



AGENDA
PLANNING AND ZONING MEETING
Norwalk City Hall, 705 North Ave
Monday, September 28, 2015
5:45 P.M.

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – September 14, 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 Silverado JV15, LLC to approve the Preliminary Plat of Silverado Ranch Estates Plat2
 - c. Request from Norwalk Land Co. LLC to approve the Final Plat of the Orchard View Plat 2
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. Village on the Ridge Final Plat
 - g. Estates on the Ridge Plat 2 Construction Documents
 - h. Old School Plat 2 Final Plat
 - i. Orchard View Plat 3 Construction Documents
 - j. Comprehensive Plan Amendment for Trail Map
9. Next Meeting Date: October 12, 2015
10. Adjournment

REGULAR NORWALK PLANNING AND ZONING MEETING 9-14-15

Call to order

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, September 14, 2015. The meeting was called to order at 5:45 P.M. by Chairperson Stephanie Riva. Those present at roll call were John Fraser, Judy McConnell, Chad Ross, Stephanie Riva. Absent: Jim Huse, Dan Schulz 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 – 15-60

Motion by Ross and seconded by McConnell to approve the agenda as presented. Approved 4-0.

Approval of Minutes – 15-61

Motion by Fraser and seconded by McConnell to approve the minutes from the August 24, 2015 meeting. Approved 4-0.

Welcome of Guests

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

New Business

Public Hearing and consideration of a request from Diligent Warrior Run, LLC to rezone 14.74 acres of land on the Warren Run Golf Course that encompass The Grille at Warrior Run – 15-62

The public hearing was opened at 5:47 p.m.

Mr. Parris reported 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. The Grill is currently allowed to operate in the R-1(70) zoning district because it is considered part of the golf course, which is allowed in an R-1 District. The request is to rezone 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 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 con-conforming use. Changing the zone for the area from R-1(70) to C-2 at this time would give any future buyers in the surrounding R-1 district a clear understanding of the type of land use that would be possible near them.

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

The public hearing was closed at 6:02 p.m.

Motion by Ross and seconded by McConnell to approve request to rezone 14.74 acres of land on the Warrior Run Golf Course that encompass The Grille at Warrior Run. Approved 4-0.

Request from Diligent Orchard Hills, LLC to approve the Final Plat of Orchard Trail Plat 4 – 15-63

Mr. Parris reported this request would create 32 single family lots in the Orchard Hills PUD. This plat is part of the Orchard Hills PUD and requires 30' setbacks for lots fronting Sycamore Drive and allowing 25' setbacks for lots fronting Braeburn. The PUD also set the side yard setback 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.

Storm water detention for the development is provided on Outlot Z of the plat, which is to be dedicated to the City as parkland. The parkland dedication required is 0.58 acres of parkland to the City. Previous phases of Orchard Trail required .72 acres of parkland. Outlot Z is 2.35 acres and will meet the parkland dedication for Orchard Trail.

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.

Motion by Fraser and seconded by McConnell to approve Final Plat of Orchard Trail Plat 4. Approved 4-0.

Request from Hubbell Realty Company to approve the Final Plat of the Brownstones at The Legacy Plat 8 – 15-64

Mr. Parris reported the request would create 40 townhome lots in the Brownstones at The Legacy development, part of The Legacy PUD. The site is zoned Parcel 12 for the 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.

The Legacy PUD required 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.

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.

The Future Land Use Map designates the area as High Density Residential, which would be in compliance with such designation.

Motion by Fraser and seconded by McConnell to approve Final Plat of the Brownstones at The Legacy Plat 8. Approved 4-0.

Request from Hubbell Realty Company to approve the Final Plat of The Legacy Commercial Plat 7 – 15-65

Mr. Parris reported this request would create one 4.38 acre commercial lot, part of The Legacy PUD, at the SW corner of Beardsley and Cedar Street. 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 the 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.

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 will be reviewed and approved during the site plan phase along with storm water. 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.

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

Motion by McConnell and seconded by Ross to approve Final Plat of The Legacy Commercial Plat 7. Approved 4-0.

Comprehensive Plan & Zoning Ordinance Discussion

Mr. Parris informed Commission that at the joint meeting between the City Council and the Planning & Zoning Commission held on September 3, 2015 Zach Young from Des Moines Area MPO gave a presentation on an analysis completed by Smart Growth American on development patterns in the City of West Des Moines in May 2015. The 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 findings.

Mr. Wagoner spoke at the joint meeting regarding the Economic Development Considerations. 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 business, but it also provides the workforce needed to support service sector industries.

Also at the joint meeting, Mr. Shires did a presentation on the Comprehensive Plan and its relationship to Zoning. He discussed the purpose of the Comprehensive Plan is to guide the future actions of the City. The Iowa Supreme Court stated the legal purpose of the comp plan is to direct use and development of property by dividing it into districts according to present and potential uses. Comp 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. Comp plans are typically designed to provide guidance for 20+ years. However, review and potential update of plans is typically done every five years.

Mr. Shires discussed the function of the Comp Plan and the Zoning Ordinance and then what the relationship between the two of them is.

Mr. Parris continued that our current Comprehensive Plan was adopted in 2013 after a two-year planning period that started in the spring of 2011. As the City has grown the past two years, we've seen increasing requests for rezonings of various properties. As staff is charged with making recommendations on rezoning requests and it's compatibility with the Comp Plan, it's important to remember that the Comp Plan was developed through a public process. However, public input is very difficult to achieve on such long-term plans. Therefore, City leaders are often left to interpret the Comp Plan and make decisions that impact the development of the community.

The Comp Plan is such an important document in influencing and legitimatizing the decisions of the city leaders that it is important to ensure that the policies and development spelled out in the Comp Plan reflect the desired future development of the community. Since there are significant concerns with rezoning requests and the land use decisions shown in the current Comp Plan, the City Council asked staff to move forward to develop an RFP for the Comprehensive Plan update.

Staff Development Update

Mr. Wagoner presented the update. First he announced that City Council has promoted Tony Stravers to Chief Building Official and have opened a new building inspector position that we are currently in the process of posting for internally.

Mr. Wagoner went over the August 2015 Monthly Report for the Community Development Department that was presented to Council.

Future Business Items

There were no questions on future business items, so staff did not go through items.

Adjournment – 15-66

Motion by Fraser and seconded by Ross to adjourn the meeting at 7:24 P.M. Approved 4-0.

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 27 th 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: <ul style="list-style-type: none">• <u>North & East</u>: High Density Residential• <u>West & Southwest</u>: Residential/Commercial Flex• <u>South & Southeast</u>: Medium Density Residential Surrounding zoning for the area is: <ul style="list-style-type: none">• <u>North & East</u>: R-1(70)• <u>West</u>: 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.

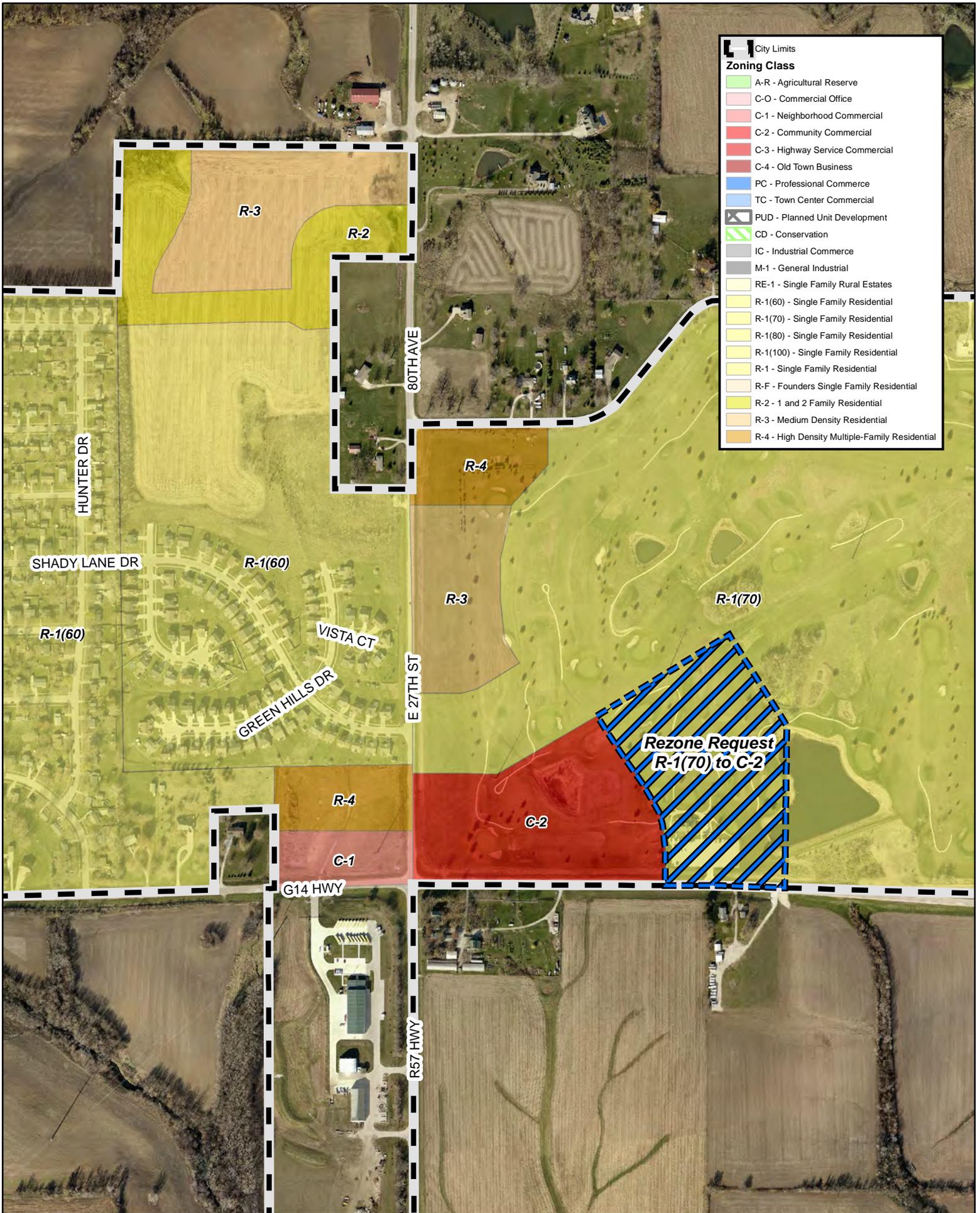
STAFF RECOMMENDATION: Staff recommends that approval of the rezoning request for the following reasons:

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.

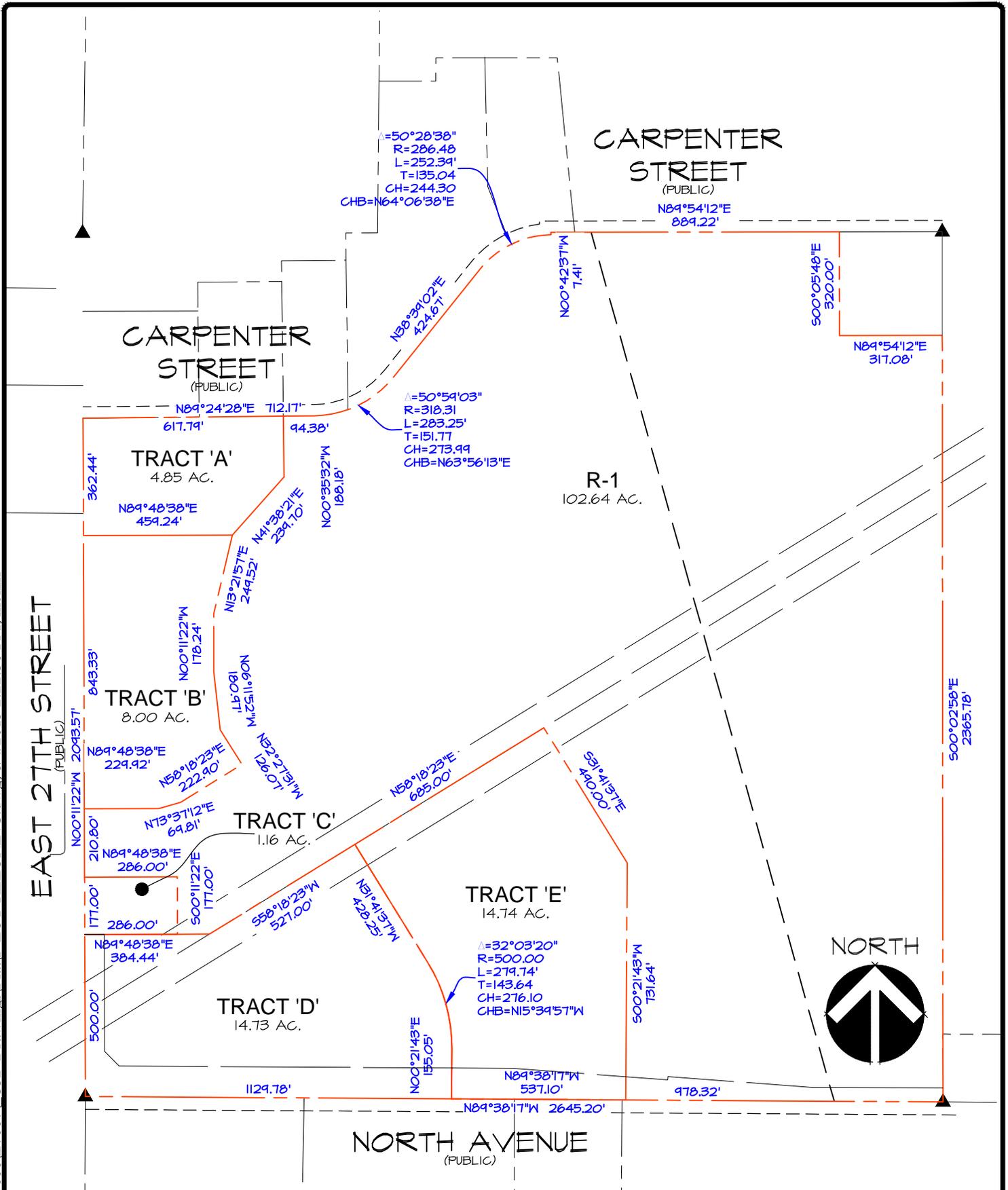
**PLANNING AND
ZONING ACTION:**

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\7000\7007 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 Silverado JV15, LLC to approve the Preliminary Plat of *Silverado Ranch Estates Plat 2*

MEETING DATE: September 28, 2015

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): Ryan Wiederstein
Silverado JV15, LLC
987 Tulip Tree Lane
West Des Moines, Iowa 50266

GENERAL DESCRIPTION: This request would create 31 single family lots south of the existing Silverado Ranch Estates subdivision.

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.

VEHICULAR & PEDESTRIAN TRAFFIC: The City discussed with the applicant a desire to have a secondary connection out of the subdivision. The Public Works Director requested a connection south to Clark Street between lots 8 & 9.

The applicant is concerned that connecting the subdivision directly to Clark Street will create a through connection to G14 and South Orilla Road, which would increase traffic through the area and diminish the rural nature of the subdivision.

The City suggested platting the ROW between lots 8 & 9 and not building the connection at this time. The City would require a bond or a mechanism to assess the property owners for the cost of the connection when it was time to build the road. The applicant was opposed to platting the ROW and complicating the process with future assessments on the various lot owners.

The applicant suggested a potential connection to the property to the east, somewhere near lots 4 & 5. The Public Works Director was not in favor of an indirect connection to the east due to the uncertain time frame of when the land to the east would develop.

The applicant has elected to bring the Preliminary Plat forward without showing a second connection out of the subdivision.

TRAIL PLAN:

A 10' sidewalk/trail easement has been provided to match with a similar easement in Plat 1. There is not a trail or sidewalk currently installed in Plat 1.

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:

The existing Silverado Ranch Estates Plat 1 and this subdivision are both zoned RE-1. Land to the south and west are outside of the City limits. Land to the east is zoned A-R. The City has an annexation agreement with the City of Cumming to not annex farther to the west. The future land use for the area is High-Density Residential to the west and Low-Density Residential to the south.

BUFFERS REQUIRED/ NEEDED:

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

DRAINAGE:

The developer submitted a Storm Water Management Plan that was reviewed by the City Engineer. Storm water is managed in three separate detention areas with three detention ponds (detention ponds do not hold standing water). Pond 1 and 2 discharge to an existing pond to the west outside of the plat boundary. Pond 3 discharges to the south near a culvert that crosses under Clark Street. On-site drainage is handled through drainage ditches along the street and swales between lots.

DEVELOPMENT HISTORY:

The area was previously preliminary platted with Silverado Ranch Estates Plat 1. The City has a horizon of two years for a preliminary plat to be valid. No work was done on the previous design for Plat 2; therefore a new preliminary plat is required.

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 31 lots and is required to provide 0.56 acres of parkland, or the equivalent per Subdivision Regulations, to the City. No park is shown on site. Parkland dedication requirements will be finalized during final platting.

UTILITIES: WATER, SANITARY SEWER, STORM SEWER.

- The plat shows a 50' front setbacks on most lots.
- Some lots show a greater front setback. The developer had difficulty maintaining the lot width of 125' at the 50' front setback line while achieving the minimum 40,000

square feet necessary for a septic system.

- There are 10' utility easements shown at the front of all proposed lots.
- There are 5' drainage easements shown at the front of all proposed lots.
- Drainage easements are shown throughout the plat along drainage ways.
- Drainage and detention easements are shown at the location of detention ponds 1, 2, and 3.
- A water main easement is shown between lots 10 and 11 to provide future access to water service along Clark Street.

**RELATIONSHIP TO
COMPREHENSIVE LAND
USE PLAN:**

The Future Land Use Map designates the area in question as High Density Residential. The Comprehensive Plan (page 5.12) identifies single family homes as a typical land use in this category, however, the minimum lot size is identified as 5,000 to 7,000 square feet. This proposed plat is for a rural subdivision. The site is zoned RE-1 and is not currently serviceable by City sanitary sewer. Both the RE-1 zoning, and the need for septic systems, dictate that lot sizes be a minimum of 40,000 square feet.

**STAFF ANALYSIS –
ZONING ORDINANCE:**

The Preliminary Plat consists of 31 lots, containing approximately 38.61 acres of land, which is located south of the existing Silverado Ranch Estates Plat 1, on the west side of town (south of G14 along South Orilla Road). The lots vary in size measuring from 40,000 SF to 87,290 SF.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. Naming of the remaining is under discussion and will be finalized prior to Final Plat approval. The designated street right-of-way is 60 feet with a 24' rural two-lane road with 3' shoulders on each side.

The required front setback is 50' with a minimum lot width of 125 feet. For some lots, the developer had difficulty maintaining the lot width of 125' at the 50' front setback line while achieving the minimum 40,000 square feet necessary for a septic system. The developer has shown greater front setbacks to ensure buildings have the proper width for their building envelopes. Several lots within Plat 1 also showed similar front setbacks.

**STAFF ANALYSIS –
SUBDIVISION
ORDINANCE:**

The Subdivision Ordinance requires that Preliminary Plat submissions details on lot design, street layout, sanitary sewer layout, water main layout, grading, and storm water management. All information has been submitted by the applicant.

**STAFF
RECOMMENDATION:**

In the review process, it was staff's opinion that a second connection was needed out of the subdivision. The staff recommendation to the developer was a connection south to Clark Street along lots 8 and 9. Staff further recommended that the right-of-way could be platted now and the road built at a later date as long as a mechanism was provided to pay for the road.

The developer has brought forward a proposal that does not show a second connection. The developer was concerned about creating a through street that provides direct access to South Orilla Road. The developer was also concerned about a cumbersome mechanism to pay for the road extension that would be confusing for home owners. The developer offered an alternative connection to the east instead of the south. Staff preferred a connection to the south due to the uncertainty of when land to the east would develop.

The Planning and Zoning Commission and the City Council will ultimately decide if a connection is needed and where the connection is located. Relevant facts that may help in determining the need for a connection are:

- Clark Street to the south is currently a gravel road.
- There are currently 15 homes that are located along Clark Street.
- To go north, those homes currently travel east to 50th Avenue in Norwalk or West to 30th Avenue in Cumming.
- A connection to Clark Avenue would provide a direct connection to South Orilla Road through the Silverado Ranch Estates Subdivision.
- Clark Street is planned as a future Collector in the Comprehensive Plan.
- South Orilla Road is planned to continue south as a Minor Arterial in the Comprehensive Plan.
- No right-of-way has been obtained for a future extension of South Orilla Road to the South.
- Future extension of South Orilla Road would also require participation from the City of Cumming as half of the roadway would be outside of City limits.
- Land to the east has not been platted. The land is

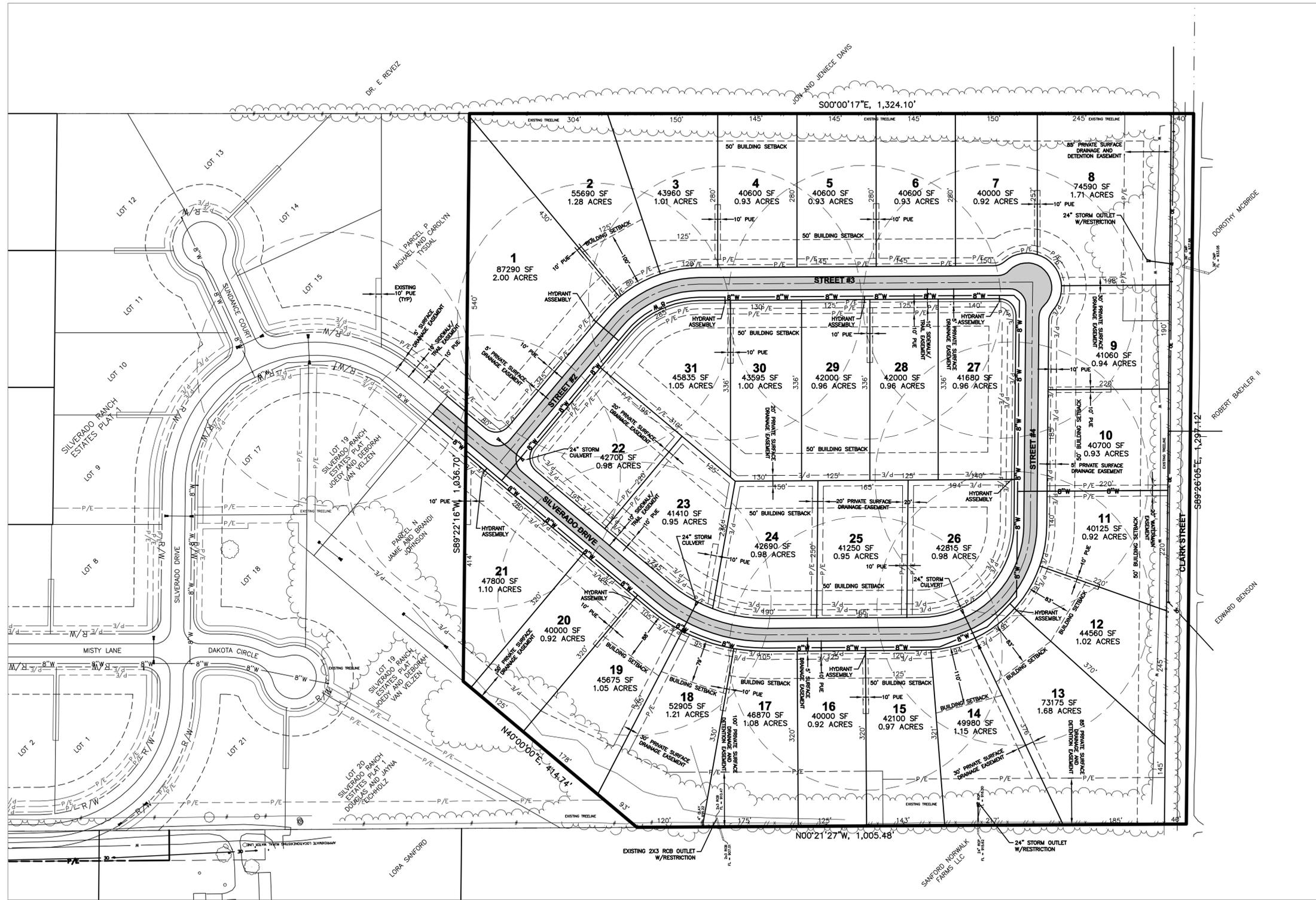
identified as High Density Residential in the Comprehensive Plan.

- Land to the south is outside of the City limits. It is identified as Low Density Residential in the Comprehensive Plan. The City would need to annex the ground to ensure it was developed according to the Comprehensive Plan.
- The primary City concern is essentially the creation of one large cul-de-sac with 53 lots and only one access to G14.
- A traditional cul-de-sac in the City is not allowed to be more than 800 feet. With the smallest 60' wide lots, that would be a total of approximately 30 lots with one access point.
- There are several subdivisions within the City are limited to one access point.
 - Plat 1 of the Ridge at the Estates has 33 lots
 - Plat 3 of the Legacy has 62 lots
 - Plat 12 of the Legacy has 62 lots
 - The Estates at the Ridge will have 50 lots
 - Echo Valley Estates have 37 and 39 lots in various areas with single access to Iowa Highway 28.
- The current areas limited with one access were all developed near golf courses.

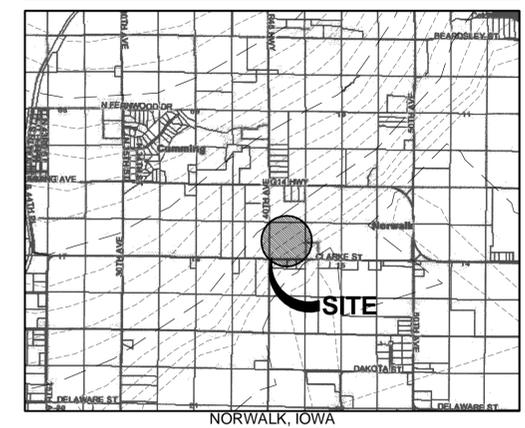
Therefore, staff recommends that the Planning and Zoning Commission determine the need for a second connection and potential location, if needed. Once determined, staff recommends that the request for the Preliminary Plat for Silverado Ranch Estates Plat 2 be approved with the following conditions:

- 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.

PRELIMINARY PLAT FOR: SILVERADO RANCH ESTATES PLAT 2



VICINITY MAP



OWNER/ DEVELOPER

SILVERADO JV15 LLC
987 TULIP TREE LANE
WEST DES MOINES, IOWA 50266
PH: 515-554-4543
CONTACT: RYAN WIEDERSTEIN

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: BRAD KUEHL

ZONING

RE-1: SINGLE FAMILY RURAL ESTATE DISTRICT

BULK REGULATIONS

SETBACKS:
FRONT = 50' MIN
REAR = 50' MIN
SIDE = 20' MIN (SUM OF BOTH = 40')

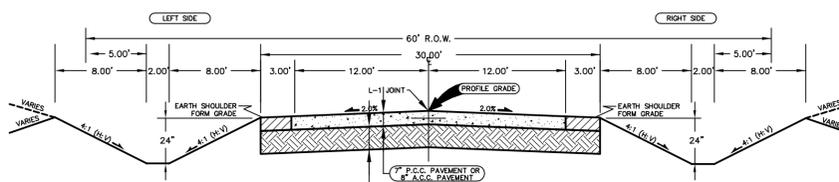
LEGEND

- PROPOSED
- GROUND SURFACE CONTOUR
 - TYPE SW-501 STORM INTAKE
 - TYPE SW-503 STORM INTAKE
 - TYPE SW-505 STORM INTAKE
 - TYPE SW-506 STORM INTAKE
 - TYPE SW-513 STORM INTAKE
 - TYPE SW-401 STORM MANHOLE
 - TYPE SW-402 STORM MANHOLE
 - TYPE SW-301 SANITARY MANHOLE
 - STORM/SANITARY CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT ASSEMBLY
 - SIGN
 - DETECTABLE WARNING PANEL
 - SANITARY SEWER WITH SIZE — 8" S —
 - STORM SEWER — ST —
 - WATERMAIN WITH SIZE — 8" W —

PRELIMINARY PLAT DESCRIPTION

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF NORWALK, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

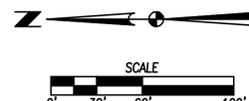
BEGINNING AT THE SOUTHEAST CORNER OF LOT 19, SILVERADO RANCH ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF NORWALK, WARREN COUNTY, IOWA; THENCE NORTH 40°00'00" EAST ALONG THE EASTERLY LINE OF SAID LOT 19 A DISTANCE OF 414.74 FEET; THENCE NORTH 89°22'16" EAST, 1,036.70 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15; THENCE SOUTH 00°00'17" EAST, 1,324.10 FEET TO THE SOUTH LINE OF SAID WEST HALF; THENCE SOUTH 89°26'05" EAST, 1,297.12 FEET TO THE WEST LINE OF SAID WEST HALF; THENCE NORTH 00°21'27" WEST, 1,005.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.61 ACRES (1,681,649 SQUARE FEET).



TYPICAL RURAL SECTION - 24' ROADWAY
SILVERADO RANCH ESTATES

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDERS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



NOTES

- NO STRUCTURES TO BE CONSTRUCTED WITHIN EASEMENTS
- ALL SURFACE DRAINAGE EASEMENTS AND DETENTION EASEMENTS ARE TO BE PRIVATE

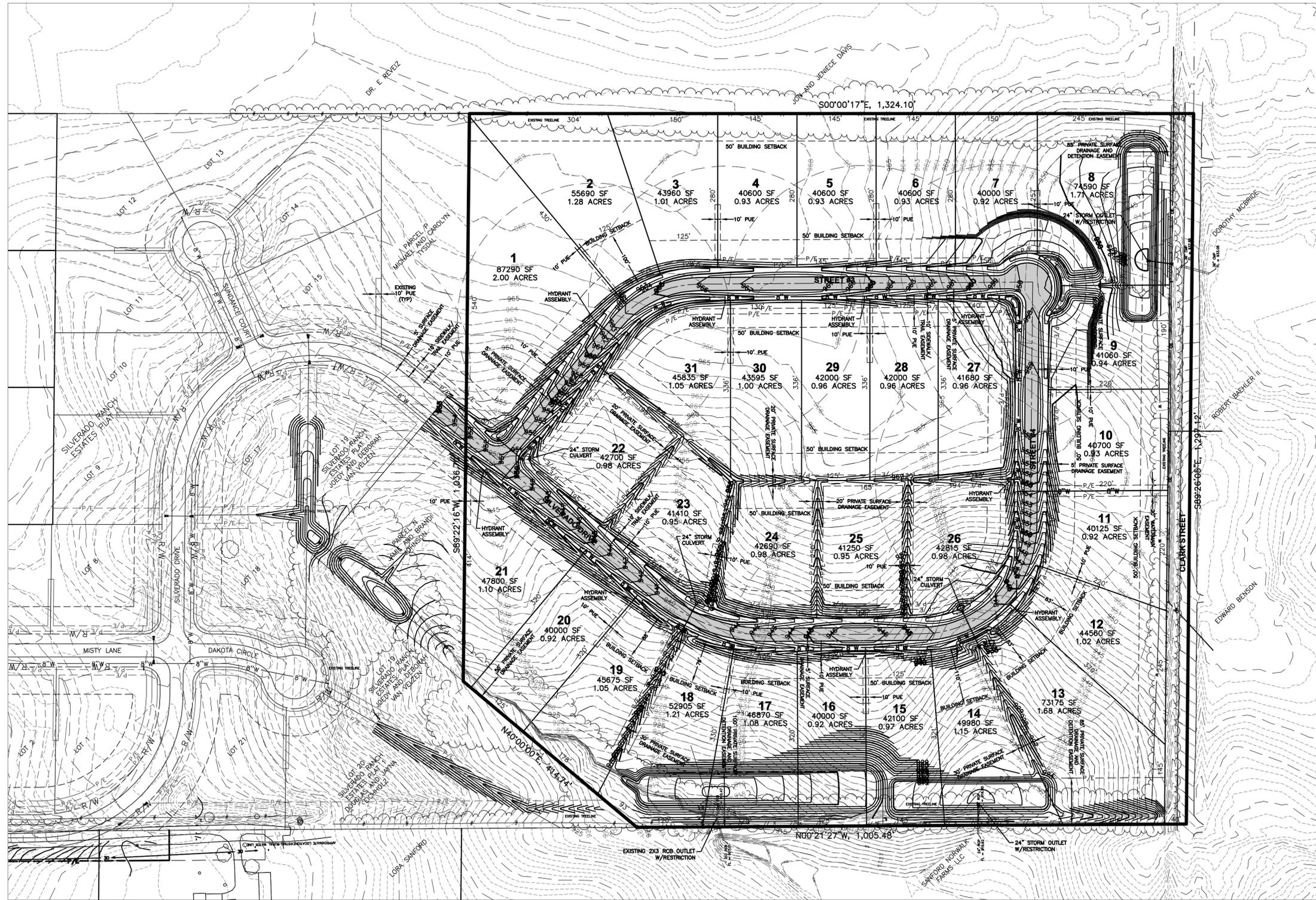
L.L. SANDFORD SURVEYING & CONSULTING, INC.
 FILE NO. 2015-0015
 DATE PLOTTED: 5/26/2015 2:27 PM
 PLOTTED BY: BRAD KUEHL
 TECH:

SILVERADO RANCH ESTATES PLAT 2
 PRELIMINARY PLAT
 ANKENY, IOWA
 CIVIL DESIGN ADVANTAGE

DATE	09/23/15
REVISIONS	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL
09/23/15	
09/15/15	
09/26/15	

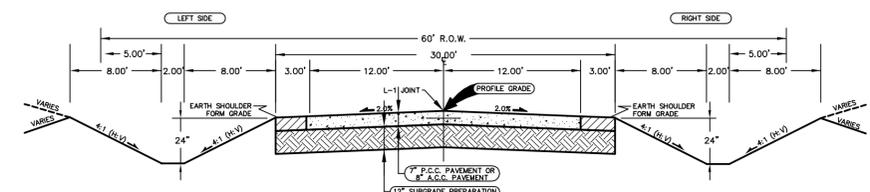
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER:

PRELIMINARY PLAT FOR: SILVERADO RANCH ESTATES PLAT 2

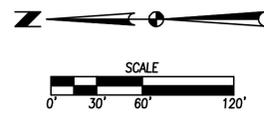


LEGEND

- PROPOSED**
- GROUND SURFACE CONTOUR
 - TYPE SW-501 STORM INTAKE
 - TYPE SW-503 STORM INTAKE
 - TYPE SW-505 STORM INTAKE
 - TYPE SW-506 STORM INTAKE
 - TYPE SW-513 STORM INTAKE
 - TYPE SW-401 STORM MANHOLE
 - TYPE SW-402 STORM MANHOLE
 - TYPE SW-301 SANITARY MANHOLE
 - STORM/SANITARY CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT ASSEMBLY
 - SIGN
 - DETECTABLE WARNING PANEL
 - SANITARY SEWER WITH SIZE — 8" S —
 - STORM SEWER — ST —
 - WATERMAIN WITH SIZE — 8" W —



TYPICAL RURAL SECTION - 24' ROADWAY
SILVERADO RANCH ESTATES

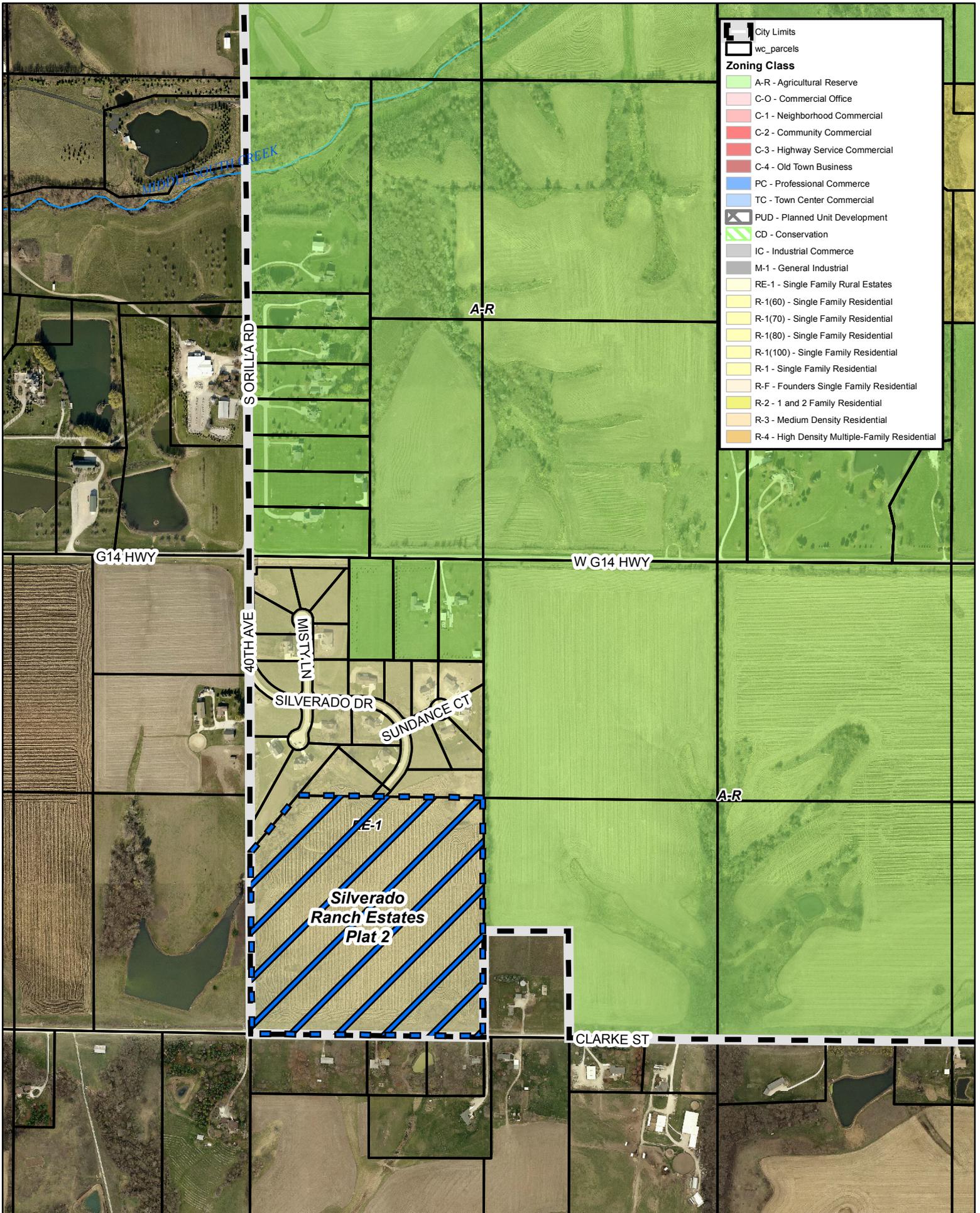


UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDERS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

FILE NO. 1507405 (VMS) 1507405 (VMS) 1507405 (VMS) 1507405 (VMS) 1507405 (VMS)
 FILE DATE: 09/23/15
 PLOTTED BY: BRAD KUEHL, TECH.

DATE		REVISIONS		THIRD SUBMITTAL	09/23/15	SECOND SUBMITTAL	09/15/15	FIRST SUBMITTAL	09/28/15
<p>3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410</p> <p>ENGINEER: _____ TECH: _____</p>									
<p>SILVERADO RANCH ESTATES PLAT 2 PRELIMINARY PLAT GRADING PLAN</p>									
<p>ANKENY, IOWA</p>									
<p>1507405</p>									



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

REQUEST:	Request from Norwalk Land Co. LLC to approve the Final Plat of the <i>Orchard View Plat 2</i>
MEETING DATE:	September 28, 2015
STAFF CONTACT:	Luke Parris, AICP City Planner
APPLICANT(S):	Norwalk Land Co. LLC 475 Alices' Road, Suite A Waukee, Iowa 50263
GENERAL DESCRIPTION:	This request would create 15 single family lots in the Orchard View development, part of the Orchard View PUD.
IMPACT ON NEIGHBORHOOD:	The request would not appear to have a negative impact on the area.
VEHICULAR & PEDESTRIAN TRAFFIC:	The request would not appear to have a negative impact on traffic conditions. This development is west of Orchard View Plat 1 and connects to Orchard Hills Drive.
TRAIL PLAN:	The subdivision would have standard city sidewalks. An 8' trail will be developed on the east side of Orchard Hills Drive.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The site is zoned as Parcel 2 of the Orchard View PUD, which allows for R-1(60) uses. A proposed City park is to the north. Platted R-1(60) is to the east with undeveloped R-1(60) to the south and west.
BUFFERS REQUIRED/ NEEDED:	No specific buffering is required for the subdivision.
DRAINAGE:	Storm water for the development is collected into a storm sewer system that is part of the overall storm sewer system for the Orchard View development. The overall Brownstones storm sewer system outlets to a detention area that is offsite to the southeast. The storm water will ultimately end up in a detention area located on the City park to the north.
DEVELOPMENT HISTORY:	The Orchard View PUD was approved on July 18, 2013 and the Preliminary Plat was approved on January 16, 2014. The City is also working with Veenstra and Kimm on finalizing development of the detention area in the City park.

FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	Per the PUD, Parcel 1 of the PUD was to be dedicated to the City as a Park. Orchard View Plat 1 created the lot for the City park.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER.	<ul style="list-style-type: none"> • The final plat shows a 30' front setback on all lots. • The final plat shows a 35' rear setback on all lots. • A proposed 10' PUE's run the rear of the lots. • A proposed 5' PUE's are on the side of lots 2, 5, 6, 7, 9, and 10. • A proposed 30' sanitary sewer easement is located at the front of lots 7 & 8, and lots 10-15. • A proposed 15' sanitary sewer easement is located on the south lot line of lot 15. • A proposed 15' sanitary sewer easement is located on the south lot line of lot 15. • A proposed 20' private stormwater flowage easement is located at the rear of lots 1-6.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates the area in question as Medium Density Residential. This request would be in compliance with such designation.
STAFF ANALYSIS – ZONING ORDINANCE:	<p>The Final Plat consists of 15 single family lots and a 29.22 acre Outlot (which is unbuildable), containing approximately 34.1 acres of land, east of Orchard View Plat 1 and Orchard Hills Drive.</p> <p>The setbacks, identified in the PUD, are 30' front yard, 5' side yard (12' total), and 35' rear yard.</p>
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	<p>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.</p> <p>The applicant will need to submit all other required documents prior to release of the final plat for recording.</p>

**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the Final Plat of Orchard View Plat 2 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.

FINAL PLAT NORWALK ORCHARD VIEW PLAT 2 NORWALK, IOWA

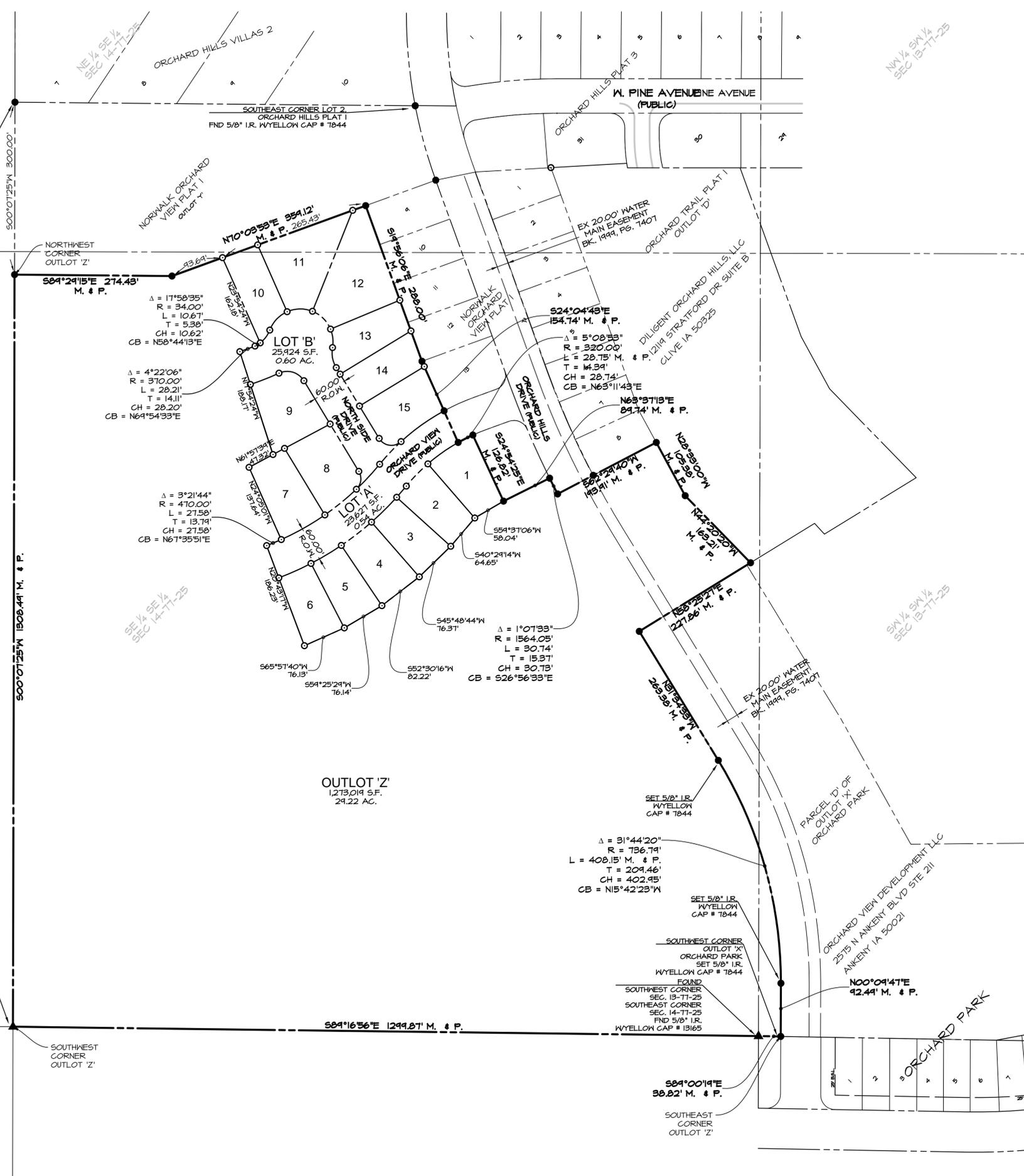
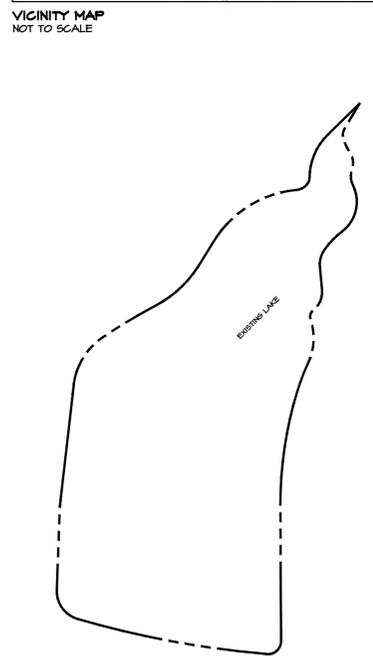
DEVELOPER:
NORWALK LAND CO., LLC
415 ALICES RD, SUITE A
WAKEEFIELD, IA 50263
PH. 515-491-4090

PROPERTY OWNERS:
NORWALK LAND CO., LLC
415 ALICES RD, SUITE A
WAKEEFIELD, IA 50263
PH. 515-491-4090

LEGAL DESCRIPTION:
OUTLOT 'Z', NORWALK ORCHARD VIEW PLAT I, AN OFFICIAL PLAT, CITY OF NORWALK, HARRIS COUNTY, IOWA.

ZONING:
ORCHARD VIEW P.U.D.

SETBACKS:
FRONT YARD - 30'
REAR YARD - 35'
SIDE YARD - 12' TOTAL (5' MIN)



CERTIFICATION

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

JERRY P. OLIVER, IOWA LIC. NO. 7844 DATE: MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

- NOTES**
- ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT DOES SO AS A SUBORDINATE INTEREST TO THE CITY'S USE OF ITS DESIGNATED SANITARY SEWER EASEMENT AND ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT ITS COST IF IN CONFLICT WITH THE CITY'S USE OF THE DESIGNATED SANITARY SEWER EASEMENT.
 - LOTS 'A' AND 'B' TO BE DEEDED TO THE CITY OF NORWALK FOR STREET PURPOSES.
 - STORM WATER FLOWAGE EASEMENTS ARE PRIVATE.

SCALE: 1"=40'

NORTH

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
SEPTEMBER 23, 2015	1	
	2	
	3	
	4	
	5	JFO
	6	MEH

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

NORWALK ORCHARD VIEW PLAT 2
NORWALK, IOWA

FINAL PLAT

SHEET 01 OF 02
E-1146

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NORWALK ORCHARD VIEW PLAT 2

VICINITY SKETCH

SHEET
 OF 1

E-7146



Civil Engineering Consultants, Inc.

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 515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com