

**CITY OF NORWALK
REPORT TO THE NORWALK PLANNING COMMISSION**

- REQUEST:** Public hearing and consideration of a request from Diligent Warrior Run, LLC to rezone 14.74 acres of land on the Warrior Run Golf Course the encompasses The Grille at Warrior Run.
- MEETING DATE:** September 14, 2015
- STAFF CONTACT:** Luke Parris, AICP
City Planner
- APPLICANT(S):** Diligent Orchard Hills, LLC
122119 Stratford Drive, Suite B
Clive, Iowa 50325
- LOCATION:** The area to be rezoned is 14.74 acres surrounding The Grille at Warrior Run, just east of the intersection of North Avenue and East 27th Street.
- CURRENT USE:** Currently, The Grille at Warrior Run operates as the clubhouse/restaurant for the Warrior Run Golf Course. This is allowed in the current zoning district.
- PROPOSED USE:** The proposal is a request to rezone the property to C-2, Community Commercial. The use of a clubhouse/restaurant is allowable within the C-2 district.
- ZONING HISTORY:** The area is currently zoned R-1(70), Single Family Residential. The Grille at Warrior Run is allowed in this zone because it is considered part of the Warrior Run Golf Course. Golf Courses are allowed within the R-1 district.
- LAND USE PLAN:** The Future Land Use Plan in the City of Norwalk Comprehensive Plan identifies future land uses as Residential/Commercial Flex and High Density Residential.
- SURROUNDING LAND USE PLAN AND ZONING:** Surrounding land use planned for the area is:
- North & East: High Density Residential
 - West & Southwest: Residential/Commercial Flex
 - South & Southeast: Medium Density Residential
- Surrounding zoning for the area is:
- North & East: R-1(70)
 - West: C-2 to the west
- FLOOD INFORMATION:** The area is not located within a Flood plain or a Floodplain Overlay District.

MAJOR STREET PLAN/TRAFFIC: The Grille at Warrior Run is provided access from North Avenue.

UTILITY SERVICES: The area is adequately served by City services.

DEVELOPMENT SECTOR ANALYSIS: The request is located on an existing golf course. A portion of the golf course is being redeveloped into single family homes by the current owners. The land to the south is outside of the City limits. The Comprehensive Plan identifies the area as a low priority for future annexation.

STAFF ANALYSIS: The request is to rezone The Grille at Warrior Run and the surrounding 14.74 acres to C-2, Community Commercial. This is generally compatible with the Future Land Use plan, though a portion of the request does fall into the High Density Residential category. The boundary of various future land use categories is not definitive and the City has some ability to interpret the boundary.

In this instance, The Grille at Warrior Run is both a permitted use in the R-1 and the C-2 district. However, if the surrounding golf course land was to be developed into single family homes, The Grille at Warrior Run would become a legal non-conforming use. Changing the zoning for the area from R-1(70) to C-2 at this time would give any future buyers in the surround R-1 district a clear understanding of the type of land use that would be possible near them.

The area is also directly adjacent to an existing C-2 district, so a continuation of that zoning type would not be considered a spot zoning.

STAFF RECOMMENDATION: Staff recommends that approval of the rezoning request for the following reasons:

1. The area is adjacent to an existing C-2 district
2. The current use of the property is compatible with the C-2 district
3. A portion of the area falls within the Residential/Commercial Flex future land use
4. The rezoning change will provide future land owners a definitive understanding of what may or may not be developed in their vicinity.

**PLANNING AND
ZONING ACTION:**

The Planning and Zoning Commission can consider several courses of action:

1. Deny the amendment request. Denying the amendment request would maintain the current zoning and keep the area as R-1(70). Note that a lack of motion is tantamount to a no vote that would recommend denial of the request and trigger a super majority vote at the City Council.
2. Approve the amendment request as proposed. Approving the request would allow rezoning the land C-2, Community Commercial.
3. Approve the amendment with conditions. The Commission may propose alterations to the amendment that could be agreeable to all parties involved.



