



AGENDA
PLANNING AND ZONING MEETING
Norwalk City Hall, 705 North Ave
Monday, September 14, 2015
5:45 P.M.

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – August 24, 2015
4. Chairperson – Welcome of Guests
5. Public Comment – 3-minute limit for items not on the agenda (No action taken)
6. New Business
 - a. 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 that encompasses The Grille at Warrior Run
 - b. Request from Diligent Orchard Hills, LLC to approve the Final Plat of Orchard Trail Plat 4
 - c. Request from Hubbell Realty Company to approve the Final Plat of the Brownstones at the Legacy Plat 8
 - d. Request from Hubbell Realty Company to approve the Final Plat of Legacy Commercial Plat 7
 - e. Comprehensive Plan & Zoning Ordinance Discussion
7. Staff Development Update
8. Future Business Items
 - a. City Council Workshop
 - b. SubArea 1 Master Plan RFP
 - c. Legacy Plat 19 Construction Documents
 - d. Cort Landing Preliminary Plat
 - e. Rolling Green Plat 5 Construction Documents
 - f. Silverado Estates Plat 2 Preliminary Plat
 - g. Village on the Ridge Final Plat
 - h. Estates on the Ridge Plat 2 Construction Documents
 - i. Old School Plat 2 Final Plat
 - j. Orchard View Plat 3 Construction Documents
 - k. Comprehensive Plan Amendment for Trail Map
9. Next Meeting Date: September 28, 2015
10. Adjournment

REGULAR NORWALK PLANNING AND ZONING MEETING 8-24-15

Call to order

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, August 24, 2015. The meeting was called to order at 5:45 P.M. by Chairperson Stephanie Riva. Those present at roll call were John Fraser, Dan Schulz, Judy McConnell, Chad Ross, Stephanie Riva. Absent: Jim Huse and Robin Wagner.

Staff present included: Luke Parris, City Planner; Wade Wagoner, Planning and Economic Development Director; Shelley Stravers, Development Services Assistant.

Approval of Agenda – 15-54

Motion by McConnell and seconded by Schulz to approve the agenda as presented. Approved 5-0.

Approval of Minutes – 15-55

Motion by Fraser and seconded by McConnell to approve the minutes from the August 10, 2015 meeting. Approved 5-0.

Welcome of Guests

Chairperson Riva welcomed guests present. With no guests wishing to speak, the business portion of the meeting was opened.

Huse arrived at 5:47 p.m.

New Business

Request from Tony & Joyce Webb to approve the Parking Lot Site Plan for Outskirtz, 8384 South Orilla Road – 15-56

Mr. Parris reported that the Webb's have submitted a site plan for the parking lot at Outskirtz, 8384 South Orilla Road. This site plan is intended to show the final design of the parking lot and to serve as a plan moving forward including 2 more phases for the finalization of the parking lot. The Webb's will be requesting a temporary waiver of the parking requirement while they continue to work on the parking lot.

The zoning ordinance requires a total of 26 spots with 2 being handicapped spots. The Webb's are currently providing 20 spots with 2 handicapped spots that are all paved with asphalt. The Zoning Ordinance also requires that the approaches from the street and drive aisles be paved. The Webb's have indicated that the aisles will be included in the second phase of paving and the approaches finished in a third phase.

Joyce Webb, 809 West North Ave., Co-Owner of Outskirtz. This was brought before the Planning & Zoning about a year ago and was recommended to Council for a three-year extension due to the Veteran's Parkway and how it might affect their parking lot. City Council only approved a one year extension requesting that it be brought in front of both the Commission and the Council at the end of that year. The Webb's are asking to do this in phases due to a financial standpoint. The second phase will be complete this time next year and they would try to complete the third phase in the year following that. In the interim, gravel will be placed on both phases until complete. The Webb's have purchased this business from Vanessa Devine on contract and they will own it at the end of three years. This is one of the main reasons why they are planning their paving in phases because right now they are making improvements on someone else's property.

They signed an agreement with the City and Vanessa Devine in regards to the paving of the parking lot. Webb did not have a copy of that agreement with her.

Motion by Fraser and seconded by Huse to approve parking lot site plan for Outskirtz, 8384 South Orilla Road. Approved 6-0.

Request from Tony & Joyce Webb to provide a temporary waiver for paving of the parking lot at Outskirtz, 8384 South Orilla Road – 15-57

See site plan discussion above.

Motion by Fraser and seconded by Schulz to approve temporary waiver for paving of the parking lot at Outskirtz, 8384 South Orilla Road. The second phase will be paved by October 2016 and the third phase will be paved by October 2017. Approved 6-0.

Consideration of amendments to the City of Norwalk Zoning Ordinance – 15-58

Mr. Chris Shires of Confluence addressed the Commission with the proposed updates that the Commission directed staff and Mr. Shires to make. The sections updated were Definitions, Home Occupations and Zoning Districts. The updates primarily addressed the Zoning Ordinance interpretation of childcare homes and child development homes. This included revised definitions and new language in the Home Occupation section that would allow for Category A, B and C-1 providers as a Home Occupation and provides the Zoning Board of Adjustment the option to issue a special use permit to allow for a C-2 provider as a Home Occupation at a specific residence.

The Commission discussed that they should give providers one year to comply with this new ordinance.

Motion by Huse and seconded by Schulz to approve recommendation of amendments to the City of Norwalk Zoning Ordinance subject to language change on home occupation and allowing one year to comply; and C-4 will be named the Founders Business District. Approved 6-0.

Staff Development Update

Mr. Wagoner presented a Planning Commission report from Waterloo. 15 years ago when he worked in the Planning Department in Waterloo they did much research on Planning Commission reports and the best way to prepare these reports and how Commissioners want to see these reports. This report breaks down the issues and keeps the same categories there so staff is less likely to miss something in the report. Staff reports are a tool to help Commissioners make decisions and Mr. Wagoner feels this is a great format for that. Mr. Wagoner asked for permission to move forward using the new format. Commission granted that permission.

There were various maps provided to the Commissioners to keep and Mr. Wagoner reported that staff will be producing and laminating these and other maps to keep at each of their spaces to be used by the Commission and the City Council for reference. Commission requested to have a subdivision map also be provided.

At the last City Council meeting all of the items from the Development Services Department were pulled. Mr. Wagoner reported that the Kruse Development rezoning

request couldn't make the numbers work with the 100 foot and 80 foot lot proposals by the Planning & Zoning Commission, so they have been meeting with neighbors to try and make it work with the 70 and 80 foot lots. They would have moved forward without the Planning & Zoning recommendation to Council. They thought they had it worked out and requested it be on the agenda, but decided to pull from agenda due to some negative comments from neighbors. They will continue talking with neighbors.

The Holland Property was held back by not agreeing on two sentences of the Agreement. Staff did not get stuff to Mr. King in a timely manner and things didn't get worked out before the meeting. There are two detention ponds and one retention pond that are relying on obtaining 1.8 acres from Mike Coppola that has not been worked out yet.

Mr. Wagoner asked Commission what they would like to see on the agenda for the joint meeting with City Council on September 3rd. Commission would like to see the Comprehensive Plan and potential changes that need to be made. They would like to hear Council's visions and regional storm water thoughts. An entrance sign was discussed. Wagoner informed Commission that Zak from MPO would be making a presentation at the meeting.

Wagoner updated Commission on The Legacy Pond. Council decided that the weir did not need to be cut. They would require the future regional pond be oversized to not affect The Legacy Golf Course.

Future Business Items

Legacy Plat 19

This item will be coming to Commission very soon.

SubArea 1 Master Plan RFP

Staff is working with Chris Shires and Bob Olson. They have put together a list of stakeholders and continue to wait on the piece of land. Staff will continue working on.

Cort Landing

This is the Dobson PUD area and was rezoned to single family and a commercial lot right off of Wright Road and Sunset Drive. The first review of the plat is complete and comments have been sent back to the developer.

Orchard Trail Plat 4 Final Plat

Staff is in the process of wrapping up the first review of the final plat and comments will be sent to the developer.

Rolling Green Plat 5

Staff has sent the second set of comments to the developer and they are in the process of moving forward with the improvements.

Comprehensive Plan Amendment for Trail Map

Staff foresees this item being visiting with the Comprehensive Plan and will hopefully have something before the September 3 meeting.

Commission asked for a report on Hy-Vee. Wagoner reported that they are forecasting for it to be complete in 2017. Hy-Vee owns the grounds and the preliminary plat was

approved last summer. There is a public road that Hy-Vee needs to get in place and then the next step is submitting a site plan.

Adjournment – 15-59

Motion by Fraser and seconded by Schulz to adjourn the meeting at 7:34 P.M. Approved 6-0.

Stephanie Riva, Chairperson

Luke Parris, City Planner

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.

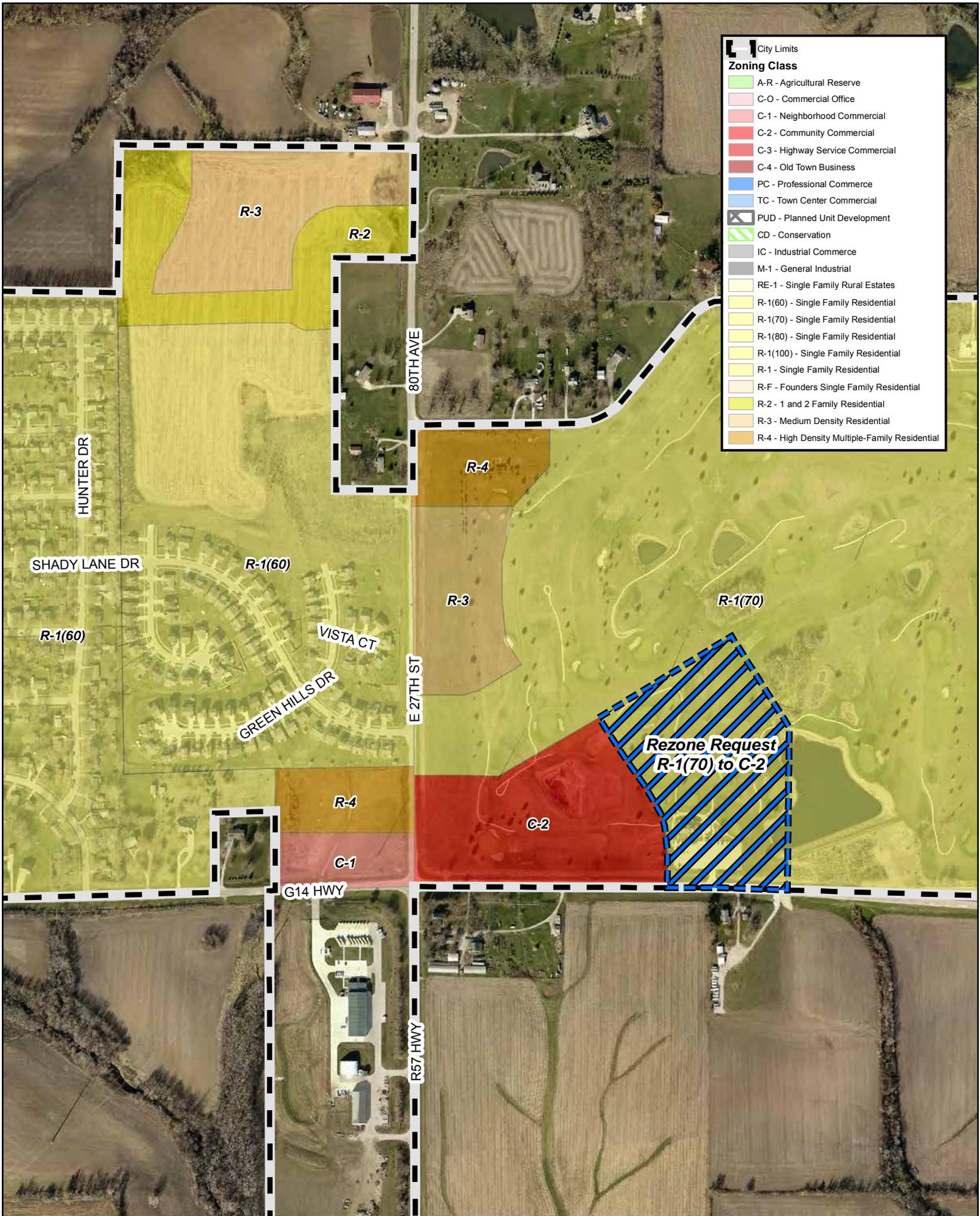
STAFF RECOMMENDATION: Staff recommends that approval of the rezoning request for the following reasons:

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.

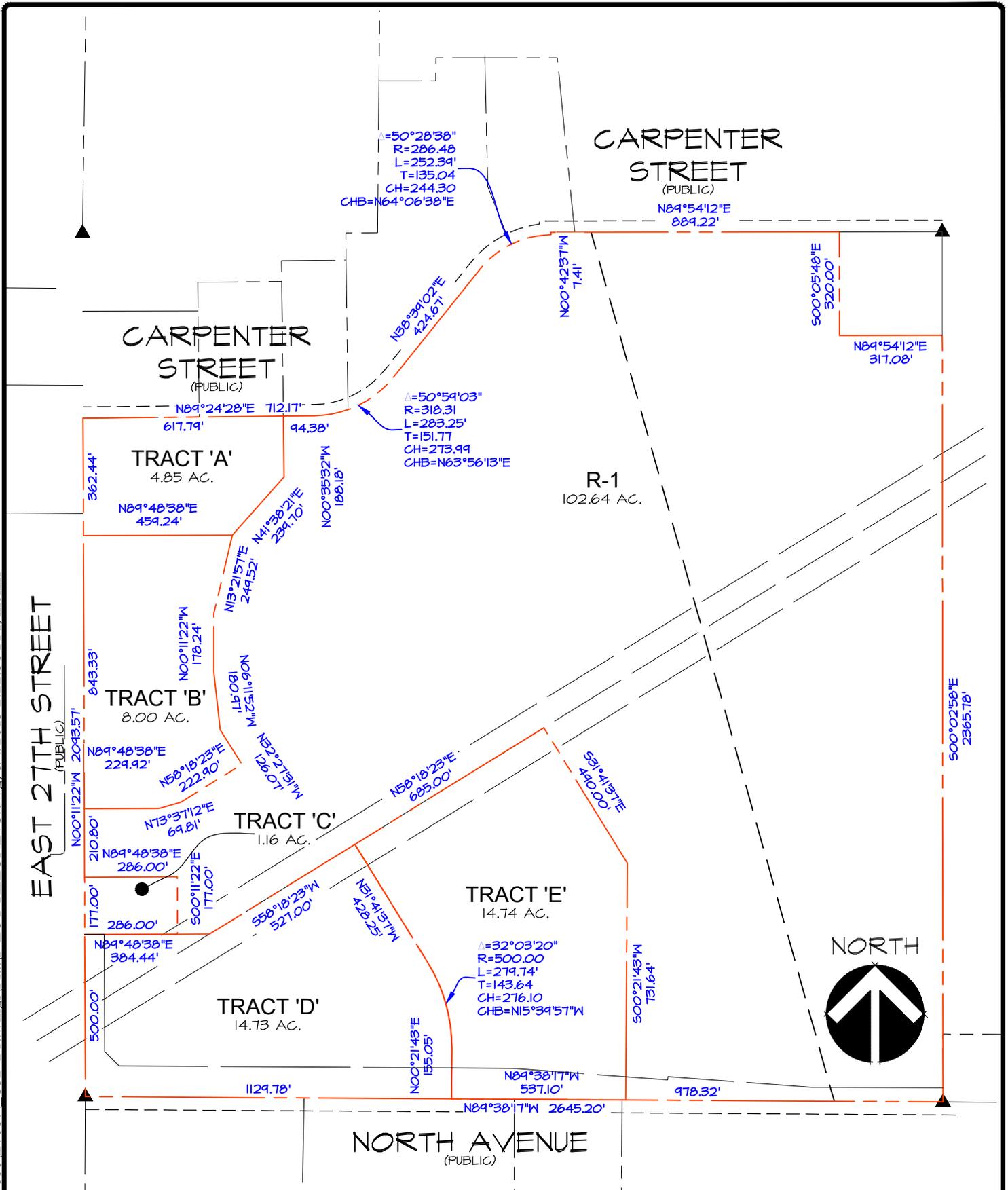
**PLANNING AND
ZONING ACTION:**

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.



Q:\E-FILES\E-7000\E7007 C3D Drawings\Plat\LOT-REZONING.dwg, 8/4/2015 2:22:30 PM, mehill



Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322
 515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

SCALE: 1" = 400'



SHEET

OF 1

DATE OF SURVEY: MAR. 27, 2014

REVISION DATE:

DESIGNED BY:

JPO

DRAWN BY:

JAG

E-7007

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

REQUEST: Request from Diligent Orchard Hills, LLC to approve the Final Plat of *Orchard Trail Plat 4*

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

GENERAL DESCRIPTION: This request would create 32 single family lots in the Orchard Hills PUD.

IMPACT ON NEIGHBORHOOD: The request would not appear to have a negative impact on the area. The requested development matches the character of the surrounding neighborhood. The inclusion of Outlot Z as a City Park and storm water detention area will be a benefit to the overall neighborhood.

VEHICULAR & PEDESTRIAN TRAFFIC: The request would not appear to have a negative impact on traffic conditions. This development provides a connection to Braeburn Drive and Sycamore Drive, which improves connectivity of the overall neighborhood. In the short-term, the owners of the new lots will most likely use Sycamore Drive to access North Avenue and leave the development. In the long-term, Orchard View Plat 3 will develop to the west, connecting Braeburn to Orchard Hills Drive which will provide a second connection to North Avenue.

TRAIL PLAN: The nearest trail will be to the 500 feet to the west along Orchard Hills Drive. The City's goal is to have people within half a mile of a bike trail. This development meets that goal, though some use of residential streets and sidewalks are needed to access the trail.

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY: The site is zoned Parcel Y of the Orchard Hills PUD, requires 30' setbacks for lots fronting Sycamore Drive and allowing 25' setbacks for lots fronting Braeburn. The amendment also set the sideyard set back at 5' minimum and 10' total. There is an additional requirement that "there shall not be allowed any cantilever or other structure attached to the principal

structure over the prescribed setback of more than twelve (12) inches. This includes any and all chimneys, air conditioning units, roof overhangs, cornices, decks and porches.”

**BUFFERS REQUIRED/
NEEDED:**

The Zoning Ordinance does not require and buffering for the requested development.

DRAINAGE:

Storm water detention for the development is provided on Outlot Z or the plat, which is to be dedicated to the City as parkland. Drainage is achieved through a storm sewer system and various surface water drainage easements. Individual lots are required to be graded so that they direct storm water to an approved drainage way, either the street or an easement.

**DEVELOPMENT
HISTORY:**

Development of single family homes in the area has been occurring since the mid 2000’s.

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 32 lots and is required to provide 0.58 acres of parkland to the City. Outlot Z is 2.35 acres and is to be dedicated to the City as parkland to meet the requirement.

Previous phases of the Orchard Trail development had 40 lots, and required 0.72 acres of parkland.

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

- The final plat shows a 30’ front setbacks (per PUD) and 10’ utility easement is shown in the front of all proposed lots along Sycamore Drive.
- There are also 25’ front setbacks (per PUD) and 10’ utility easement is shown in the front of all proposed lots along Braeburn Drive and Braeburn Circle.
- A 25’ sanitary sewer and storm sewer easement is show at the front of lots 23-31.
- A 20’ sanitary sewer and storm sewer easement is show at the front of lots 1, 2, 12, 13 and 32.
- A 15’ storm sewer easement is show at the front of lots 18-21.
- A 20’ storm sewer easement is shown on the common lot line between lots 17 and 18.
- A 30’ sanitary sewer easement is shown on the common lot line between lots 16 and 17.

- A 20' surface water flowage easement is shown in the rear 20' of lots 3-10 and lots 14-16.
- An existing 30' storm sewer easement is shown on the south portion of Outlot Z and a portion of the rear of lot 19.
- An existing 20' sanitary sewer easement is shown on Outlot Z and a portion of the rear of lots 16 and 17.
- An existing 20' storm sewer easement is shown in the northeast corner of Outlot Z.

RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:

The Future Land Use Map designates the area in question as Medium Density Residential. The Comprehensive Plan (page 5.12) identifies single family homes as a typical land use in the Medium Density category. This request would be in compliance with such designation.

STAFF ANALYSIS – ZONING ORDINANCE:

The Final Plat consists of 32 lots, containing approximately 24.491 acres of land, which is located south of the existing Braeburn Drive. The lots vary in size measuring from 9,032 SF to 17,316 SF.

Streets shown as Lots "A" through "D" 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' for lots fronting Sycamore Drive and 25' for lots fronting Braeburn (per PUD). The allowed sideyard set back is 5' minimum and 10' total. There is an additional requirement per the PUD that "there shall not be allowed any cantilever or other structure attached to the principal structure over the prescribed setback of more than twelve (12) inches. This includes any and all chimneys, air conditioning units, roof overhangs, cornices, decks and porches."

Staff would like to make note that a Preliminary Plat for Orchard Trail Plat 3 & 4 was approved on May 17, 2012.

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 Orchard Trail Plat 4 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.

FINAL PLAT ORCHARD TRAIL PLAT 4

NORWALK, IOWA
SHEET 1 OF 3

OWNER/DEVELOPER
DILIGENT ORCHARD HILLS, L.L.C.
1214 STRATFORD DRIVE
SUITE E
CLIVE, IOWA 50325
PHONE: 515-240-7500
WWW.DILIGENTDEVELOPMENT.COM

CONTACT:
STEVE BRIERE
PRESIDENT
PHONE: 515-240-7500
STEVE@DILIGENTDEVELOPMENT.COM

LEGAL DESCRIPTION

OUTLOT 'X', ORCHARD PARK, AN OFFICIAL PLAT, RECORDED IN BOOK 2007, PAGE 8183, EXCEPT PARCEL 'D' OF OUTLOT 'X', ORCHARD PARK, AN OFFICIAL PLAT, RECORDED IN BOOK 2013, PAGE 10464, CITY OF NORWALK, WARREN COUNTY, IOWA.

AND,
THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 25 WEST OF THE 5TH PM, CITY OF NORWALK, WARREN COUNTY, IOWA THAT LIES WEST OF PARCEL 'S' AND PARCEL 'T' RECORDED IN BOOK 2004, PAGE 8265, EXCEPT ORCHARD RIDGE PLAT 6 AND ORCHARD TRAIL PLAT 3.

ZONING
EXISTING: ORCHARD HILLS P.U.D. PARCEL Y

LAND AREA
24.441 ACRES

NOTES

- OUTLOT 'Z' TO BE DEEDED TO THE CITY OF NORWALK FOR PARK PURPOSES AND SHALL INCLUDE STORM WATER DETENTION FOR THE PLAT.
- ANY USE OF THE PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT AND THAT ANY UTILITY USING THE PUBLIC UTILITY EASEMENT IS REQUIRED TO RELOCATE ITS FACILITIES AT NO COST TO THE CITY IN THE EVENT THAT USE CONFLICTS WITH THE CITY'S CURRENT OR FUTURE USE OF THE EASEMENT.
- LOTS A, B, C, AND D TO BE DEDICATED TO THE CITY OF NORWALK FOR STREET PURPOSES.

BULK REGULATIONS

- FRONT YARD** 30' (SYCAMORE DRIVE)
25' (BRAEBURN DRIVE AND BRAEBURN CIRCLE)
- REAR YARD** 30'
- SIDE YARD** 5' MINIMUM ON BOTH SIDES AND THESE SHALL NOT BE ALLOWED ANY CANTILEVER OR OTHER STRUCTURE ATTACHED TO THE PRINCIPAL STRUCTURE OVER THE PRESCRIBED SETBACK OF MORE THAN TWELVE (12) INCHES. THIS INCLUDES ANY AND ALL CHIMNEYS, AIR CONDITIONING UNITS, ROOF OVERHANGS, CORNICES, DECKS AND PORCHES.

LINE TABLE

LINE #	DIRECTION	LENGTH
L100	S81°34'33"E	53.41'
L101	S81°34'33"E	32.23'
L102	S21°48'19"E	31.15'
L103	S84°24'51"E	46.22'
L104	S81°06'48"E	106.80'
L105	N22°51'53"W	30.00'
L106	N22°51'53"W	30.00'
L107	S83°42'21"E	30.02'
L108	S83°42'21"E	30.02'
L109	N86°25'41"E	30.64'
L110	N86°25'41"E	30.61'
L111	S30°04'04"E	30.01'
L112	S30°04'04"E	30.01'

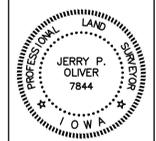
CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	11°45'24"	500.00'	102.60'	51.48'	102.42'	S81°21'15"E
C2	19°28'44"	250.00'	85.00'	42.91'	84.59'	S41°10'50"E
C3	23°15'04"	500.00'	202.92'	102.87'	201.53'	S89°25'48"E
C4	44°50'20"	350.00'	514.34'	380.38'	515.43'	S14°36'57"W
C5	63°23'16"	350.00'	381.21'	216.11'	367.77'	S03°53'25"W
C6	31°21'03"	350.00'	192.12'	98.55'	189.12'	S81°10'35"W
C7	26°41'51"	350.00'	163.04'	83.05'	161.61'	S67°45'52"E

CERTIFICATION

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 DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 THRU 3

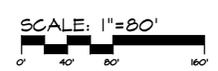


BENCHMARKS

- RR SPINE IN POWER POLE 40 FEET SOUTH OF CENTERLINE OF NORTH AVENUE AND 15 FEET EAST OF CENTERLINE OF ASPEN DRIVE.
ELEVATION: 421.45
- BRASS PLUS IN HEADWALL OF REINFORCED BOX CULVERT, AT NORTHEAST CORNER OF INTERSECTION OF IOWA HIGHWAY 28 AND ELM AVENUE.
ELEVATION: 414.90
- BURY BOLT ON HYDRANT, AT NORTHEAST CORNER OF INTERSECTION OF ASPEN DRIVE AND ELM AVENUE.
ELEVATION: 424.44
- CUT 'X' INTERSECTION SYCAMORE DRIVE AND ELM AVENUE.
ELEVATION: 494.71

LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER W 5/8" I.R. WYELLOW CAP #1844
- SET CORNER W 5/8" I.R. WYELLOW CAP #1844
- IRON ROD
- G.P. GAS PIPE
- D. DIBBED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- (C&A) ADDRESS
- B.S.L. BUILDING SETBACK LINE
- N.R. NOT RADIAL



ORCHARD TRAIL PLAT 4
NORWALK, IOWA
FINAL PLAT

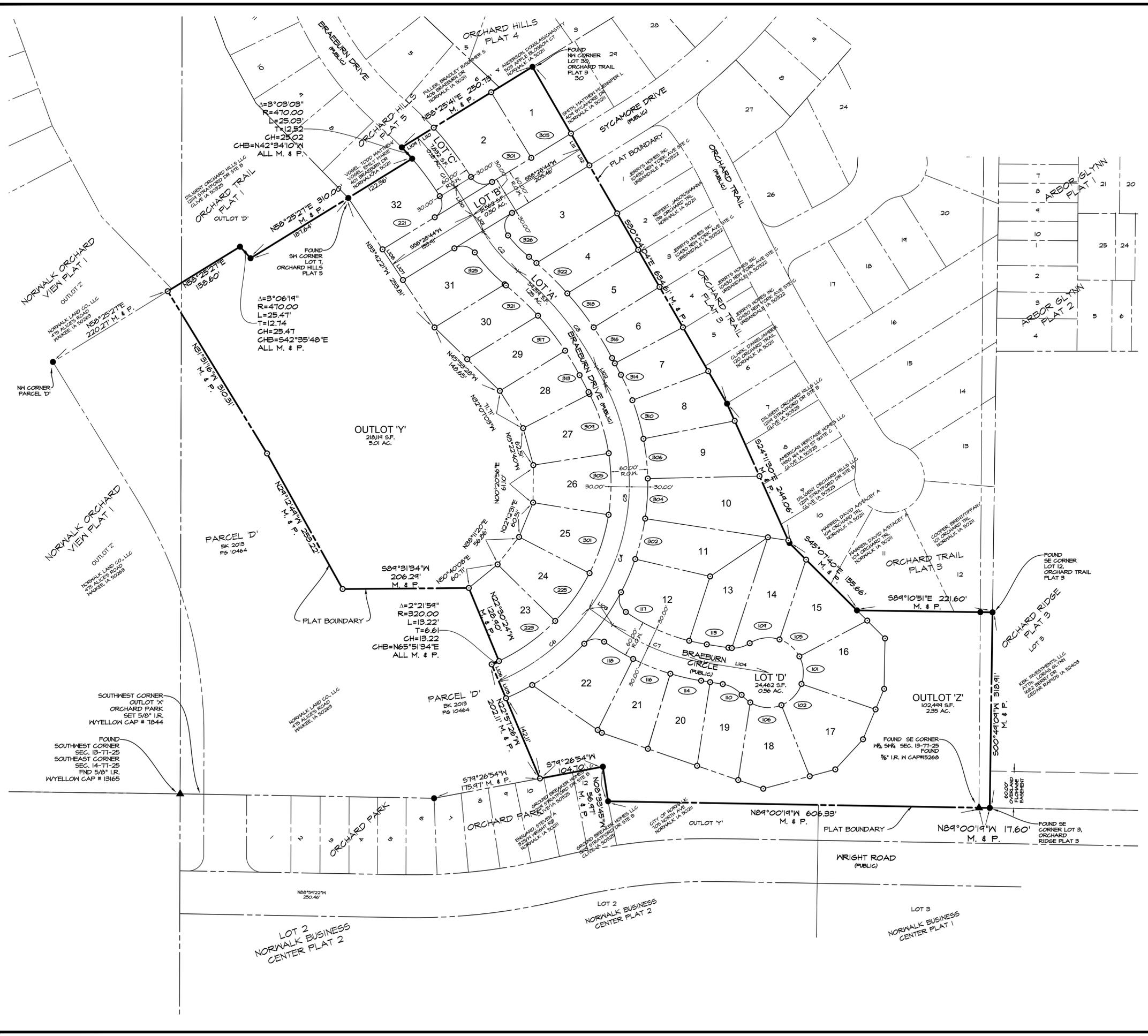
SHEET 01 OF 03
E-1014

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



DATE:	REVISIONS	COMMENTS
AUGUST 27, 2015	1	
	2	
	3	
	4	
	5	JFO
	6	MEH

DATE OF SURVEY: DESIGNED BY: DRAWN BY:



Q:\E-FILES\E-7000\E7014\dwg\E7014_FINAL_PLAT_SHEET1.dwg, 8/26/2015 3:01:11 PM, jplausen, 1:1

FINAL PLAT
ORCHARD TRAIL
PLAT 4
 NORWALK, IOWA
 SHEET 2 OF 3

OWNER/DEVELOPER
 DILIGENT ORCHARD HILLS, L.L.C.
 1214 STRATFORD DRIVE
 SUITE B
 CLIVE, IOWA 50325
 PHONE: 515-240-7500
 WWW.DILIGENTDEVELOPMENT.COM

CONTACT:
 STEVE BRIERE
 PRESIDENT
 PHONE: 515-240-7500
 STEVE@DILIGENTDEVELOPMENT.COM

LINE #	DIRECTION	LENGTH
L1	N27°48'13"W	9.85'
L2	N27°48'13"W	21.29'
L6	N27°48'13"W	31.15'
L3	S81°06'48"E	35.74'
L4	S81°06'48"E	20.90'
L5	S81°06'48"E	14.84'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	10°55'20"	530.00'	101.03'	35.67'	100.88'	S87°11'53"E
C2	84°36'48"	25.00'	34.25'	24.48'	35.34'	S76°32'54"E
C3	96°46'33"	25.00'	42.23'	28.15'	37.38'	S10°05'28"W
C4	12°45'33"	220.00'	48.94'	24.60'	48.84'	N44°40'36"W
C5	1°42'11"	530.00'	15.75'	7.88'	15.75'	N50°12'17"W
C6	7°39'16"	530.00'	70.80'	35.46'	70.75'	N45°31'53"W
C7	7°36'11"	530.00'	70.33'	35.22'	70.28'	N71°53'50"W
C8	6°17'31"	530.00'	58.20'	29.13'	58.17'	N30°56'54"W
C9	6°50'54"	380.00'	45.43'	22.74'	45.40'	N24°22'44"W
C10	4°52'05"	380.00'	65.45'	32.80'	65.37'	N16°01'12"W
C11	4°50'47"	380.00'	65.30'	32.73'	65.22'	N06°04'46"W
C12	4°52'42"	380.00'	65.52'	32.84'	65.43'	N03°41'58"E
C13	10°15'58"	380.00'	68.04'	34.13'	68.00'	N13°46'18"E
C14	8°52'06"	380.00'	58.82'	29.47'	58.76'	N23°20'20"E
C15	83°04'50"	25.00'	36.29'	22.18'	33.18'	S13°48'32"E
C16	20°21'21"	320.00'	114.25'	57.74'	113.64'	N65°37'08"W
C17	5°16'00"	320.00'	24.41'	14.72'	24.40'	N78°28'48"W
C18	6°21'18"	50.00'	5.63'	2.82'	5.63'	N84°20'21"W
C19	35°04'24"	50.00'	30.68'	15.84'	30.20'	S74°51'12"W
C20	51°04'00"	51.00'	50.84'	21.28'	44.21'	S82°51'00"W
C21	43°44'47"	51.00'	43.60'	22.43'	42.55'	N44°34'36"W
C22	46°38'08"	51.00'	46.34'	24.57'	45.12'	N04°25'34"W
C23	44°22'54"	51.00'	44.13'	26.21'	41.62'	N43°34'54"E
C24	53°16'07"	51.00'	52.49'	28.54'	51.11'	S85°05'33"E
C25	18°57'23"	51.00'	18.86'	9.52'	18.77'	S48°58'48"E
C26	41°36'42"	50.00'	36.31'	19.00'	35.52'	S60°18'27"E
C27	7°47'09"	380.00'	51.64'	25.86'	51.60'	S71°13'14"E
C28	4°52'42"	380.00'	65.52'	32.84'	65.44'	S68°23'18"E
C29	8°19'18"	380.00'	55.14'	27.64'	55.14'	S59°17'18"E
C30	81°24'20"	25.00'	35.56'	21.54'	32.63'	S84°07'45"W
C31	15°36'42"	380.00'	103.54'	52.04'	103.22'	N35°34'44"E
C32	16°25'15"	380.00'	108.41'	54.83'	108.54'	N13°35'43"E
C33	7°14'13"	380.00'	48.00'	24.03'	47.47'	N63°25'27"E
C34	20°16'44"	320.00'	113.27'	57.23'	112.88'	N54°32'10"E
C35	17°14'47"	320.00'	96.32'	48.53'	95.96'	N35°46'22"E
C36	18°00'32"	320.00'	100.58'	50.71'	100.17'	N18°08'42"E
C37	18°00'56"	320.00'	100.62'	50.73'	100.20'	N00°07'58"E
C38	18°16'07"	320.00'	102.03'	51.45'	101.60'	N18°00'33"W
C39	0°39'36"	320.00'	3.64'	1.84'	3.64'	N27°28'25"W
C40	5°38'24"	470.00'	46.28'	23.16'	46.26'	N30°37'28"W
C41	8°50'24"	470.00'	72.52'	36.33'	72.44'	N17°51'55"W
C42	8°46'15"	470.00'	71.95'	36.04'	71.88'	N46°40'15"W
C43	0°34'05"	280.00'	2.78'	1.39'	2.78'	N50°46'20"W
C44	14°38'28"	280.00'	71.55'	35.47'	71.35'	N43°10'04"W
C45	85°40'21"	25.00'	37.38'	23.18'	34.00'	N78°41'03"W
C46	90°03'11"	25.00'	34.21'	25.02'	35.37'	N13°27'06"E
C47	4°16'24"	470.00'	76.08'	38.12'	76.00'	N36°24'31"W

LEGEND

- FLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. NYLON CAP #1844
- SET CORNER W/ 5/8" I.R. NYLON CAP #1844
- IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- ADDRESS
- B.S.L. BUILDING SETBACK LINE
- NR. NOT RADIAL



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

CEC

DATE:	REVISIONS:	COMMENTS:
AUGUST 27, 2015	1	
	2	
	3	
	4	
	5	JFO
	6	MEH

DATE OF SURVEY: _____
 DESIGNED BY: _____
 DRAWN BY: _____

ORCHARD TRAIL PLAT 4
 NORWALK, IOWA

FINAL PLAT

SHEET 02 OF 03

E-1014

Q:\E-FILES\17000\17014\dwg\17014_FINAL_PLAT_Sheet2.dwg, 8/26/2015 3:01:41 PM, jclausen, 1:1

FINAL PLAT ORCHARD TRAIL PLAT 4 NORWALK, IOWA SHEET 3 OF 3

OWNER/DEVELOPER
DILIGENT ORCHARD HILLS, L.L.C.
1214 STRATFORD DRIVE
SUITE B
CLIVE, IOWA 50325
PHONE: 515-240-7500
WWW.DILIGENTDEVELOPMENT.COM

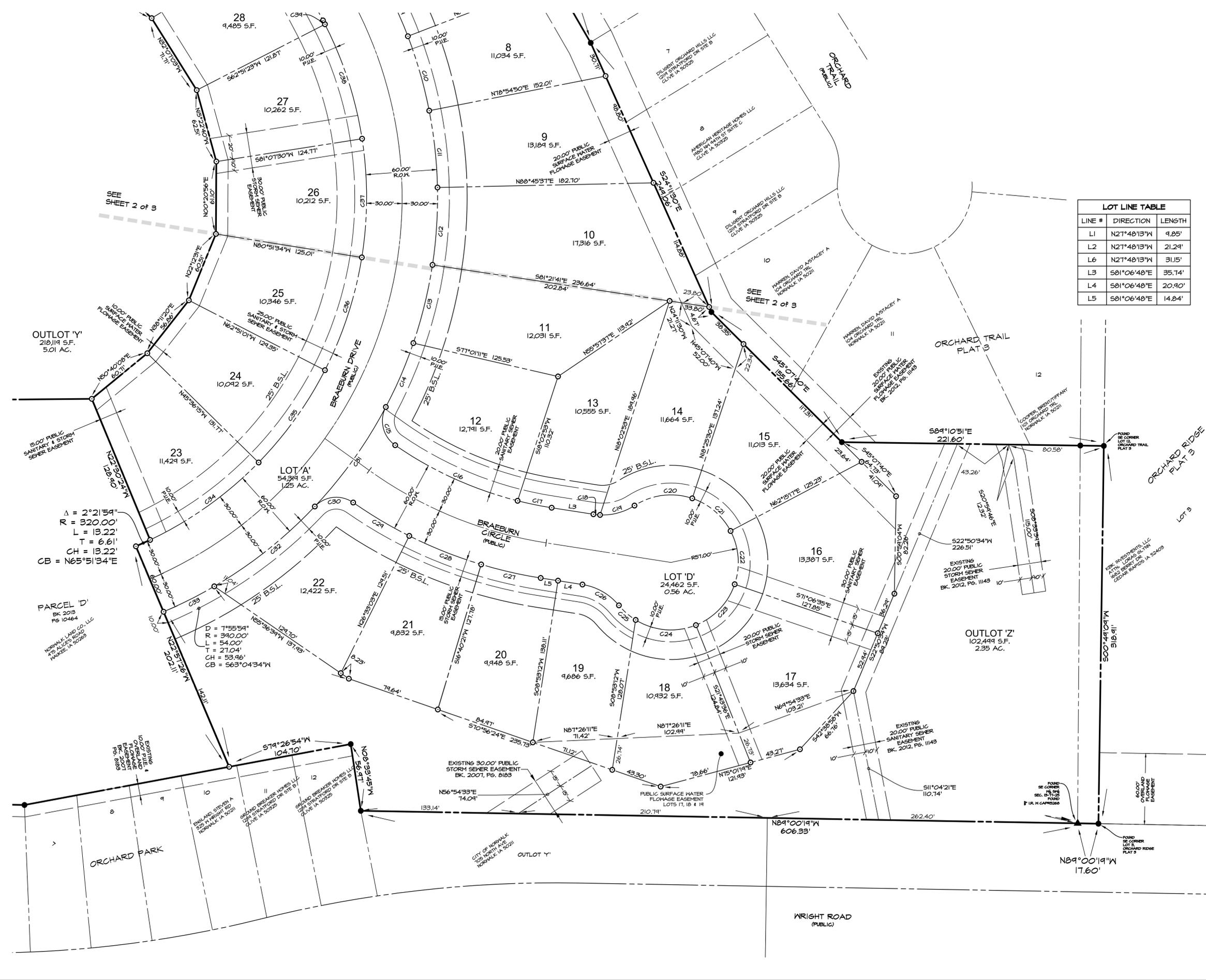
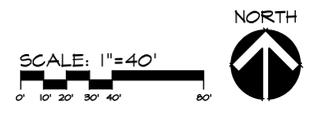
CONTACT:
STEVE BRIERE
PRESIDENT
PHONE: 515-240-7500
STEVE@DILIGENTDEVELOPMENT.COM

LOT LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27°48'13"W	9.85'
L2	N27°48'13"W	21.29'
L6	N27°48'13"W	31.15'
L3	S81°06'48"E	35.74'
L4	S81°06'48"E	20.90'
L5	S81°06'48"E	14.84'

LOT PARCEL CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	10°55'20"	530.00'	101.03'	50.67'	100.88'	S87°11'53"E
C2	84°56'43"	25.00'	34.25'	24.48'	35.34'	S76°32'54"E
C3	96°46'33"	25.00'	42.23'	28.15'	37.38'	S10°05'28"W
C4	12°45'33"	220.00'	48.94'	24.60'	48.84'	N44°40'36"W
C5	1°42'11"	530.00'	15.75'	7.88'	15.75'	N50°12'17"W
C6	7°39'16"	530.00'	70.80'	35.46'	70.75'	N45°31'33"W
C7	7°36'11"	530.00'	70.33'	35.22'	70.28'	N87°53'50"W
C8	6°17'31"	530.00'	58.20'	29.13'	58.17'	N30°56'54"W
C9	6°50'59"	380.00'	45.43'	22.74'	45.40'	N24°22'44"W
C10	4°52'05"	380.00'	65.45'	32.80'	65.37'	N16°01'12"W
C11	4°50'47"	380.00'	65.30'	32.73'	65.22'	N06°09'46"W
C12	4°52'42"	380.00'	65.52'	32.84'	65.43'	N03°41'58"E
C13	10°15'58"	380.00'	68.04'	34.13'	68.00'	N13°46'18"E
C14	8°52'06"	380.00'	58.82'	29.47'	58.76'	N23°20'20"E
C15	83°04'50"	25.00'	36.29'	22.18'	33.18'	S13°48'32"E
C16	20°21'21"	320.00'	114.25'	57.74'	113.64'	N65°37'08"W
C17	5°16'00"	320.00'	24.41'	14.72'	24.40'	N78°28'48"W
C18	6°27'18"	50.00'	5.63'	2.82'	5.63'	N84°20'27"W
C19	35°04'24"	50.00'	30.68'	15.84'	30.20'	S74°51'12"W
C20	51°04'00"	51.00'	50.84'	21.28'	44.21'	S82°51'00"W
C21	43°44'47"	51.00'	43.60'	22.43'	42.55'	N44°34'36"W
C22	46°38'08"	51.00'	46.39'	24.57'	45.12'	N04°25'34"W
C23	44°22'54"	51.00'	44.13'	26.21'	41.62'	N43°34'54"E
C24	53°16'07"	51.00'	52.94'	28.54'	51.11'	S85°05'33"E
C25	18°57'23"	51.00'	18.86'	9.52'	18.77'	S48°58'48"E
C26	41°36'42"	50.00'	36.31'	19.00'	35.52'	S60°18'27"E
C27	7°47'09"	380.00'	51.64'	25.86'	51.60'	S71°13'14"E
C28	4°52'42"	380.00'	65.52'	32.84'	65.44'	S68°23'18"E
C29	8°19'18"	380.00'	55.14'	27.64'	55.14'	S59°17'18"E
C30	81°24'20"	25.00'	35.56'	21.54'	32.63'	S84°07'45"W
C31	15°36'42"	380.00'	103.54'	52.04'	103.22'	N35°34'44"E
C32	16°25'15"	380.00'	108.54'	54.83'	108.54'	N13°35'43"E
C33	7°14'13"	380.00'	48.00'	24.03'	47.47'	N63°25'27"E
C34	20°16'44"	320.00'	113.27'	57.23'	112.88'	N54°32'10"E
C35	17°14'47"	320.00'	46.32'	48.53'	45.96'	N35°46'22"E
C36	18°00'32"	320.00'	100.58'	50.71'	100.17'	N18°08'42"E
C37	18°00'56"	320.00'	100.62'	50.73'	100.20'	N00°07'58"E
C38	18°16'07"	320.00'	102.03'	51.45'	101.60'	N18°00'33"W
C39	0°34'36"	320.00'	3.64'	1.84'	3.64'	N27°28'25"W
C40	5°38'29"	470.00'	46.28'	23.16'	46.26'	N30°31'28"W
C41	8°50'24"	470.00'	72.52'	36.33'	72.44'	N37°51'55"W
C42	8°46'15"	470.00'	71.85'	36.04'	71.88'	N46°40'15"W
C43	0°34'05"	280.00'	2.78'	1.39'	2.78'	N50°46'20"W
C44	14°38'28"	280.00'	71.55'	35.97'	71.35'	N43°10'04"W
C45	85°40'21"	25.00'	37.38'	23.18'	34.00'	N78°41'03"W
C46	90°03'11"	25.00'	34.24'	25.02'	35.31'	N13°27'06"E
C47	4°16'29"	470.00'	76.08'	38.12'	76.00'	N36°24'31"W

LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. NYELLOW CAP #1844
- SET CORNER W/ 5/8" I.R. NYELLOW CAP #1844
- IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- ADDRESS
- B.S.L. BUILDING SETBACK LINE
- NR. NOT RADIAL



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

CEC

DATE:	REVISIONS	COMMENTS
AUGUST 27, 2015	1	
	2	
	3	
	4	
	5	JFO
	6	MEH

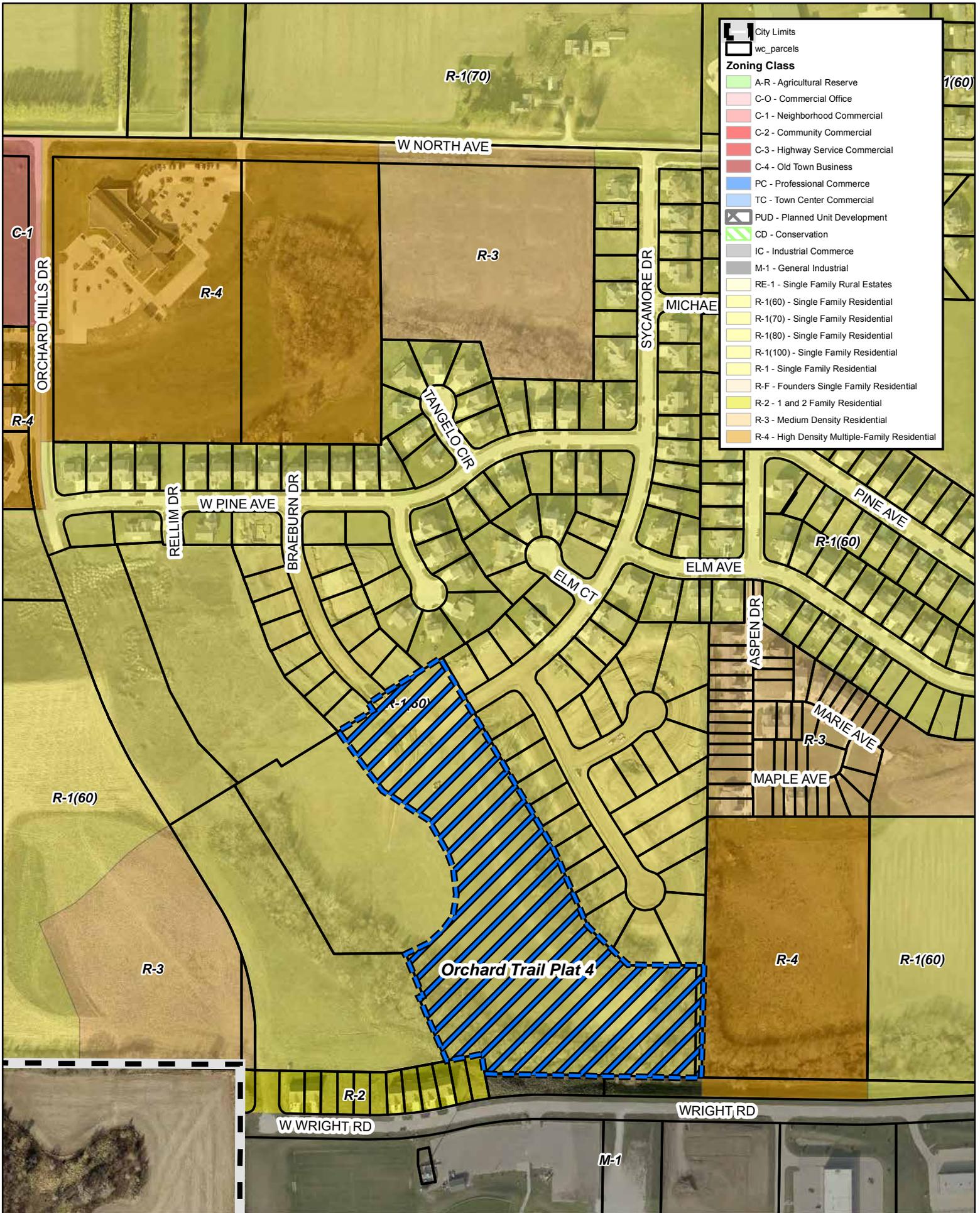
DATE OF SURVEY: _____
DESIGNED BY: _____
DRAWN BY: _____

ORCHARD TRAIL PLAT 4
NORWALK, IOWA

FINAL PLAT

SHEET **03** OF 03
E-1014

Q:\E-FILES\17000\17014\dwg\17014_FINAL_PLAT_Sheet2.dwg, 8/26/2015 3:01:46 PM, jclausen, 1:1



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

REQUEST: Request from Hubbell Realty Company to approve the Final Plat of the *Brownstones at the Legacy Plat 8*

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
fax 515-964-2370

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

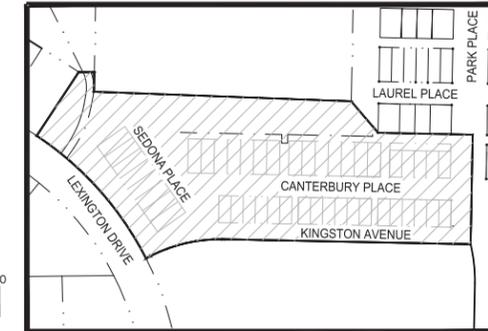
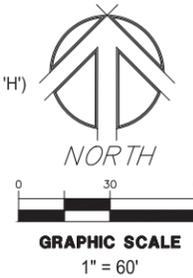
LOTS 20 THRU 26:
BROWNSTONES AT THE LEGACY LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
PHONE: 1-515-243-3228

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:

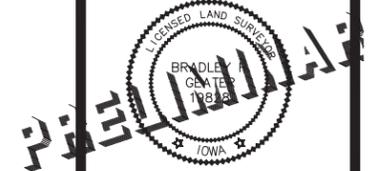
- 1) STORM SEWER SYSTEM IS PRIVATE.
- 2) STREETS ARE PRIVATE.
- 3) STRUCTURES ARE GENERALLY LOCATED IN THE CENTER OF THE EASEMENT.
- 4) EXISTING INGRESS/EGRESS EASEMENT ALONG KINGSTON AVENUE IS FOR ACCESS TO THE CITY PARK LOCATED IN LOT A OF THE LEGACY PLAT 13.
- 5) ANY USE OF A P.U.E BY A UTILITY OTHER 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.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



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

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

LOT A THE LEGACY 13
CITY OF NORWALK

P.O.B
NE CORNER
LOT A, THE LEGACY 13
FND CUT 'X'



McCLURE™
ENGINEERING CO

building strong communities.

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

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.

COPYRIGHT
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



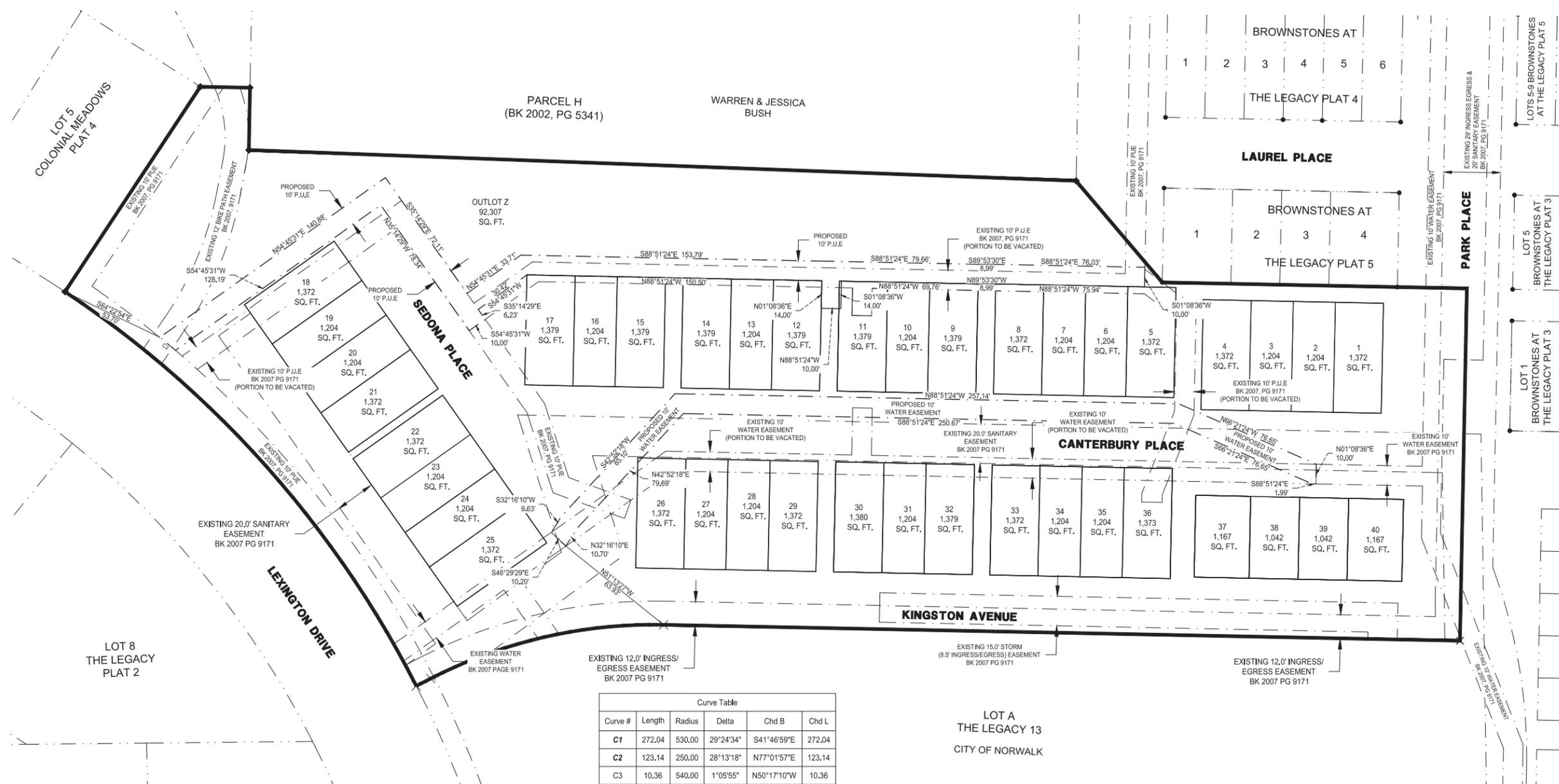
GRAPHIC SCALE
1" = 60'

**BROWNSTONES AT
THE LEGACY
PLAT 8**
NORWALK, IOWA
225015
02/05/2015

REVISIONS
03/25/2015
08/03/2015
09/01/2015

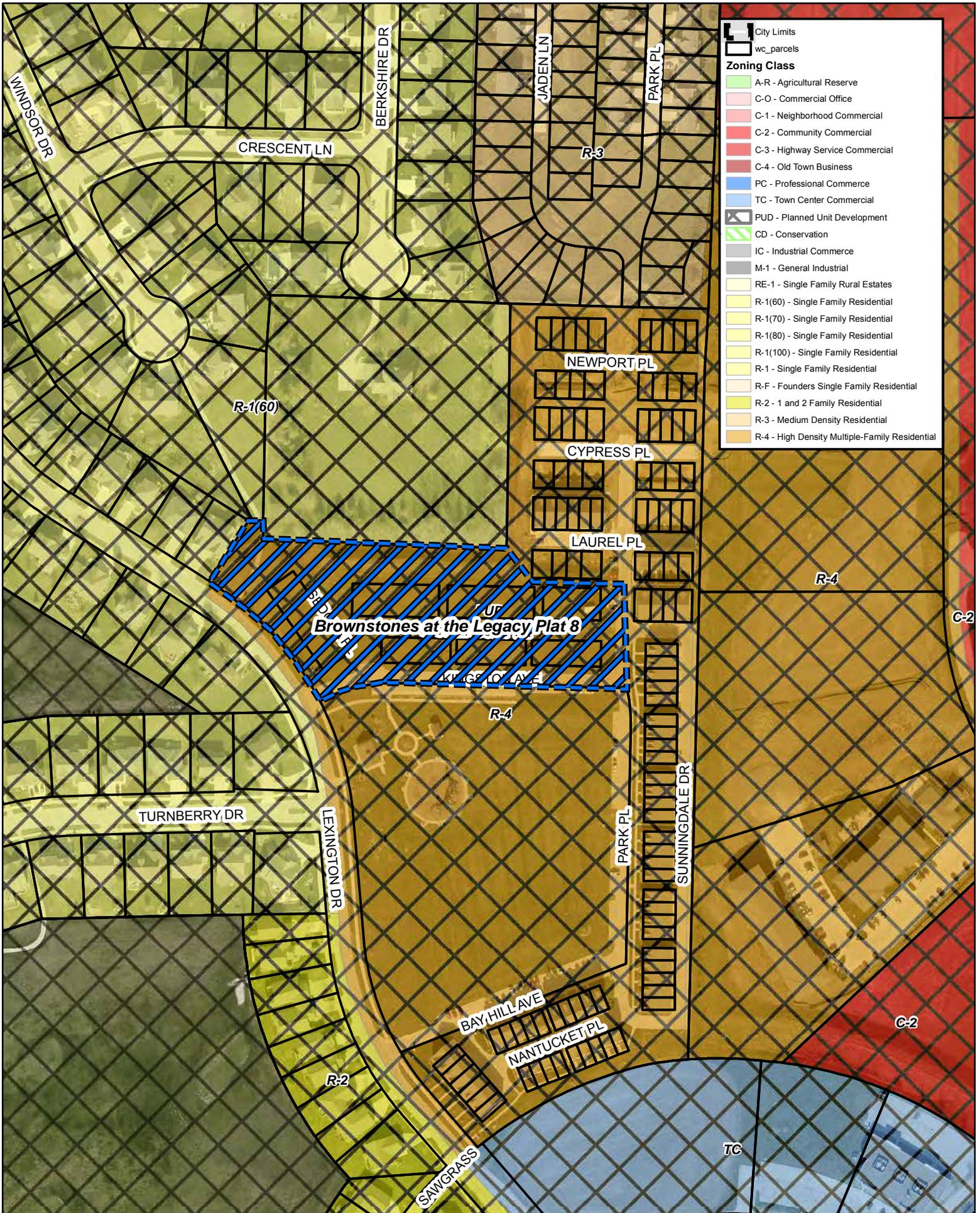
ENGINEER
B. BROCKMAN
DRAWN BY
P. SHELQUIST
CHECKED BY
B. GEATER
FIELD BOOK NO.
-

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



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



**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:

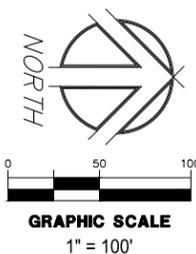
ALL OF OUTLOT Z OF THE LEGACY COMMERCIAL PLAT 6, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA. DESCRIBED LAND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

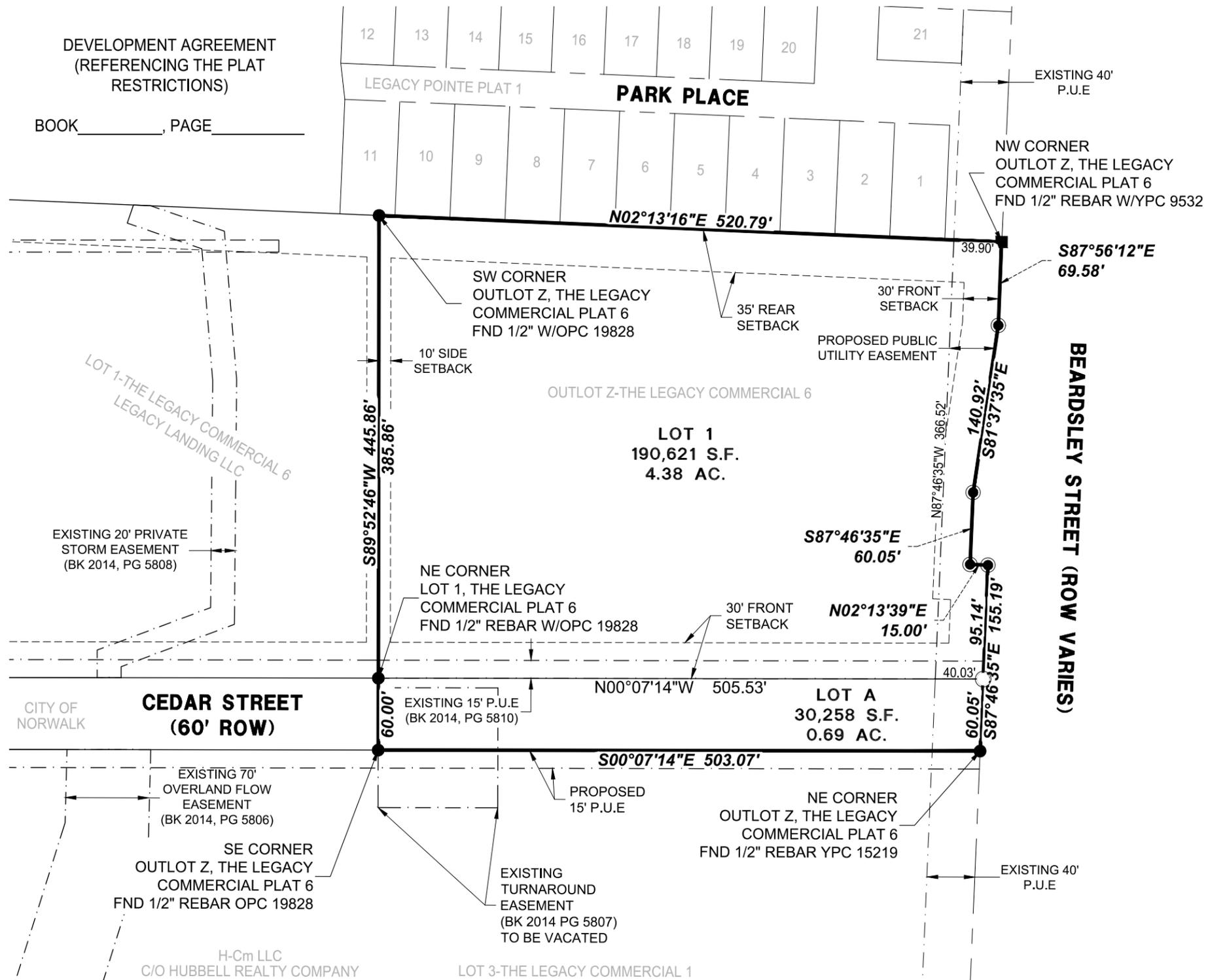
CORNERS FOUND:

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

CORNERS SET:

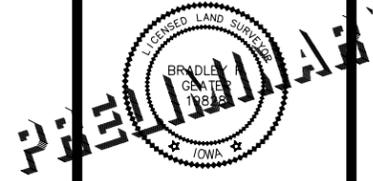
- - 1/2" REBAR & OPC #19828
- PUE - PUBLIC UTILITY EASEMENT
- ① - LOT ADDRESSES

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.

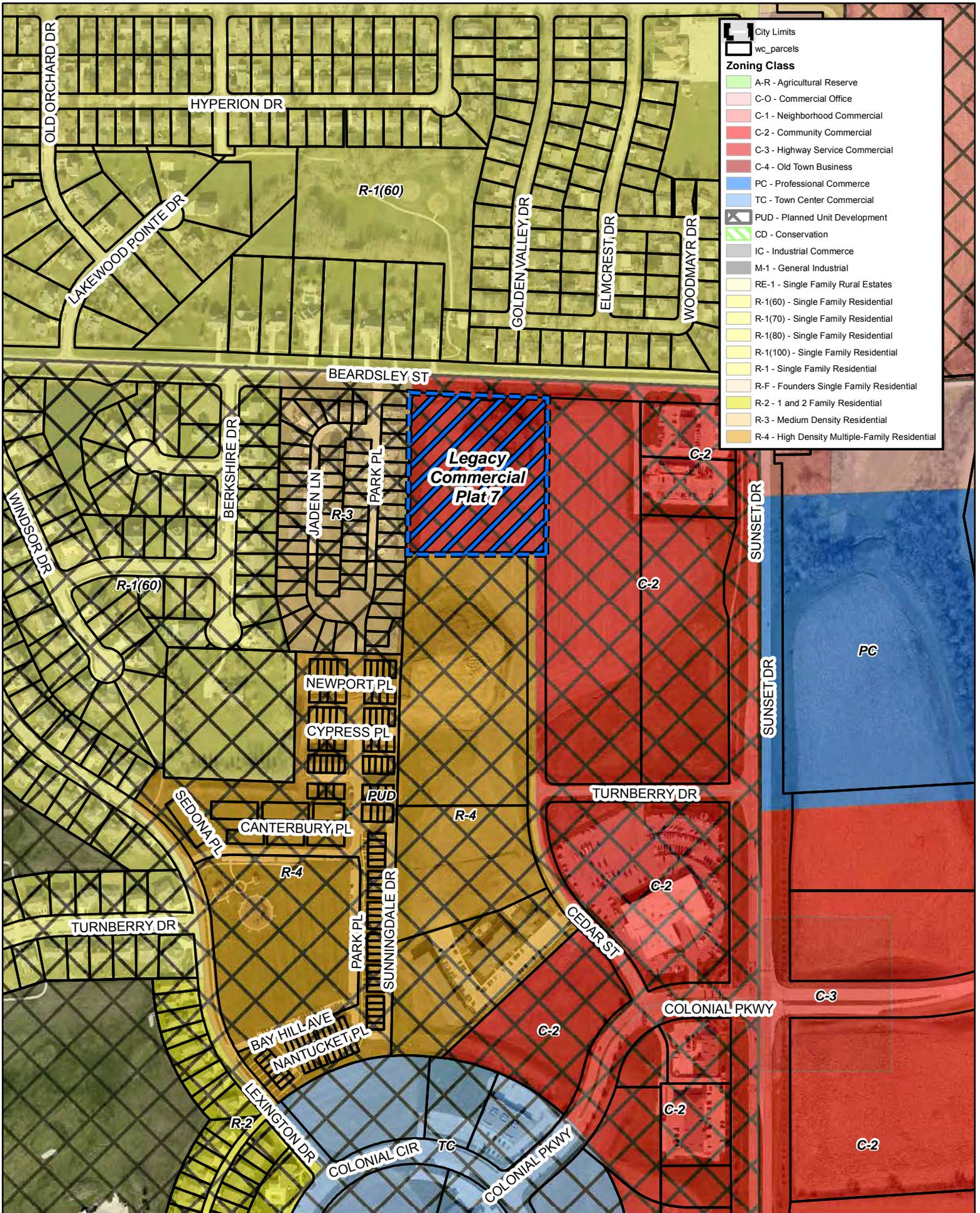
COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

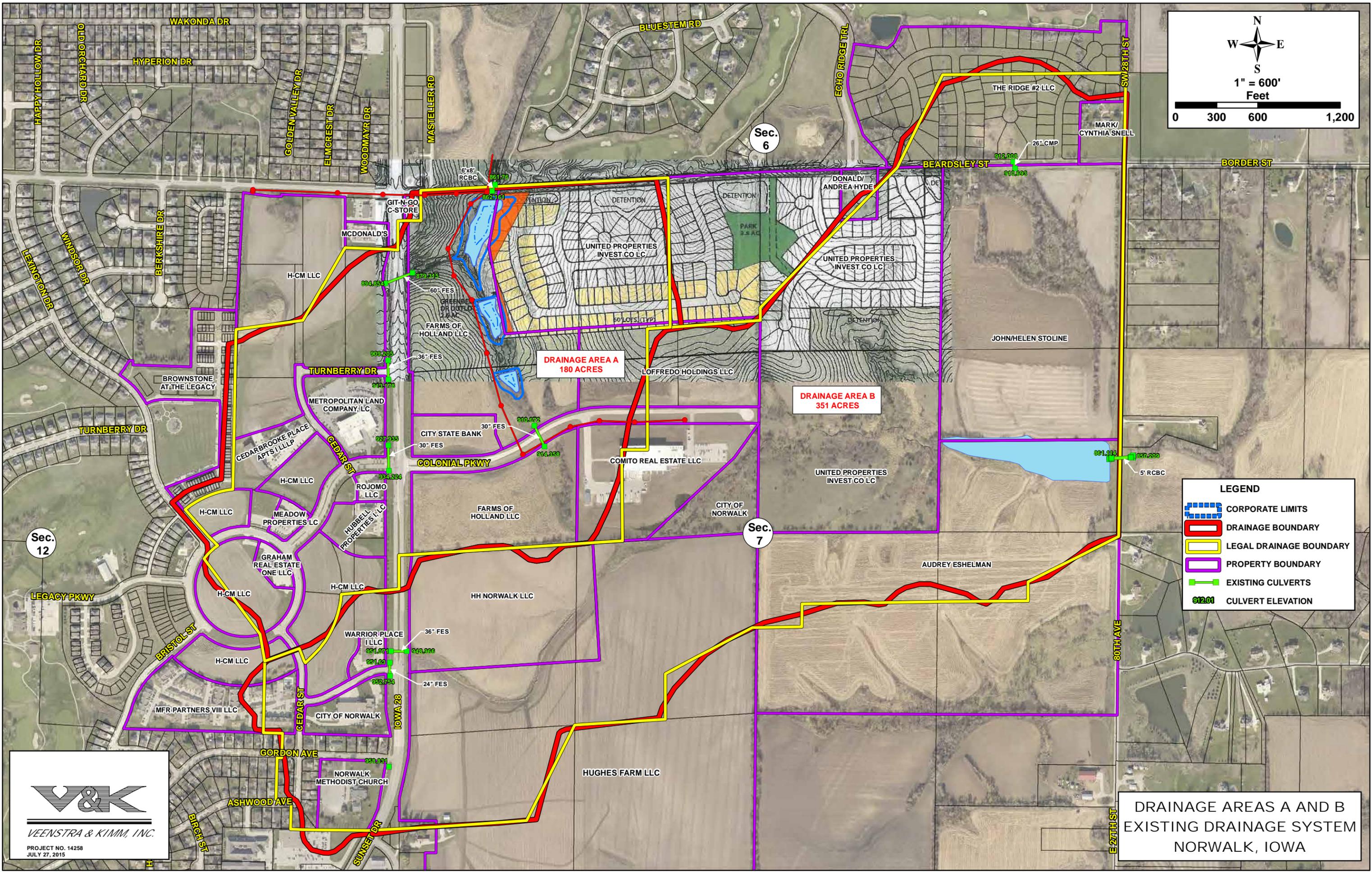
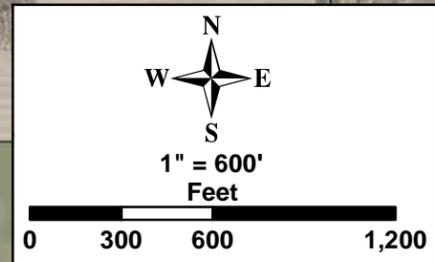


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

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

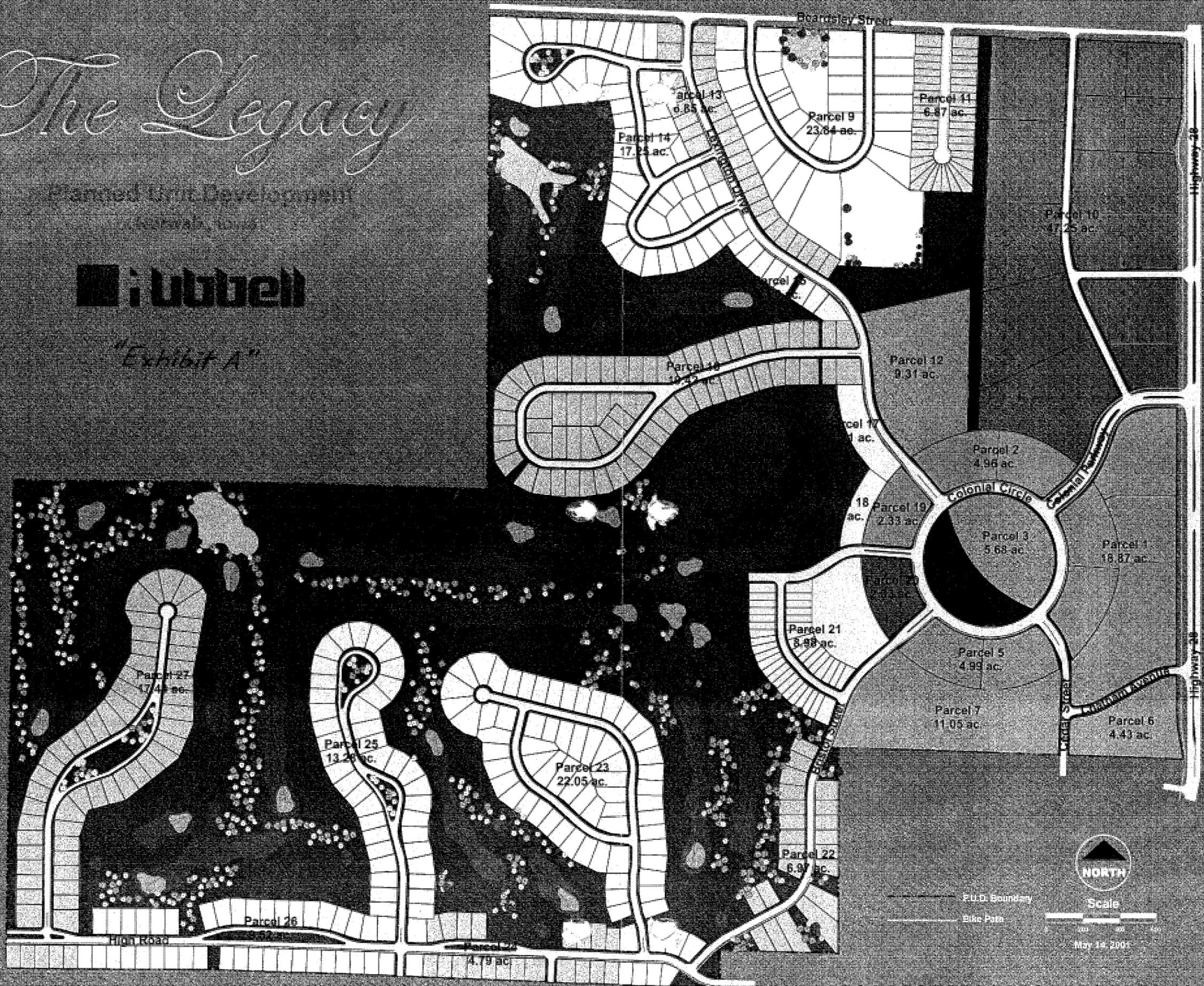
**DRAINAGE AREAS A AND B
EXISTING DRAINAGE SYSTEM
NORWALK, IOWA**

The Legacy

Planned Unit Development
Map

Hubbell

"Exhibit A"



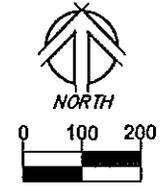
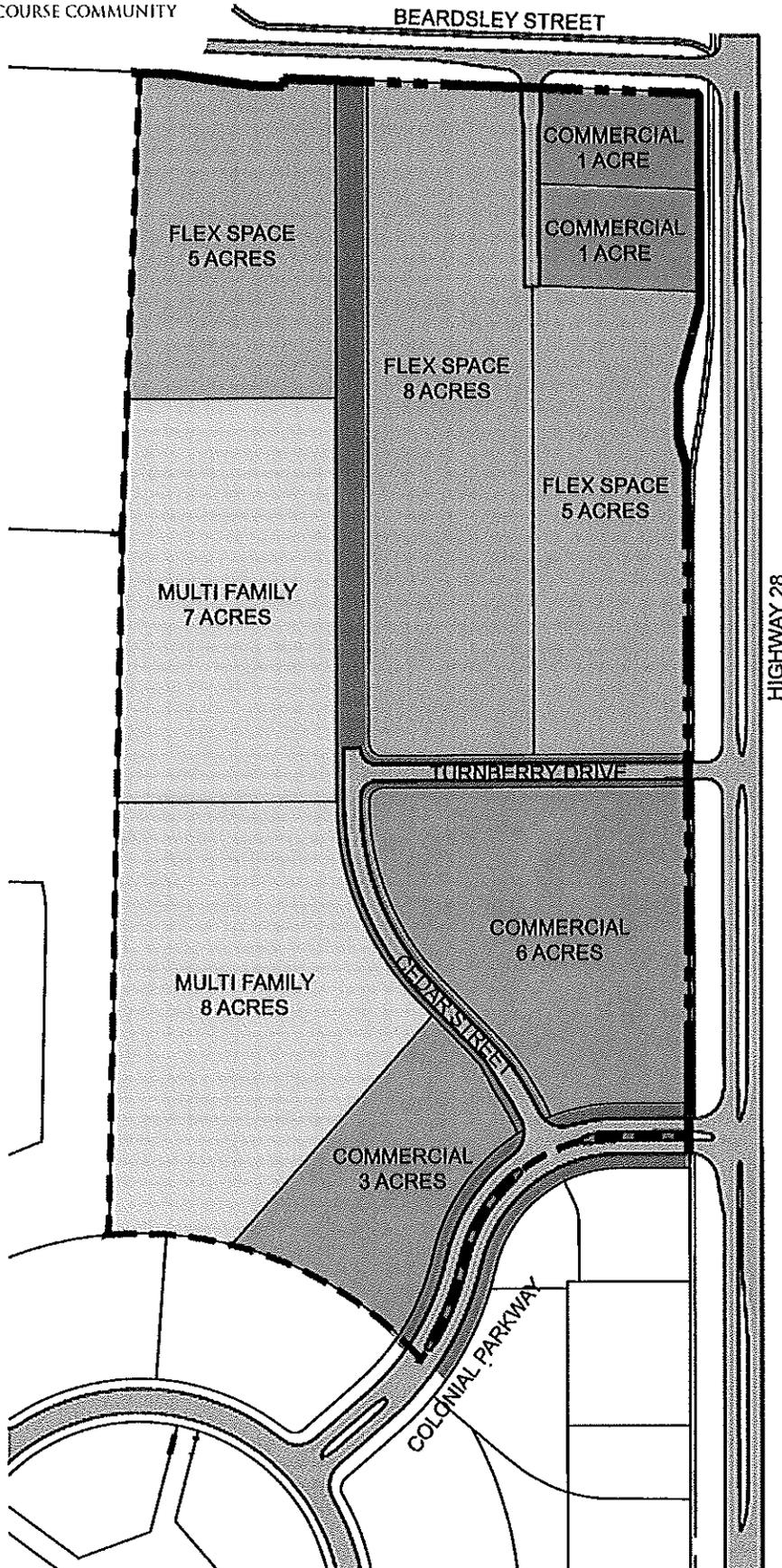
NORTH

Scale



May 14, 2001





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

ITEM: Comprehensive Plan & Zoning Ordinance Discussion

MEETING DATE: September 14, 2015

STAFF CONTACT: Luke Parris, AICP
City Planner

GENERAL DESCRIPTION: On September 3, 2015, the Planning and Zoning Commission and the City Council heard a presentation regarding density, economic development, comprehensive plans, zoning, and the relationship between them. Staff has attached the discussion guide for the presentation and will provide a brief overview of the presentation and subsequent discussion at the meeting.

The end result of the September 3rd presentation and discussion was guidance that staff should develop an RFP for an update to the Comprehensive Plan. That RFP is currently being drafted and will be provided to the Commission prior to the September 14, 2015 meeting.



DISCUSSION GUIDE

Presentation: Zach Young, Senior Transportation Planner, Des Moines Area MPO

The connection between land use development patterns and the costs of providing public infrastructure and services has long been a topic of study, particularly since *The Cost of Sprawl: A detailed analysis* was published in 1974. Since that time, dozens, if not hundreds of studies have been conducted relating to this topic. Most of these have concluded that more compact patterns of development is associated with reduced local government spending on a per capita basis relative to lower density development.

Smart Growth American (SGA) completed an analysis of development patterns in the City of West Des Moines in May 2015. This analysis is part of an overall study to develop a fiscal impact methodology that not only accounts for the increased cost efficiencies associated with denser development patterns, but can also be easily adapted and used by local practitioners across the country. The MPO staff will provide an overview of the SGA's findings.

Economic Development Considerations; Wade Wagoner, City of Norwalk

Economic Development, planning, and zoning are all closely related topics. How the City grows and the type of development occurring has a direct impact on the City's ability to grow its commercial base. The City's Comprehensive Plan and Zoning Ordinance are the tools that guide the development of the community. A variety of development patterns and densities can create the diversity that many commercial businesses need when locating into a new community. This not only provides a population base to support the businesses, but it also provides the workforce needed to support service sector industries.

The Comprehensive Plan and its relationship to Zoning; Chris Shires, Confluence

What is the purpose of the Comprehensive Plan?

It is a document designed to guide the future actions of the City. The Iowa Supreme Court stated that the legal purpose of the comprehensive plan is to "direct use and development of property by dividing it into districts according to present and potential uses." Comprehensive Plans also serve to present a vision for the future with long-range goals, objectives, and potential policies for all activities that affect local government. This includes a variety of topics, from land use, to transportation, to public facilities. Comprehensive Plans are typically designed to provide guidance for 20+ years, however, review and potential update of plans is typically done every 5 years.

What function does the Comprehensive Plan serve?

- The plan provides continuity across time, providing successive public bodies a common framework for addressing land use issues.
- It is a means by which the community can balance competing private interests. The plan intends to strike a balance between many competing land interests by creating development patterns that are orderly and rational, and provide the greatest benefits for the community as a whole.
- It is the means by which the community can protect public investments. Planning out the community in an orderly and rational fashion can help avoid duplicative efforts when new public infrastructure is needed.
- It allows communities to identify and protect valued resources. The plan identifies critical environmental features that can then be planned around.
- It can provide guidance for the appearance of the community by proposing policies that foster a distinct sense of place.
- It provides justification for decisions. The plan provides a factual and objective basis for zoning decisions that are defensible if they are challenged in court.
- The plan and the planning process provides citizens the opportunity to have input on the future of the community.

What is the purpose of the Zoning Ordinance?

The Zoning Ordinance is the primary mechanism for implementing the policies of the comprehensive plan. The Zoning Ordinance assigns compatible land uses to defined districts throughout the community and provides controls for the placement, height, bulk and coverage of buildings and structures. The Zoning Ordinance consists of a text document and a map. The text document provides all the information related to land uses, bulk regulations, and other policies. The map defines which areas of the community fall into specific zoning districts.

What is the relationship between the Comprehensive Plan and the Zoning Ordinance?

The Comprehensive Plan and Zoning Ordinance work together to provide a means for the development of the community. The Comprehensive Plan sets policies and makes land use decisions for the long-term development of the community. The Comprehensive Plan also provides a rational basis for the decisions related to a rezoning of a specific property. The Zoning Ordinance contains the rules and regulations to ensure proper implementation of the Comprehensive Plan. It is important that the Comprehensive Plan and Zoning Ordinance be reviewed and updated regularly to ensure that they both work together to achieve the desired outcomes for the community.

Comprehensive Plan and Zoning Challenges; Luke Parris, City of Norwalk

The current Comprehensive Plan was adopted in 2013 after a two-year planning period that started in the spring of 2011. The planning process directed by a steering committee of community stakeholders and held many public input events, including a Planning 101 educational meeting, a virtual town hall discussion forum, youth participation, town hall meetings, key stakeholder interviews, and formal public hearings.

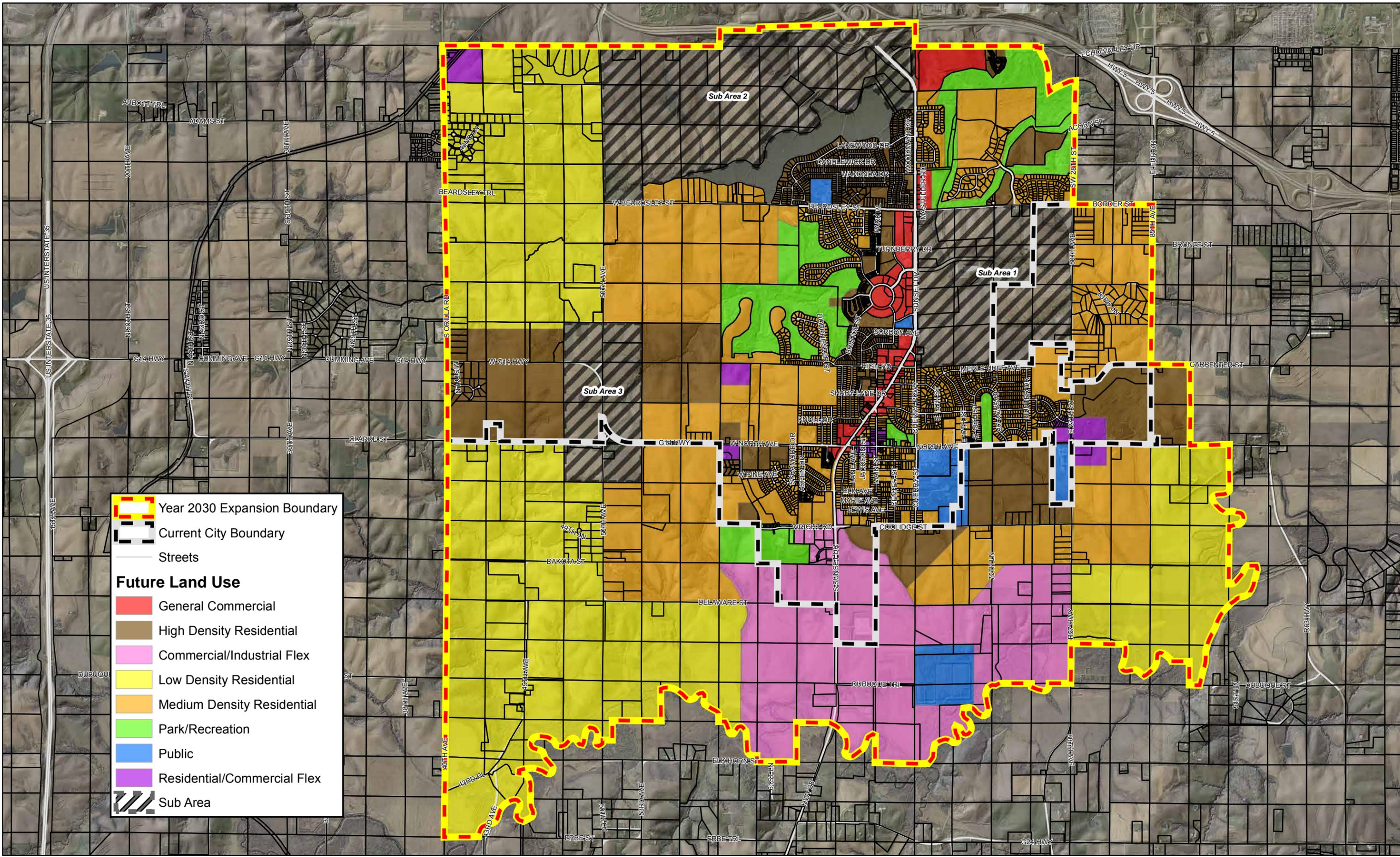
The current version of the Zoning Ordinance has been heavily amended over the years, but the base ordinance dates back to 1998. It is not uncommon for a Zoning Ordinance to see a variety of amendments as new policies are adopted and new Comprehensive Plans are approved.

As the City has grown the past two years, we've seen increasing requests for rezonings of various properties. As Staff, we are charged with making recommendations on rezoning requests, and the main staff review relates the requests compatibility with the Comprehensive Plan. It is important to remember that the Comprehensive Plan was developed through a public process, and in an ideal world, the Comprehensive Plan would be a policy guide for the future that accurately reflects the desires of the residents of Norwalk. However, the reality is that public input is very difficult to achieve on such long-term plans. Therefore, the City leaders are often left to interpret the Comprehensive Plan and make decisions that impact the development of the community.

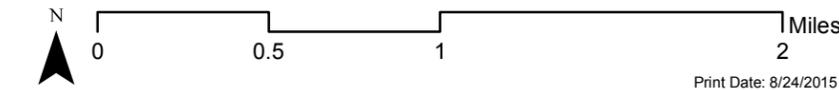
Lately, rezoning requests have raised questions among City leaders regarding their appropriateness in specific areas. Knowing that the public input process for the Comprehensive Plan isn't perfect, these questions from City leaders would indicate that the Comprehensive Plan might not be accurately representing the desired development of the City. The Comprehensive Plan is such an important document in influencing and legitimizing the decisions of the City leaders that it is important to ensure that the policies and development spelled out in the Comprehensive Plan reflect the desired future development of the community. If there are significant concerns with rezoning requests and the land use decisions shown in the current Comprehensive Plan, then it would be wise for the City to initiate a process to review and update the Comprehensive Plan.

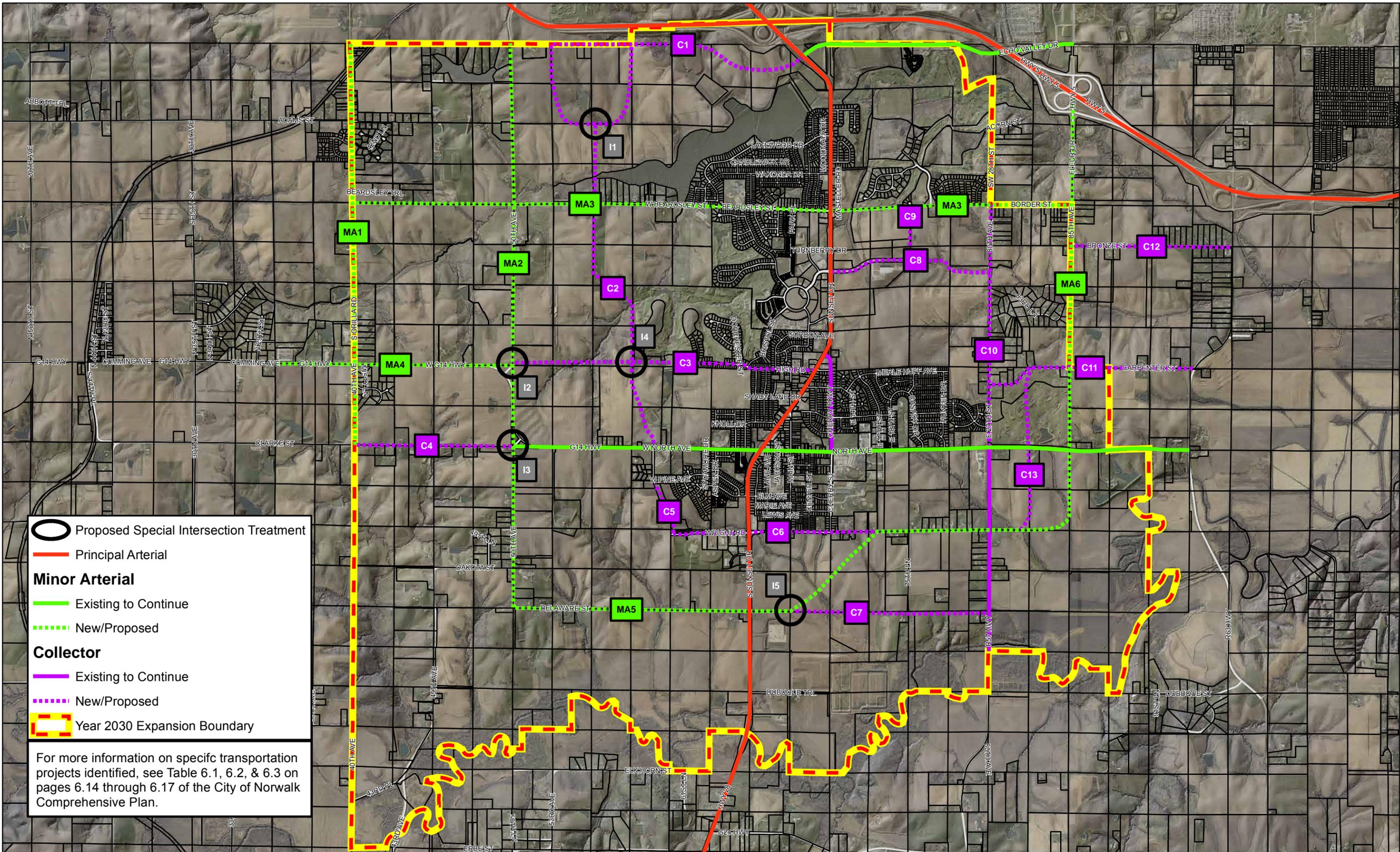
Develop an RFP for the Comprehensive Plan update; Wade Wagoner, City of Norwalk

If the City were to decide to move forward with a Comprehensive Plan update, a Request for Proposal (RFP) would need to be developed. That RFP would detail the process and include a proposed budget.



City of Norwalk Comprehensive Plan - Future Land Use Map



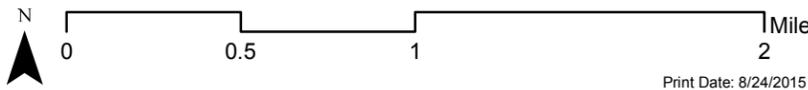


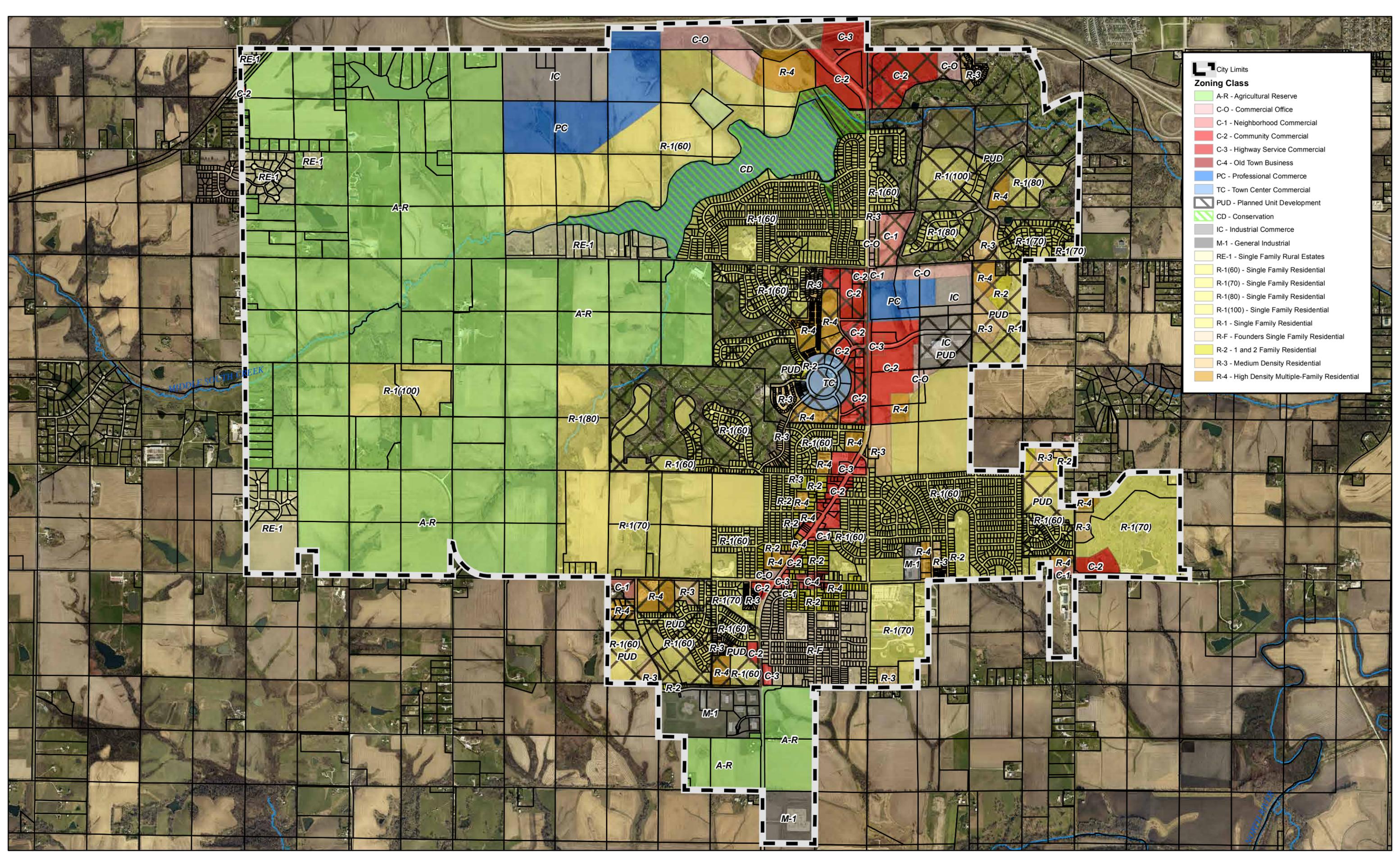
Proposed Special Intersection Treatment
 Principal Arterial
Minor Arterial
 Existing to Continue
 New/Proposed
Collector
 Existing to Continue
 New/Proposed
 Year 2030 Expansion Boundary

For more information on specific transportation projects identified, see Table 6.1, 6.2, & 6.3 on pages 6.14 through 6.17 of the City of Norwalk Comprehensive Plan.



City of Norwalk Comprehensive Plan - Future Transportation Map





City Limits

Zoning Class

- A-R - Agricultural Reserve
- C-O - Commercial Office
- C-1 - Neighborhood Commercial
- C-2 - Community Commercial
- C-3 - Highway Service Commercial
- C-4 - Old Town Business
- PC - Professional Commerce
- TC - Town Center Commercial
- PUD - Planned Unit Development
- CD - Conservation
- IC - Industrial Commerce
- M-1 - General Industrial
- RE-1 - Single Family Rural Estates
- R-1(60) - Single Family Residential
- R-1(70) - Single Family Residential
- R-1(80) - Single Family Residential
- R-1(100) - Single Family Residential
- R-1 - Single Family Residential
- R-F - Founders Single Family Residential
- R-2 - 1 and 2 Family Residential
- R-3 - Medium Density Residential
- R-4 - High Density Multiple-Family Residential



City of Norwalk Zoning Map

