

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

**REQUEST:** Request from McClure Engineering of Clive Iowa on behalf of Hubbell Realty Company to approve the Final Plat of *The Legacy Commercial Plat 7*

**MEETING DATE:** September 14, 2015

**STAFF CONTACT:** Wade R. Wagoner, AICP LEED GA  
Planning and Economic Development Director

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

**GENERAL DESCRIPTION:** This request would create one 4.38 acre commercial lot, part of the Legacy PUD, at the SW corner of Beardsley and Cedar Street.

**SURROUNDING LAND USES**  
**North:** Single Family Detached homes and a bike trail  
**West:** Legacy Pointe single family development  
**South:** Legacy Landing Apartments  
**East:** Bare commercial ground, McDonald's and Kum & Go

**IMPACT ON NEIGHBORHOOD:** The request would not appear to have a negative impact on the area. The completion of Cedar Street opens up additional commercial ground in the City of Norwalk.

**VEHICULAR & PEDESTRIAN TRAFFIC:** The request would not appear to have a negative impact on traffic conditions. The completion of Cedar Street will provide a third way out of the area.

**TRAIL PLAN:** Sidewalks connect to a nearby bike trail on the north side of Beardsley and on Highway 28/Sunset.

The goal of the trail plan is to create a system where people have an alternate choice of transportation when traversing the City of Norwalk.

Consideration of bike and pedestrian traffic and how to cross Beardsley and connect to our trail system will be given additional scrutiny when the specifics of this site come back during the site plan review phase.

**ZONING HISTORY FOR  
SITE AND IMMEDIATE  
VICINITY:**

The site is zoned Parcel 10 of the Legacy PUD, which is identified as Flex Space per Ordinance 13-12. In the original Legacy PUD, potential zoning is identified as R-3, R-4, C-2, PC, or IC, with uses limited in the PUD.

The original PUD further states that prior to development in the parcel "the developer shall submit to the City of Norwalk, as an amendment to this Ordinance and the Master Plan, which shall designate the permitted land uses and rules, regulations and guidelines for development of Parcel 10."

Subsequently, in Ordinance 14-11, the City prohibited R-3 and R-4 uses in any area identified as Flex Space, with the exception of allowing Assisted Living Residential Facilities, Nursing Homes, or Convalescent Homes, and mixed-use buildings that contain a mix of commercial, office, and residential use.

**BUFFERS REQUIRED/  
NEEDED:**

Buffers will be reviewed and approved during the site plan phase. Based on our current zoning ordinance a buffer of 30' feet would be required against the single family homes along Park Place in a non PUD zoning situation.

Our zoning ordinance amendment would require buffer yards of various sizes depending on the use. The identified commercial and residential uses would require a standard 50' wide buffer that could be reduced via planting multiplier at the site plan phase. The identified IC use would require a standard 75' wide buffer that could be reduced via planting multiplier at the site plan phase.

**DRAINAGE:**

Storm water for the development will be reviewed and approved during the site plan process.

This area lies outside the proposed regional detention basin in the Holland PUD. When the site develops, the applicants will be required to do on site storm water re/detention or paying a fee to drain into a regional facility if the City were to identify another regional facility.

(See attached map showing the drainage basin for the Holland regional facility)

**DEVELOPMENT HISTORY:**

The Legacy PUD originally envisioned the area as an opportunity to attract region wide businesses to locate in Norwalk. The PUD states that amendments to the PUD must be submitted prior to development to designate the permitted land uses for the Parcel. In 2014, the City limited most residential development on the Parcel.

**FLOODPLAIN:**

None of the proposed lots are located within a floodplain.

**PARKLAND:**

Commercial Developments are not required to dedicate parkland. The closest parks will be the new Elizabeth Holland Park, the playground equipment at Lakewood Elementary, and the Billy O'Phillips Park. The City should strive to see that all three of these parks are connected to commercial sites not only by automobiles, but by safe pedestrian and bikes paths as well. Ideally these connections should be safe and as shaded as possible (street trees) to encourage employees at these locations to use the parks during their lunch breaks.

**UTILITIES: WATER, SANITARY SEWER, STORM SEWER.**

- The final plat shows a 30' front setbacks and 15' utility easement is shown in the front of the lot along Cedar Street. The R-O-W for Cedar is 60'.
- The side setback is 10' and the rear is 35', no additional easements are shown.
- A second frontage on Beardsley shows a 30' front yard setback and a Public Utility Easement along Beardsley as well that is 40' in width.

**RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:**

The Future Land Use Map designates the area in question as Commercial and High Density Residential. This request would be in compliance with such designation.

**STAFF ANALYSIS – ZONING ORDINANCE:**

The Final Plat consists of one 4.38 acre commercial lot.

Streets shown as Lots "A" will be dedicated to the City for street use upon approval of the Final Plat. The designated street right-of-way is 60 feet.

The front setbacks are 30' fronting Beardsley and Cedar Streets, 10' side yard setback and 35' rear along the Park Place homes.

Staff would like to make note that the PUD was approved on

May 17, 2001, with amendments related to Parcel 10 on August 15, 2013 and June 26, 2014. A Preliminary Plat for Legacy Commercial was approved on December 19, 2013.

**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 The Legacy Commercial 7 be approved with 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.

# THE LEGACY COMMERCIAL PLAT 7 NORWALK, IOWA



building strong communities.

1360 NW 121ST. Street  
Clive, Iowa 50325  
515-964-1229  
fax 515-964-2370

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

### OWNER

H-CM, L.L.C.  
C/O HUBBELL REALTY COMPANY  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
1-515-243-3228

### ZONING

ZONING: THE LEGACY P.U.D. (PARCEL 10)

### SETBACKS:

FRONT: 30 FEET  
REAR: 35 FEET  
SIDE: 10 FEET

### UTILITIES

WATER - NORWALK WATER WATER SYSTEM  
SANITARY SEWER - NORWALK SANITARY SEWER DISTRICT

### LEGAL DESCRIPTION:

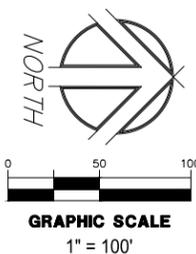
ALL OF OUTLOT Z OF THE LEGACY COMMERCIAL PLAT 6, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA. DESCRIBED LAND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### AREA SUMMARY:

5.07 ACRES

### NOTE:

- 1) LOT A TO BE DEDICATED TO THE CITY OF NORWALK FOR USE AS PUBLIC RIGHT-OF-WAY
- 2) EXISTING TURNAROUND EASEMENT WILL BE VACATED AS PART OF THE LEGACY COMMERCIAL PLAT 7 PLATTING PROCESS.



### LEGEND

- SETBACKS
- - - EASEMENTS
- - - EXISTING PROPERTY LINES
- PROPERTY LINES
- PLAT BOUNDARY

DATE SURVEYED: JULY 4, 2015

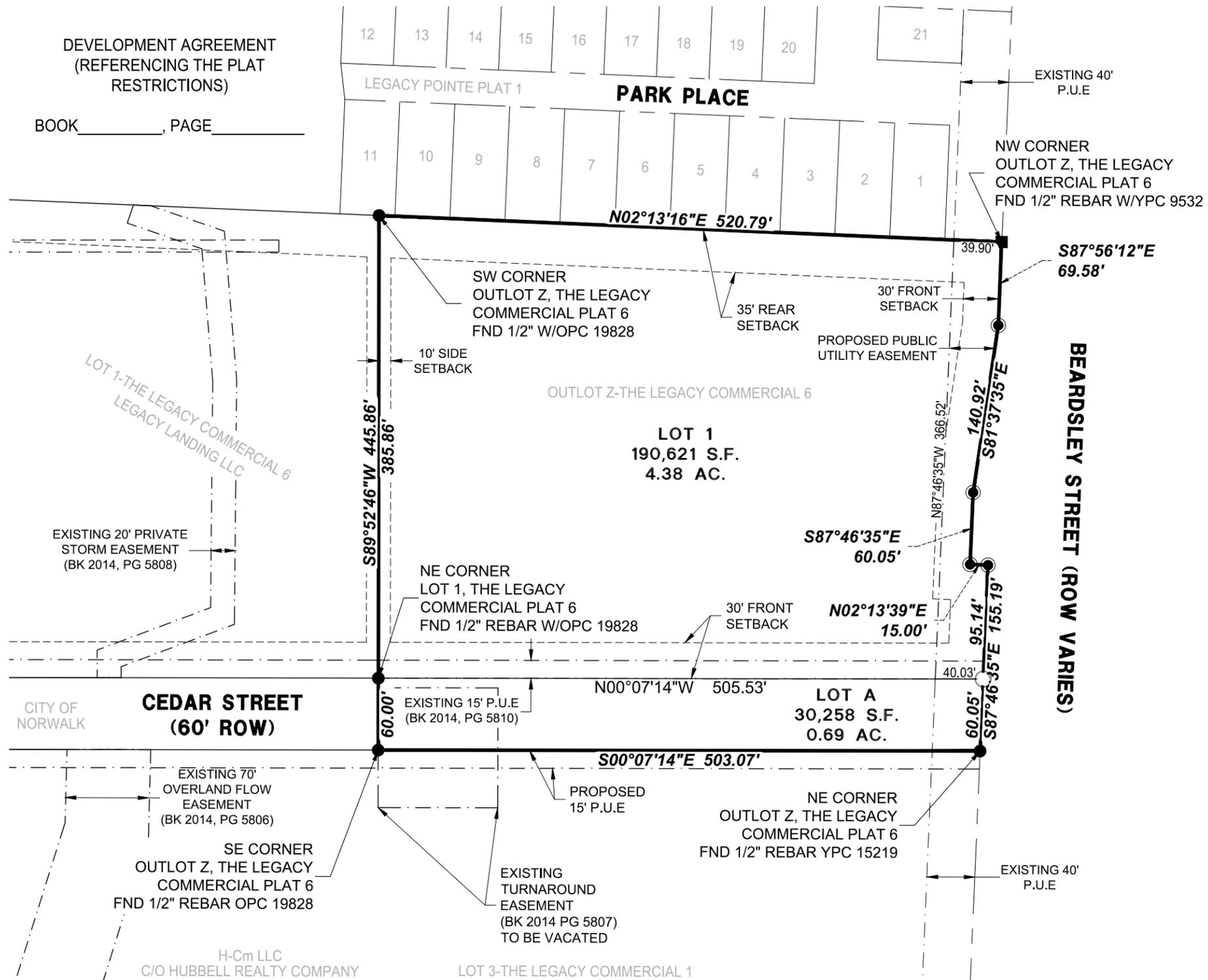
### CORNERS FOUND:

- ▲ - SECTION COR. (AS NOTED)
- - 1/2" REBAR YPC #9532
- - 1/2" REBAR YPC #11422
- - 1/2" REBAR YPC #15219 (UNLESS NOTED OTHERWISE)

### CORNERS SET:

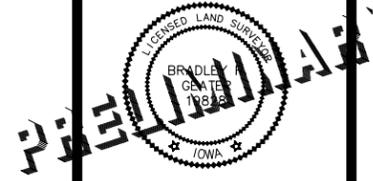
- - 1/2" REBAR & OPC #19828
- PUE - PUBLIC UTILITY EASEMENT
- ① - LOT ADDRESSES

LOT TABLE	
LOT 1	KYLE WILLIAMS & JULIE WILLIAMS BOOK 2007 PAGE 4109
LOT 2	JUSTIN REED & SAMANTHA REED BOOK 2013 PAGE 1884
LOT 3	ELIZABETH MACE BOOK 2013 PAGE 11468
LOT 4	ELIZABETH COONRADT BOOK 2014 PAGE 9573
LOT 5	ANDREW CRAWFORD BOOK 2010 PAGE 3320
LOT 6	JON WOODY & DENISE WOODY BOOK 2007 PAGE 12242
LOT 7	LISA ALBERTS BOOK 2014 PAGE 1183
LOT 8	CURTIS CHILES & JANA CHILES BOOK 2013 PAGE 3658
LOT 9	KRISTIAN KOWAL & KATHLEEN KOWAL BOOK 2007 PAGE 7464
LOT 10	RYAN CLARK BOOK 2007 PAGE 5610
LOT 11	ASHLEE BROOKS BOOK 2015 PAGE 3392



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.

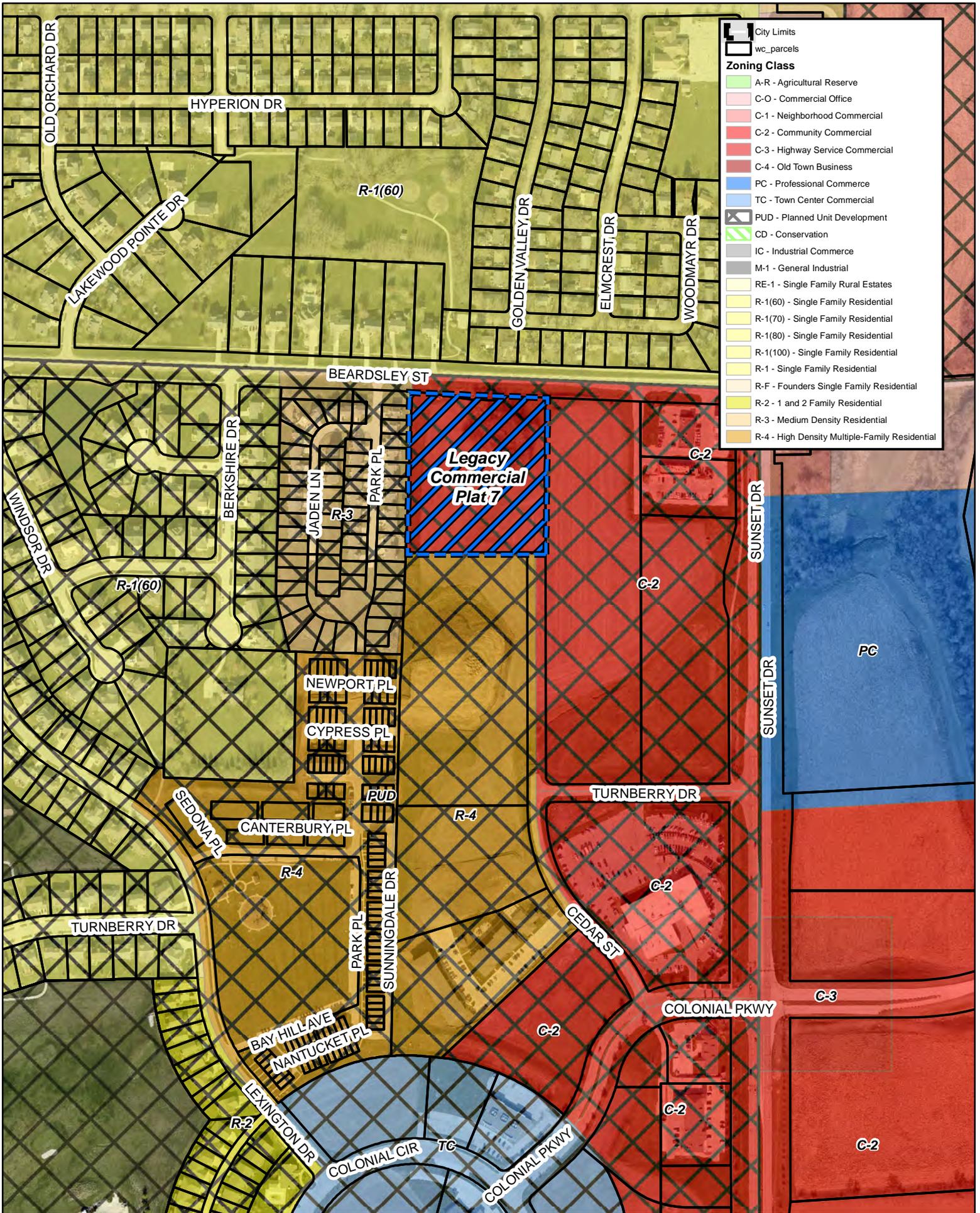
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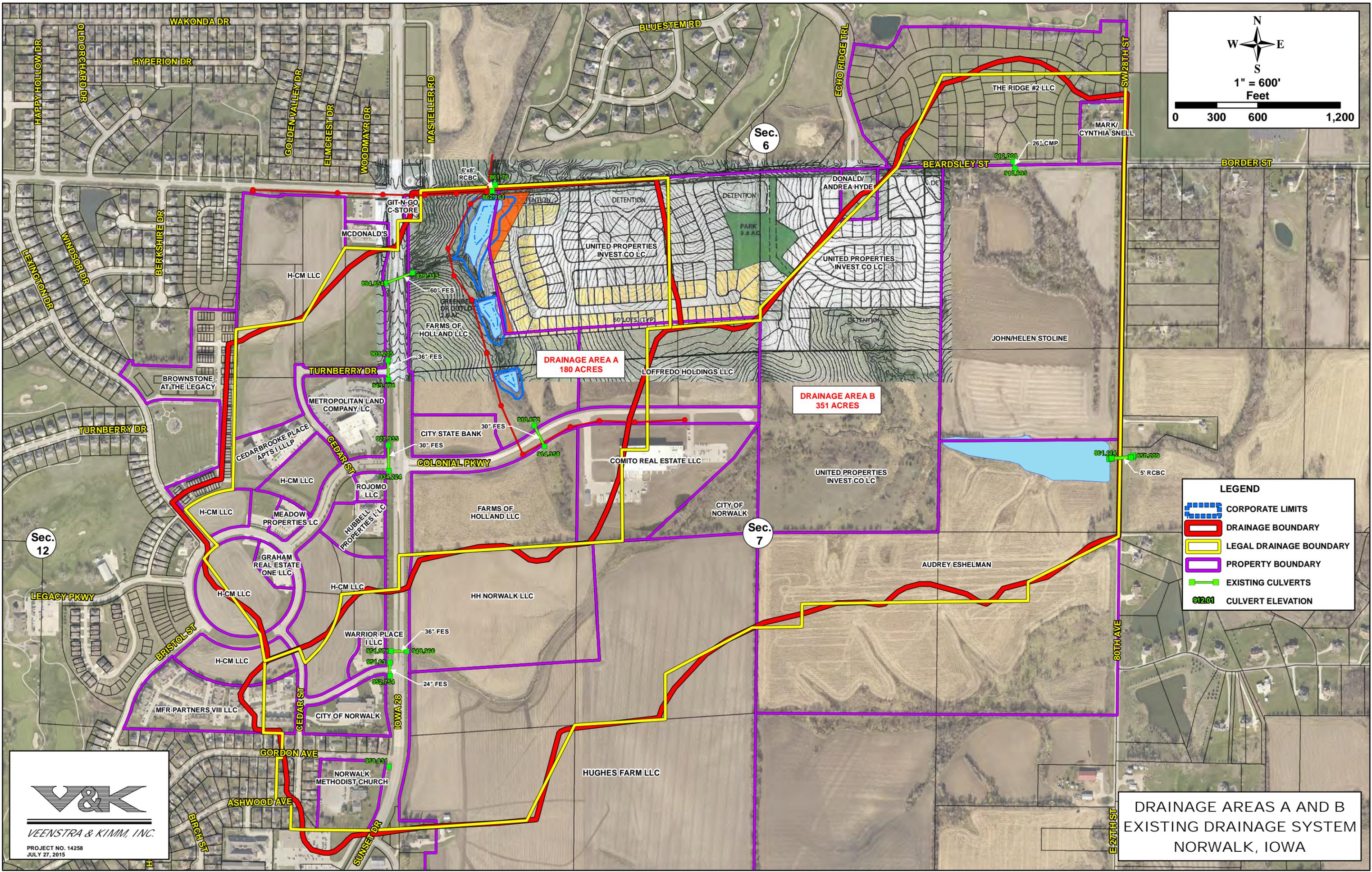
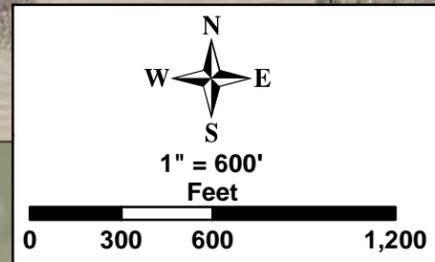


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 07/23/15  
BRADLEY R. GEATER, PLS  
NO. 19828  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET

THE LEGACY COMMERCIAL PLAT 7  
Norwalk, Iowa  
2212003  
July 22, 2015  
REVISIONS  
08/20/2015  
ENGINEER  
C SMITH  
CHECKED BY  
B. GEATER  
DRAWN BY  
P. SHELQUIST  
FIELD BOOK NO.  
DRAWING NO.  
FP-07  
SHEET NO.  
01/01





**DRAINAGE AREA A  
180 ACRES**

**DRAINAGE AREA B  
351 ACRES**

LEGEND	
	CORPORATE LIMITS
	DRAINAGE BOUNDARY
	LEGAL DRAINAGE BOUNDARY
	PROPERTY BOUNDARY
	EXISTING CULVERTS
	CULVERT ELEVATION

**V&K**  
VEENSTRA & KIMM, INC.  
PROJECT NO. 14258  
JULY 27, 2015

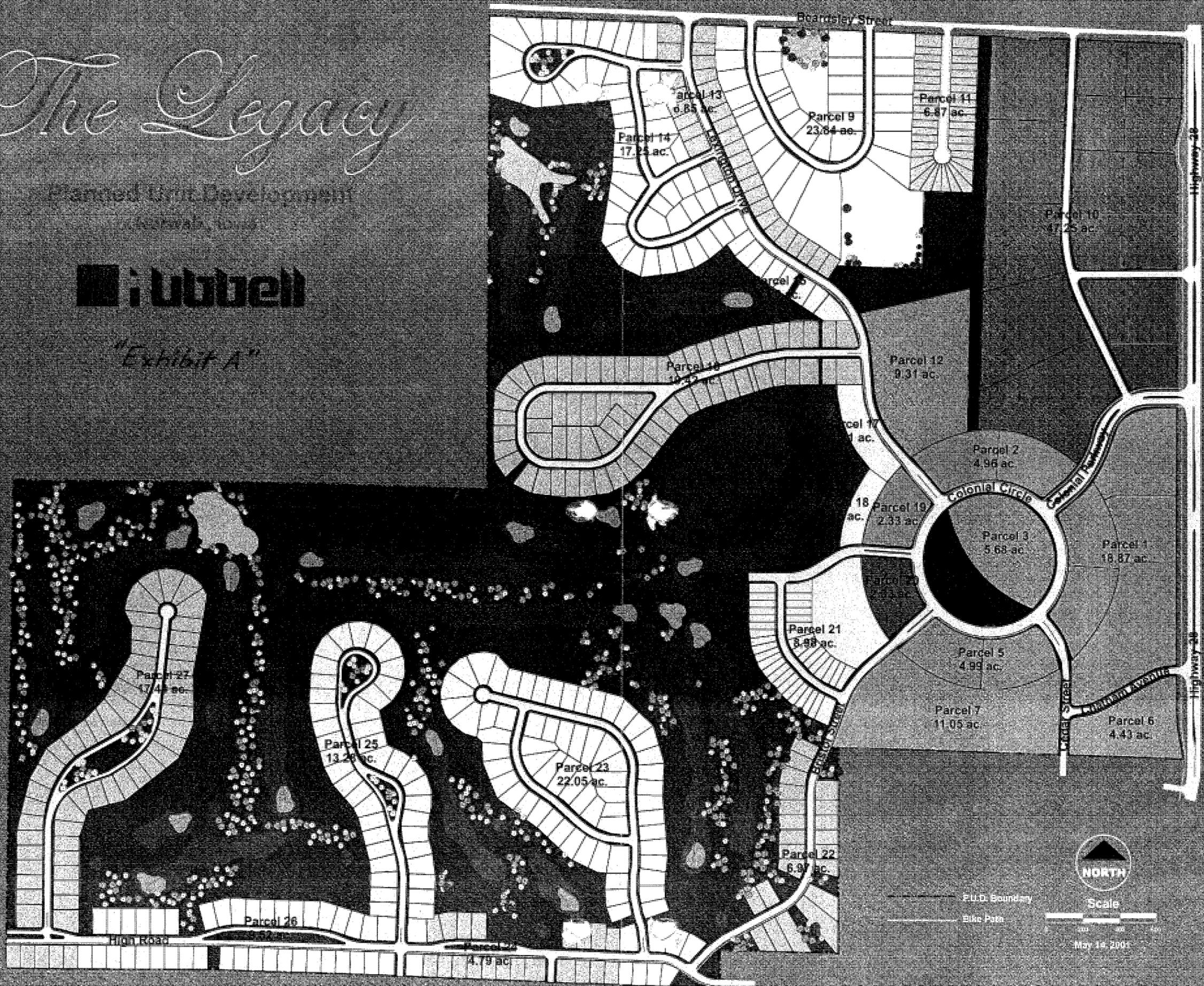
**DRAINAGE AREAS A AND B  
EXISTING DRAINAGE SYSTEM  
NORWALK, IOWA**

# The Legacy

Planned Unit Development  
Map

**Hubbell**

"Exhibit A"



Legend:  
— P.U.D. Boundary  
— Bike Path

**NORTH**

Scale  
0 100 200 300 feet

May 14, 2001



