

CITY OF NORWALK
REPORT TO THE NORWALK PLANNING COMMISSION

REQUEST:	Request from Hubbell Realty Company to approve the Final Plat of the <i>Brownstones at the Legacy Plat 8</i>
MEETING DATE:	September 14, 2015
STAFF CONTACT:	Luke Parris, AICP City Planner
APPLICANT(S):	Hubbell Realty Company 6900 Westown Parkway West Des Moines, Iowa 50266
GENERAL DESCRIPTION:	This request would create 40 townhome lots in the Brownstones at the Legacy development, part of the Legacy PUD.
IMPACT ON NEIGHBORHOOD:	The request would not appear to have a negative impact on the area. The requested development finishes the development on the north side of Billy O' Phillips Park.
VEHICULAR & PEDESTRIAN TRAFFIC:	The request would not appear to have a negative impact on traffic conditions. This development is along existing Kingston Avenue and creates new streets, Canterbury Place and Sedona Place, which are access roads to half the lots. The streets are all private.
TRAIL PLAN:	Sidewalks connect to a nearby 12' bike trail.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The site is zoned Parcel 12 of the Legacy PUD, which allowed for R-4 uses. An amendment to the Legacy PUD in Ordinance 06-05 described more specific requirements for Parcel 12. Specifically relating to Plat 8, the north setback is to be 45 feet. Surrounding areas are R-4, a public park, and R-1(60) Single Family.
BUFFERS REQUIRED/ NEEDED:	The Legacy PUD requires that: "Extensive landscaping greater than the requirements of the provisions of the ordinance shall be incorporated into the buffering of the site." This was reviewed and approved during the site plan phase.
DRAINAGE:	Storm water for the development is collected into a storm sewer system that connects into the overall Brownstones at the Legacy storm sewer system. The overall Brownstones storm sewer system outlets to a detention area that is offsite to the southeast.

DEVELOPMENT HISTORY:	Development of the Brownstones at the Legacy started in 2007. Adjacent single family developments began in the early 2000's. Adjacent single family is built out, with the exception of the Legacy Pointe development to the north.
FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	Per the PUD, Billy O'Phillips park was identified as the parkland for the Brownstones at the Legacy development.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER.	<ul style="list-style-type: none"> • The final plat shows a 35' front setbacks along Lexington Drive. • There is a 25' setback off of Kingston Avenue. • There is a 45' setback off the lot to the north, as required in the PUD. • Proposed 10' PUE's run along the north of the site and an existing 10' PUE goes down Sedona Place to provide service to units on Kingston. • An existing 10' PUE is along the back of lots 1-17 that will be vacated. • An existing 20' sanitary sewer easement is in front of lots 18-25 and at the rear of lots 26-40. • An existing 15' storm easement is along Kingston Avenue. • An existing 10' water easement runs from Lexington Drive, behind lots 26-40 to Park Place. The 10' water easement behind lots 26-40 will be vacated. • A proposed 10' water easement runs along Canterbury Place, connecting the existing 10' water easements. • A 12' ingress/egress easement is along Kingston Avenue.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates the area in question as High Density Residential. This request would be in compliance with such designation.
STAFF ANALYSIS – ZONING ORDINANCE:	<p>The Final Plat consists of 40 lots, containing approximately 3.3 acres of land, east of Lexington Drive and north of Billy O'Phillips Park.</p> <p>The only public infrastructure for the site are the water mains and sanitary sewer mains. Streets in the development are privately owned.</p> <p>The setbacks are 35' off of Lexington, 25' setback along Kingston, and 45' with the lot to the north.</p> <p>Staff would like to make note that the preliminary plat and</p>

amended site plan were approved on January 8, 2015.

**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.

**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the Final Plat of Brownstones at the Legacy Plat 8 be approved for 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.
- That the City Planner or his designee be authorized to sign off on the plat for recording once public works has indicated the infrastructure is acceptable. In an effort to be developer friendly, the formal (council action) acceptance of the infrastructure and the approval of the final plat needn't occur at the same council meeting.

BROWNSTONES AT THE LEGACY PLAT 8 NORWALK, IOWA

PREPARED BY & RETURNED TO: BRADLEY R. GEATER, PLS, MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
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LEGAL DESCRIPTION:

BEING ALL OF LOTS 26, AND A PART OF LOT C OF BROWNSTONES AT THE LEGACY PLAT 3, AN OFFICAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT A OF THE LEGACY PLAT 13; THENCE N01°08'36"E, 179.33 FEET; THENCE N88°51'24"W, 155.50 FEET; THENCE N40°23'14"W, 67.87 FEET TO THE SOUTHEAST CORNER OF PARCEL H, AS RECORDED IN WARREN COUNTY RECORDS AT BOOK 2002, PAGE 5341; THENCE ALONG THE SOUTH LINE OF SAID PARCEL H N87°52'36"W, 422.35 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL H; THENCE ALONG THE WEST LINE OF SAID PARCEL H N01°03'10"E, 31.75; THENCE N88°56'50"W, 25.34 FEET; THENCE S33°30'44"W, 125.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF LEXINGTON DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE 272.04 FEET ALONG A 530.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, CHORD BEARING S41°46'59"E, 269.07 FEET TO THE NORTHWEST CORNER OF LOT A OF THE LEGACY PLAT 13; THENCE ALONG THE NORTH LINE OF SAID LOT A N62°55'18"E, 8.25 FEET; THENCE ALONG SAID NORTH LINE 123.14 FEET ALONG A 250.00 FOOT RADIUS CURVE, CONCAVE SOUTH, CHORD BEARING N77°01'57"E, 121.90 FEET; THENCE ALONG SAID NORTH LINE S88°51'24"E, 406.43 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 3.30 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

OWNERS:

LOT C:
BROWNSTONES AT THE LEGACY OWNERS ASSOCIATION
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PHONE: 1-515-243-3228

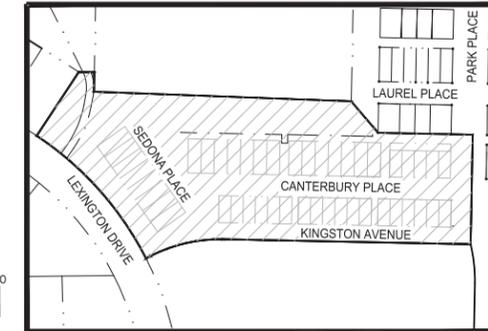
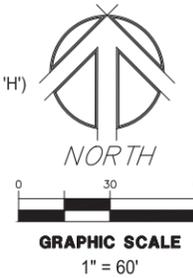
LOTS 20 THRU 26:
BROWNSTONES AT THE LEGACY LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PHONE: 1-515-243-3228

BULK REGULATIONS:

PARCEL 12 OF LEGACY PUD
FRONT SETBACK: 35 FEET
SIDE SETBACK: 25 FEET EACH
(45 FEET ADJACENT TO PARCEL 'H')
REAR SETBACK: 15 FEET

NOTES:

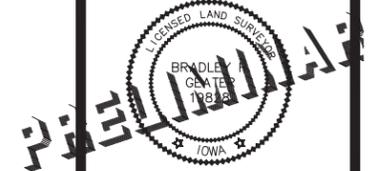
- 1) STORM SEWER SYSTEM IS PRIVATE.
- 2) STREETS ARE PRIVATE.
- 3) STRUCTURES ARE GENERALLY LOCATED IN THE CENTER OF THE EASEMENT.
- 4) EXISTING INGRESS/EGRESS EASEMENT ALONG KINGSTON AVENUE IS FOR ACCESS TO THE CITY PARK LOCATED IN LOT A OF THE LEGACY PLAT 13.
- 5) ANY USE OF A P.U.E BY A UTILITY OTHER THAN THE CITY OF NORWALK IS SUBJECT TO AND SUBORDINATE TO THE INTEREST OF THE CITY OF NORWALK IN ITS DESIGNATED EASEMENT AND ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT ITS EXPENSE WHEN ITS USE IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENT.
- 6) SEE PAGE 2 FOR PROPOSED AND EXISTING EASEMENT DETAILS.



VICINITY MAP

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 7/7/2015
BRADLEY R. GEATER, PLS
NO. 19828

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:
TWO PAGES

BROWNSTONES AT THE LEGACY PLAT 8
NORWALK, IOWA
225015
02/05/2015
REVISIONS
03/25/2015
08/03/2015
09/01/2015

ENGINEER: B. BROCKMAN
DRAWN BY: P. SHELQUIST

CHECKED BY: B. GEATER
FIELD BOOK NO.:

DRAWING NO.: FP-08
SHEET NO.: 01/02



GENERAL LEGEND

- BOUNDARY LINE
 - PROPERTY LINE / LOT LINE
 - SECTION LINE
 - EASEMENT LINE
- CORNERS FOUND:
● - FOUND 1/2" OPC #19828
◆ - FOUND 5/8" REBAR
- CORNERS SET:
○ - 1/2" REBAR WITH OPC #19828
- ABBREVIATIONS:
ROW - RIGHT-OF-WAY
BK, PG - BOOK AND PAGE
(M) - MEASURED DISTANCE/ANGLE
(R) - RECORD DISTANCE/ANGLE
OPC - ORANGE PLASTIC CAP
YPC - YELLOW PLASTIC CAP
CL - CENTERLINE
CHD - CHORD
BRG - BEARING



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GRAPHIC SCALE

1" = 60'

**BROWNSTONES AT
THE LEGACY
PLAT 8**

NORWALK, IOWA

225015

02/05/2015

REVISIONS

03/25/2015

08/03/2015

09/01/2015

ENGINEER

B. BROCKMAN

DRAWN BY

P. SHELQUIST

CHECKED BY

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FIELD BOOK NO.

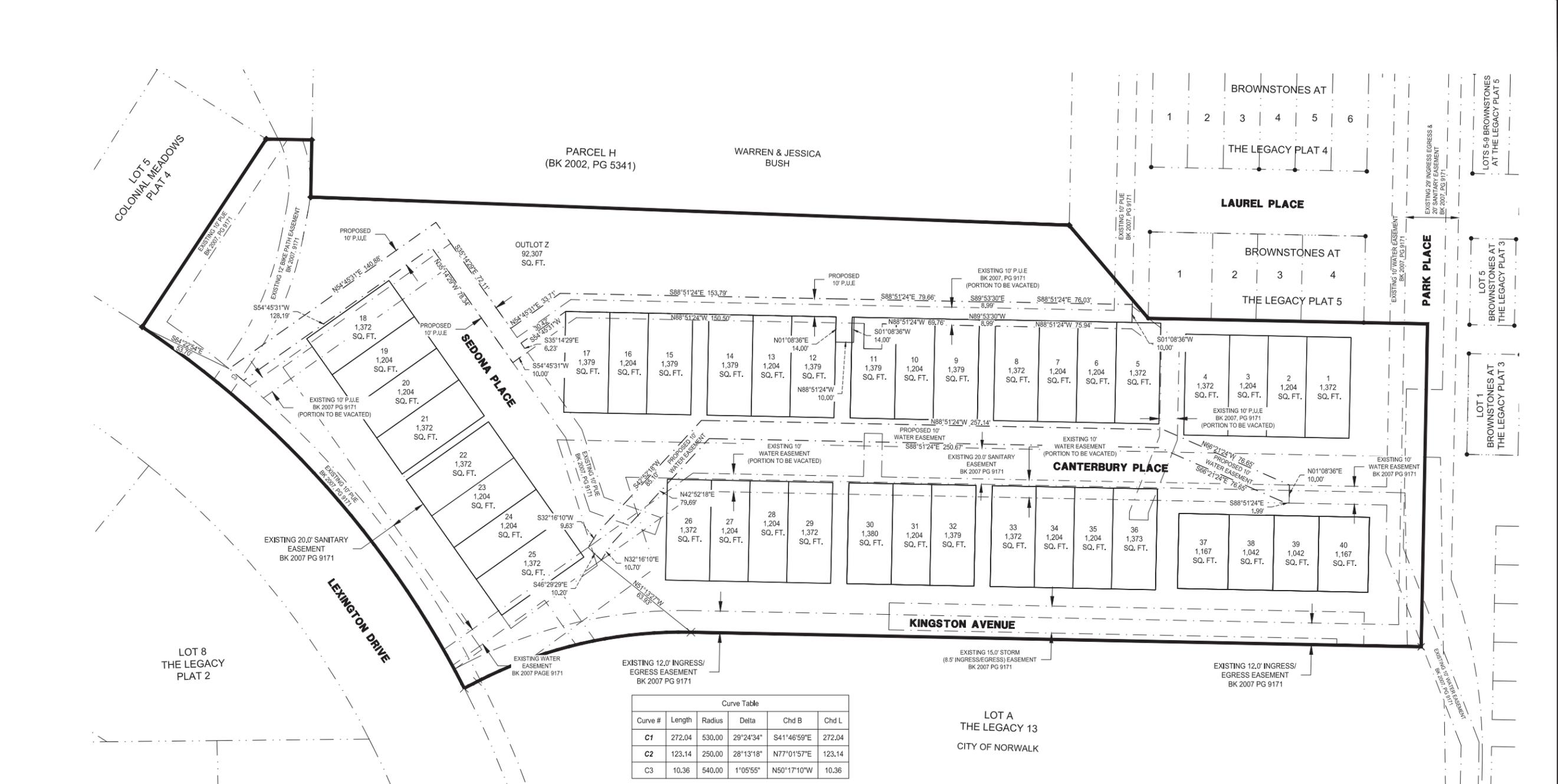
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DRAWING NO.

FP-08

SHEET NO.

02/02



Curve Table					
Curve #	Length	Radius	Delta	Chd B	Chd L
C1	272.04	530.00	29°24'34"	S41°46'59"E	272.04
C2	123.14	250.00	28°13'18"	N77°01'57"E	123.14
C3	10.36	540.00	1°05'55"	N50°17'10"W	10.36

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