

REGULAR NORWALK PLANNING AND ZONING MEETING 9-28-15

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 28, 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, Jim Huse, Dan Schulz, Robin Wagner, Stephanie Riva. Absent: Chad Ross.

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

Approval of Agenda – 15-67

Motion by McConnell and seconded by Huse to approve the agenda as presented. Approved 6-0.

Approval of Minutes – 15-68

Motion by McConnell and seconded by Fraser to approve the minutes from the September 18, 2015 meeting. Approved 6-0.

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 – 15-69

Mr. Wagoner reported to the Commission that this item was on the last agenda and was voted on, but the Des Moines Register did not get the publication in as requested. Therefore, we have to start the process over with the proper publication.

This is the same request as last meeting, nothing has changed.

The public hearing was opened at 5:47 p.m. With no public wishing to speak, the public hearing was closed at 5:47 p.m.

Motion by McConnell and seconded by Wagner to approve request to rezone 14.74 acres of land on the Warrior Run Golf Course that encompass The Grille at Warrior Run. Approved 6-0.

Request from Silverado JV15, LLC to approve the Preliminary Plat of Silverado Ranch Estates Plat 2 – 15-70

Mr. Parris reported that this area was previously preliminary platted with Silverado Ranch Estates Plat 1. The city has a horizon on 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.

This plat would create 31 single family lots south of the existing Silverado Ranch Estates subdivision. 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. 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 applicant elected to bring the Preliminary Plat forward without showing a second connection out of the subdivision.

This subdivision is zoned RE-1. The future land use for the area is High-Density Residential to the west and Low-Density Residential to the south.

The storm water is managed in three separate detention areas with three detention ponds. Two of the ponds discharge to an existing pond to the west outside of the plat boundary. The third pond 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.

Parkland dedication requirements will be finalized during the final platting, but the required amount is 0.5 acres.

Brad Kuehl, CDA, 3405 SE Crossroads Drive, Grimes, spoke on behalf of Silverado JV15, LLC. Kuehl explained they would like to continue this development into the south portion with similar lots. The layout will be the same idea as the first plat with home that varies in size and setbacks. The developer is not in favor of encouraging through traffic from Clarke Street.

Commission questioned the size of detention ponds that will be used for the development. Mr. Parris noted this will be addressed during the construction plan process.

Mr. Wagoner explained to the Commission that the developer has met all requirements by the subdivision code. Asking them to build the road and lose the lot is an expensive undertaking and one that is not required by our current codes. There are no public safety issues without the road. There are quite a few newer developments in Norwalk that are similar to this setup. Wagoner indicated that if the City wishes to limit the number of homes with only one way in and out, it should do so in the subdivision ordinance similar to the way we limit cul-de-sac length.

Motion by Huse and seconded by Schulz to approve the Preliminary Plat of Silverado Ranch Estates as submitted with the following conditions:

- That 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.

Approved 6-0.

Request from Norwalk Land Co. LLC to approve the Final Plat of the Orchard View Plat 2 – 15-71

Mr. Parris explained that this 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.

The setbacks identified in the PUD are 30' front yard, 5' side yard (12' total) and 35' rear yard. The subdivision will have standard city sidewalks with an 8' trail on the east side of Orchard Hills Drive.

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.

Storm water for the area is collected into a storm sewer system that is part of the overall storm sewer system for the Orchard View development. The storm water will ultimately end up in a detention area located on the City park to the north.

The Orchard View PUD was approved on July 18, 2013 and the Preliminary Plat was approved on January 16, 2014. The City is working with Veenstra & Kimm on finalizing development of the detention area in the City park. 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 park.

Motion by McConnell and seconded by Fraser to approve Final Plat of the Orchard View Plat 2 with the following conditions:

- That 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.

Approved 6-0.

Staff Development Update

Mr. Wagoner presented the update. He informed Commission that the following items will be on the October 1 agenda for City Council: Warrior Run, Kruse Rezoning, In Home Child Care, Orchard Trail Plat 4, Brownstones, Legacy Commercial Plat 7.

Mr. Wagoner also noted that the Development Services Department hired Laura Staples as part time support staff and she began last week.

Wagoner informed Commission that the RFP for the Comp Plan update was posted with the Iowa League of Cities and the Iowa APA until October 15. At that time staff will look at proposals and will bring forward early November to the Commission. Sub Area 1 will also come forward at that time.

Wagoner is working with area landowners and developers to try and find a compromise and common ground for everyone.

A new subdivision map was emailed out to everyone.

Future Business Items

Mr. Parris informed Commission that there would be another joint session with the City Council with a tentative date set for November 5. Riva asked that when they do have

that session, that it be a work session in which they can actually discuss bigger projects and city wide projects such as the Comp Plan, and not just an agenda item on a regular council meeting. The Commission would like more of a work session with both groups. Mr. Parris will send out a survey to see when everyone can meet.

Commission asked what ever happened to the directional signage that was once discussed, and if that was dropped. Mr. Wagoner informed them he has emails from RDG on this subject and will forward them to the Commission to catch them up to speed.

Commission asked for an update on the Comprehensive Plan Amendment for Trail Map. Mr. Wagoner reported that he is working on getting information to John Micka???. City Council wanted the map amended to reflect a couple of things and those items need to be reviewed. Mr. Wagoner needs to have a conversation with John to update the map and get that map into the Comprehensive Plan. It will be difficult to get any grant money unless the trail is mapped out in our Comprehensive Plan.

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

Adjournment – 15-72

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