



**BUSINESS OF THE CITY COUNCIL
AGENDA STATEMENT**

Item No. 14
For Meeting of 08.18.2016

- REQUEST:** Consideration of approval of a replat of the Preliminary Plat of ***Blooming Heights***
- STAFF CONTACT:** Luke Parris, AICP
City Planner
- APPLICANT(S):** Diligent Development Cooper Crawford & Associates
12119 Stratford Dr. Ste B 475 S. 50th Street, Suite 800
Clive, Iowa 50325 West Des Moines, Iowa 50265
- GENERAL DESCRIPTION:** The original preliminary plat was approved on October 2, 2014. It included 35 single family lots that met the R-1(100) zoning of the land. Many of these lots far exceeded the 100' minimum width. This replat of the development is to reduce the size of the lots and add six additional lot within the same street layout as originally approved.
- IMPACT ON NEIGHBORHOOD:** The properties surrounding the replat area is primarily agricultural with the new Timber View development back to the west.
- VEHICULAR & PEDESTRIAN TRAFFIC:** Traffic will access the subdivision through a connection onto 50th Avenue. The street layout of the subdivision remains the same as originally proposed.
- TRAIL PLAN:** The plat includes standard 5' sidewalks.
- ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:** This site is zoned R-1(100). Surrounding ground is zoned Agricultural Reserve. The Timber View subdivision to the west is zoned R-1(70) and R-1(80).
- BUFFERS REQUIRED/ NEEDED:** N/A
- DRAINAGE:** Drainage for the residential lots overland and to the storm sewer system on the streets. Detention is handled through the adjacent pond to the west.

DEVELOPMENT HISTORY:	The site was rezoned and platted in 2014. The adjacent Timber View development was rezoned and platted in 2015.
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 41 lots and is required to provide 0.74 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.	The design for sanitary sewer, storm sewer, and water main did not change from the original preliminary plat.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The future land use plan designates this location low density residential.
STAFF ANALYSIS – ZONING ORDINANCE:	<p>The Preliminary Plat consists of 41 residential lots. The plat consists of 77.2 acres of land west of 50th Avenue. The residential lots vary in size measuring from 16,047 SF to 94,534 SF.</p> <p>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 on all streets. Redbud Street and Crabapple Drive are both 28' wide streets. The Crabapple Drive cul-de-sac and Dogwood Circle are both 26' wide streets.</p> <p>The proposed preliminary plat would be for any residential lots to be in the R-1 district with the following bulk regulations:</p> <ul style="list-style-type: none"> • Minimum lot area – 15,000 SF • Minimum lot width – 100' • Front Setback – 40' • Side setback – 25' total (min. 12' one side) • Rear setback – 40' • 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 & ZONING RECOMMENDATION:	<p>Therefore, the Planning & Zoning Commission recommends that the request for the replat of the Preliminary Plat of Blooming Heights be approved with the following conditions:</p> <ul style="list-style-type: none"> • 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.

Resolution _____ Ordinance _____ Contract _____ Other (Specify) _____

Funding Source: _____ NA _____

APPROVED FOR SUBMITTAL _____ Luke Nelson _____
City Manager

RESOLUTION NO. ____

A RESOLUTION APPROVING THE REPLAT OF THE PRELIMINARY PLAT OF BLOOMING HEIGHTS

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on August 8, 2016 and recommends approval of the replat 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 replatted preliminary 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 replat of the Preliminary Plat of Blooming Heights 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	---	---

PRELIMINARY PLAT

BLOOMING HEIGHTS

SHEET 1 OF 4

OWNER/DEVELOPER

JCP, LLC
160 64th STREET, SUITE 1008
WEST DES MOINES, IA 50266

DEVELOPER

DILIGENT DEVELOPMENT
2119 STRATFORD DRIVE, SUITE B
CLIVE, IA 50325

ZONING

EXISTING: A-R, AGRICULTURAL RESERVE
PROPOSED: R-1(100) SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS

MIN. LOT AREA-15,000 S.F.
MIN. LOT WIDTH-100'

SETBACKS
FRONT-40'
REAR-40'
SIDE-12' MIN. (25' TOTAL)

LEGAL DESCRIPTION

A part of the North half of the Southeast quarter of Section 10, Township 77 North, Range 25 West of the 5th P.M., City of Norwalk, Warren County, Iowa, that is more particularly described as follows:

Beginning at the Center of Section 10, Township 77 North, Range 25 West of the 5th P.M., City of Norwalk, Warren County, Iowa; thence S89°44'17"E, 2624.70 feet along the North line of the Southeast quarter of said Section 10 to the East 1/4 corner of said Section 10; thence S00°37'45"W, 350.00 feet to the South line of the North half of the Southeast quarter of said Section 10; thence N89°42'42"W, 2274.64 feet along said South line to the West line of the Southeast quarter of said Section 10; thence N00°06'20"W, 1329.42 feet along said West line to the Point of Beginning.

Said tract of land contains 77.202 acres more or less (includes 0.616 acres road right-of-way).

Said tract of land being subject to any and all easements of record.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- LIGHT POLE
- APPROVED
- UNAPPROVED

CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

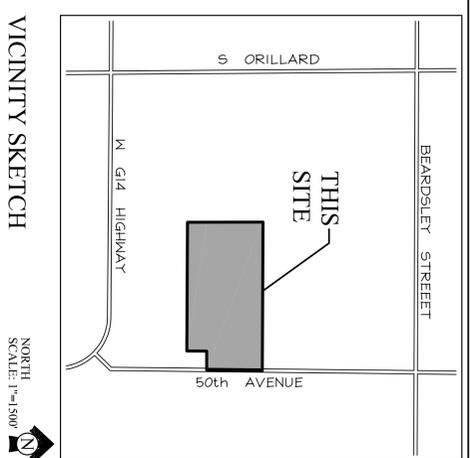
BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-4

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

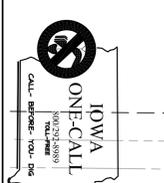
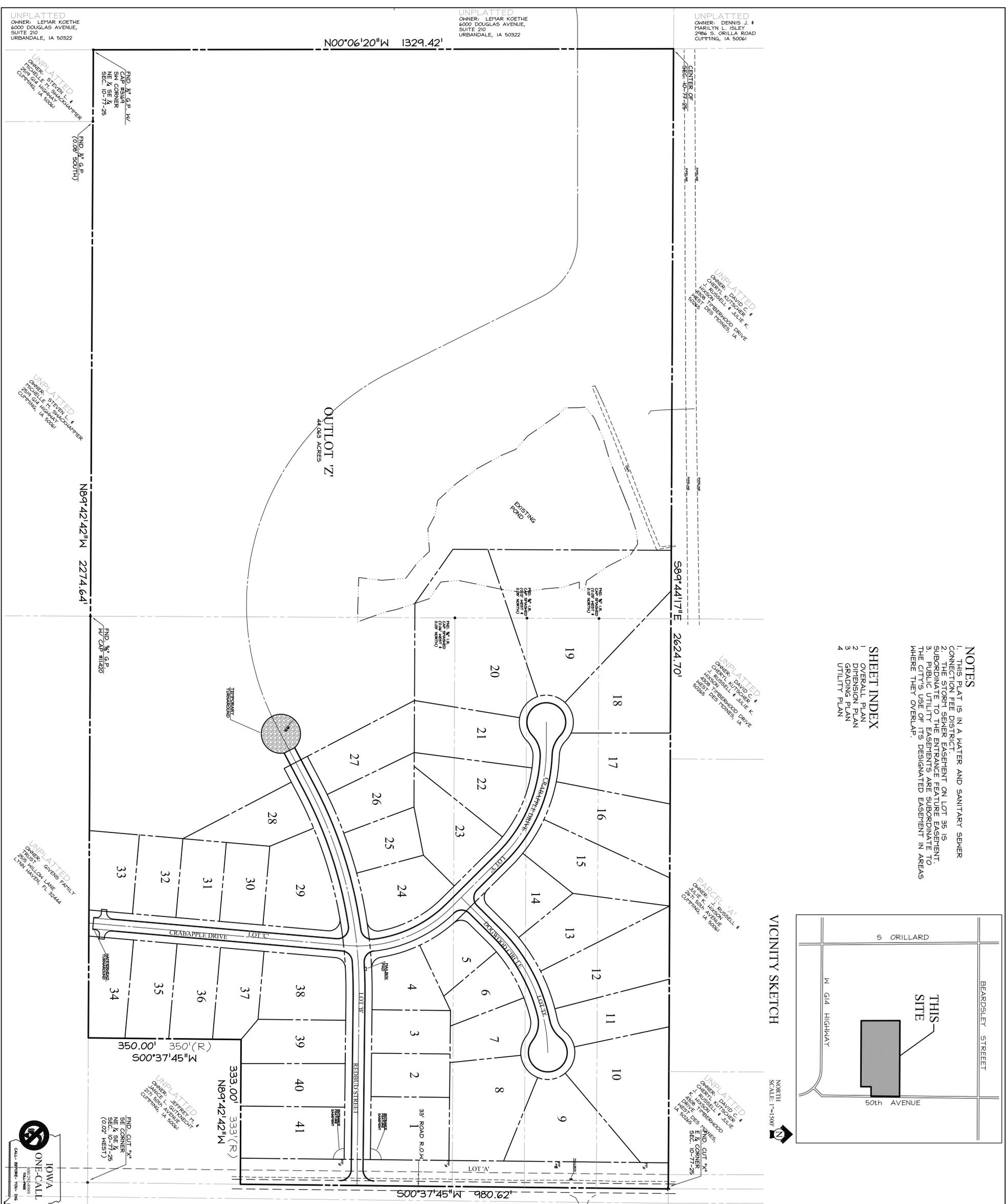
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345
DATE: 7-18-2016
REVISIONS:

APPROVED: [Signature]
SCALE: 1"=100'
INITIALED: [Signature]
AS-BUILT: [Signature]

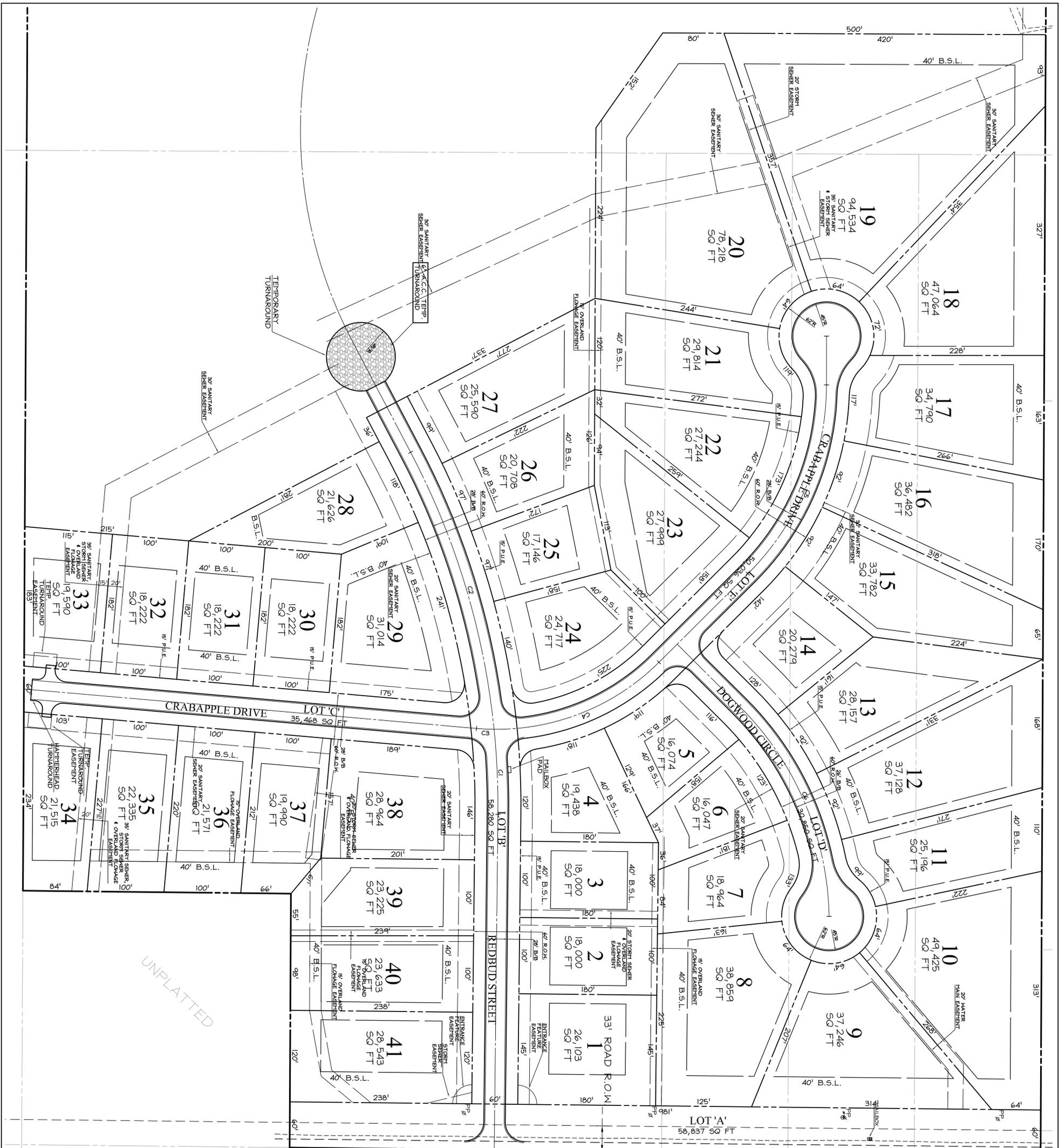
JOB NUMBER
CC 1459
SHEET
1 OF 4



- NOTES**
1. THIS PLAT IS IN A WATER AND SANITARY SEWER CONNECTION FEE DISTRICT.
 2. THE STORM SEWER EASEMENT ON LOT 35 IS SUBORDINATE TO THE ENTRANCE FEE EASEMENT.
 3. PUBLIC UTILITY EASEMENTS ARE SUBORDINATE TO THE PUBLIC USE OF ITS DESIGNATED EASEMENT IN AREAS WHERE THEY OVERLAP.
- SHEET INDEX**
- 1 OVERALL PLAN
 - 2 GENERAL PLAN
 - 3 GRADING PLAN
 - 4 UTILITY PLAN



PRELIMINARY PLAT BLOOMING HEIGHTS SHEET 2 OF 4



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	6°23'48"	1000.00	111.64	55.85	111.58	S87°25'51"W
C2	2°15'15"	1000.00	361.60	183.15	376.24	S73°16'02"W
C3	4°24'02"	300.00	23.04	11.53	23.04	N02°41'55"E
C4	48°28'55"	350.00	532.66	144.97	232.83	N62°55'06"W
C6	43°55'11"	400.00	305.97	161.49	299.49	S66°55'06"W

- LEGEND**
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COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

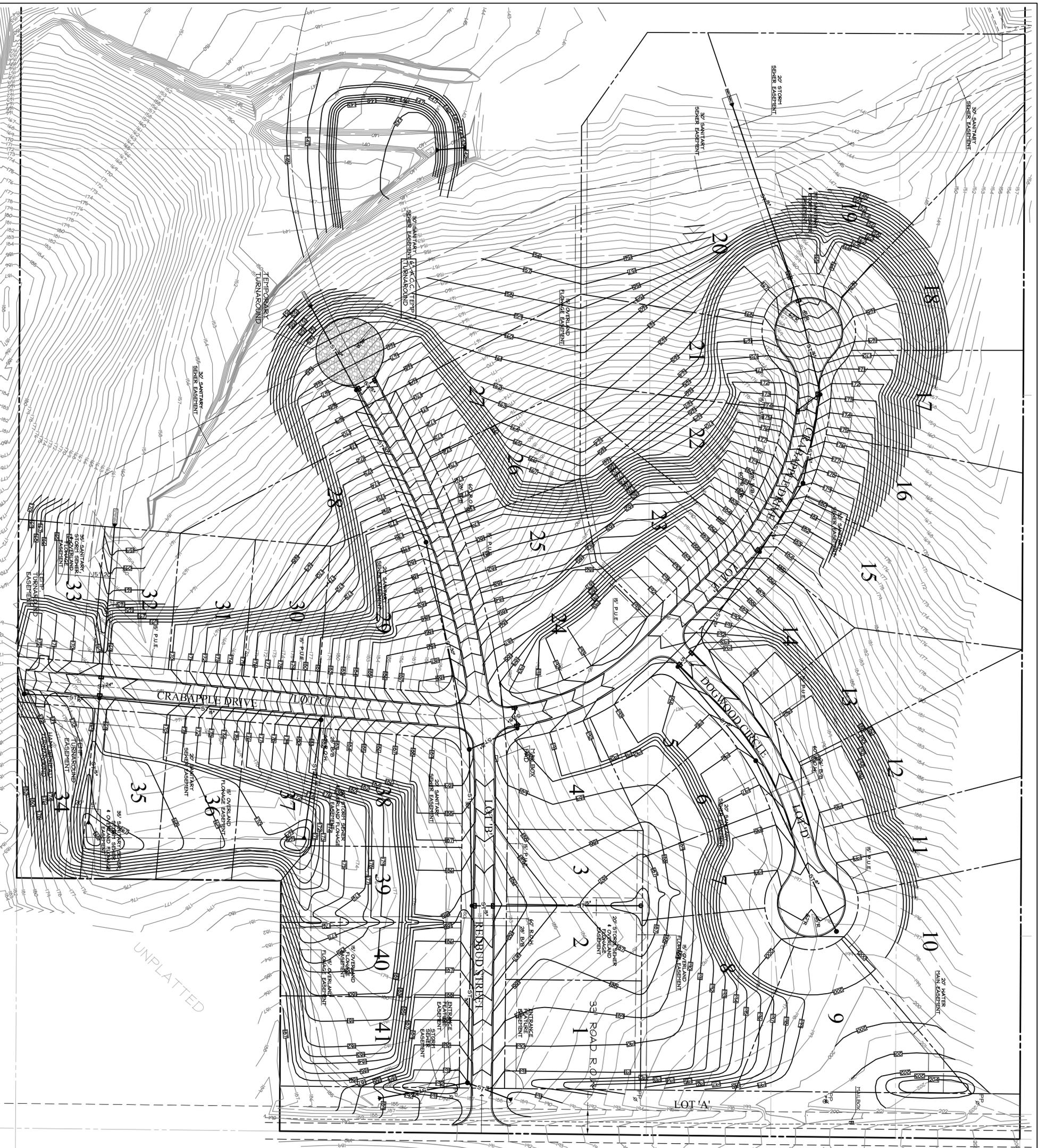
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APPROVED: [Signature] INITIALS: [Signature] AS-BUILT: [Signature]
SCALE: 1"=60'
JOB NUMBER: **CC 1459**
SHEET 2 OF 4



UNPLATTED

PRELIMINARY PLAT BLOOMING HEIGHTS SHEET 3 OF 4



50th AVENUE

NOTES
1. IN THE AREA OF LOTS 17-24, ADJOINING LOTS WILL FLOW OVERLAND TRAVERSING THE FUTURE BUILDING SITE AND THAT ANY BUILDING ON THE LOT MUST TAKE INTO ACCOUNT THE UPSTREAM DRAINAGE.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
- ST^W STORM SEWER & SIZE
- SAN^W SANITARY SEWER & SIZE
- M^W WATER MAIN & SIZE
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COOPER CRAWFORD & ASSOCIATES, L.L.C.
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PHONE: (515) 224-1344 FAX: (515) 224-1345
DATE: 7-18-2016

CC 1459

JOB NUMBER

GRADING PLAN

BLOOMING HEIGHTS

SHEET 3 OF 4

IOWA ONE-CALL
800-368-3683
CALL BEFORE YOU DIG

SCALE: 1"=60'

APPROVED: [Signature] INITIALS: [Signature] AS-BUILT: [Signature]

PRELIMINARY PLAT BLOOMING HEIGHTS SHEET 4 OF 4



50th AVENUE



- LEGEND**
- EXISTING/PROPOSED
 - PLAT BOUNDARY
 - ST^{18"} STORM SEWER & SIZE
 - SAN^{18"} SANITARY SEWER & SIZE
 - W^{18"} WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - F.H.S.
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK
 - ALP LIGHT POLE

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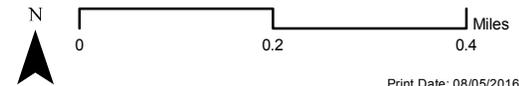
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UTILITY PLAN
BLOOMING HEIGHTS
SHEET 4 OF 4

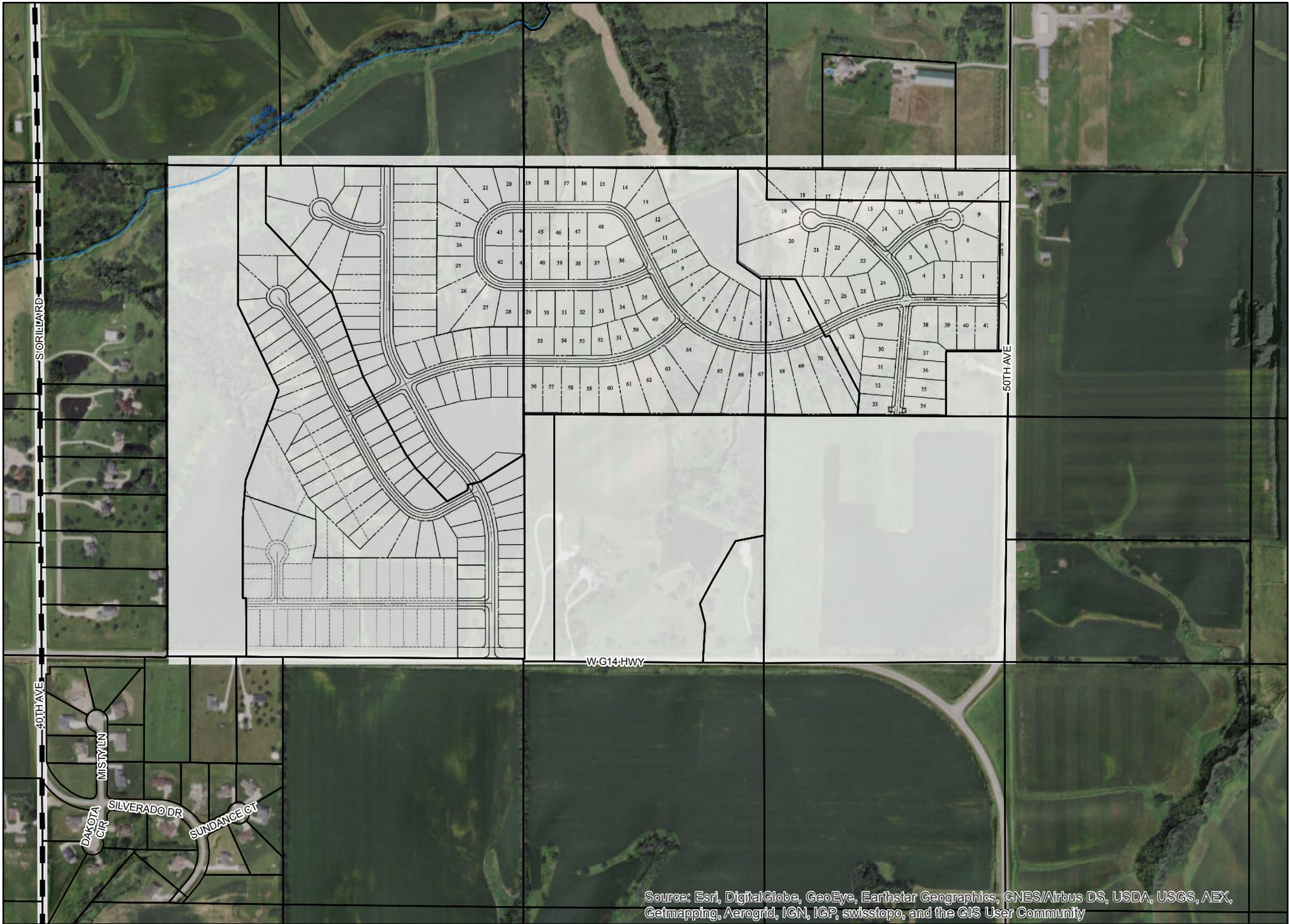


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



Blooming Heights Vicinity Map





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



Timber View & Blooming Heights Layout

