____ Ordinance _____ Contract _____ Other (Specify) _____
Funding Source: _____ NA _____
APPROVED FOR SUBMITTAL _____ Luke Nelson _____ City Manager

**RESOLUTION NO**

**A RESOLUTION APPROVING THE TIMBER VIEW PLAT 1 – FINAL PLAT**

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on July 11, 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 Timber View Plat 1 as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 18th day of August, 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	___	___

