

REGULAR NORWALK PLANNING AND ZONING MEETING 10-12-15

Call to order

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, October 12, 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, Stephanie Riva. Absent: Chad Ross 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 – 15-73

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

Approval of Minutes – 15-74

Motion by Schulz and seconded by Fraser to approve the minutes from the September 28, 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.

New Business

Request from Cort Landing LLC to approve the Preliminary Plat of the Cort Landing Plat 1–15-75

Mr. Parris explained that this plat is currently zoned in the Dobson PUD which was amended in June to allow for R-1(60) and C-2 Commercial. This request would create 31 single family lots and 1 commercial lot, located west of Sunset Drive, north of Wright Road, and south of Elm Ave. The property at Lot 1 of Orchard Ridge Plat 1 has notified the City of past problems with the drainage in the rear of their lot. This plat will develop an extension of Pine Ave. and place a storm sewer intake and pipe that will convey storm water from the area behind Lot 1 of Orchard Ridge Plat 1 under Pine Ave. onto Lot 32 of Cort Landing. This should help with the drainage and alleviate some past drainage problems.

The plat shows a connection north to Elm Ave. and a connection east to Sunset Dr./Iowa Highway 28. The developer will need to work with the Iowa DOT on the access permitting to Iowa Highway 28. City staff had previously talked with the Iowa DOT and been told that the access location was appropriate for a full access.

The area to the west is identified as R-4 and will require a buffer, which would have a standard 50' wide buffer. The land to the north/west identified as R-3 will require a standard 30' wide buffer. Both areas are undeveloped and will be required to provide the buffer on their site at development stage.

The plat shows a C-2 lot that is currently undeveloped and adjacent to R-1 uses. Per the PUD, any part of the commercial parcel that is adjacent to a single family lot shall have a 30' wide buffer that meets city code. The new buffer ordinance does allow for a buffer to be reduced, following the buffer standards, when the boundary of a zoning district is along a public street right-of-way.

A Storm Water Management Plan was submitted and reviewed by the City Engineer. Storm water for the single family development is collected in the storm sewer system and managed in a single detention area located behind lots 13, 14, 22 and 23. The detention area discharges to an existing drainage way located inside a drainage easement through the southern area of the plat.

Lot 32, the commercial lot, is located within a separate drainage basin. The drainage from the west is collected in an intake, passed under Pine Ave. in a pipe and outlet onto Lot 32. A detention system has not been designed for Lot 32 at this time. Detention design will depend upon the type of development and will occur during the site plan phase. Lot 32 is allowed to naturally drain in its undeveloped state and is allowed to pass through any improved storm water this is drained onto the lot.

The development 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.

The required front setback for single family lots is 30' with a minimum lot width of 60'. The sideyard setbacks are 7' minimum with 15' total for both sideyards. The required setback for the commercial lot is 30' per the PUD. The sideyard setbacks are 20' minimum. The Dobson PUD specifically prohibits certain uses on the commercial lot.

Riva expressed concern that there will not be access to Highway 28 since the original concept was shown that way at the time of rezoning. Parris explained it is not required in the PUD, Zoning Ordinance or Subdivision Regulations.

Motion by Huse and seconded by Schulz to approve Preliminary Plat of the Cort Landing Plat 1 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 4-1, Riva voting nay.

Request from United Properties Invest Co LLC to approve the Final Plat of The Village on the Ridge – 15-76

Mr. Parris presented a request that would create 34 lots that are zoned in the Echo Valley Community PUD and developed as a Cluster Home Development. The lots are to be sold and developed as single family units with maintenance of lots conducted by an owner's association.

There are three drainage basins on the site. Storm water is detained in three separate detention areas. The detention areas are located on Outlot Z, behind Lots 20-24, and behind Lots 16-17. The Outlot Z discharges via a connection to the City storm sewer. The area behind lots 20-24 discharges to storm sewer on the golf course to the west. The area behind Lots 17-18 connects to the City storm sewer system.

The parkland dedication requirement was considered the golf course per a previous agreement and payment to the City during the development of prior phases in the Echo Valley Community PUD.

The development includes varying setbacks between 20' and 25' to allow for the road; the reduction of typical road right-of-way from 60' to 50'; and the construction of a 26' public road. On-street public parking is allowed to count for overflow parking. Minimum distance between buildings is 10'.

Schulz asked if there was a cart path planned for the development. Parris answered that there are 5' sidewalks planned within the subdivision and an 8' trail along Echo Ridge Trail. The City plans to connect the trail to a trail along Beardsley Street. Schulz feels it is important to have a cart paths in our new developments so we don't have carts driving on the streets.

Motion by Huse and seconded by McConnell to approve the Final Plat of The Village on the Ridge 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 Planning and Economic Development Director 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 4-1, Schulz voting nay.

Staff Development Update

Parris reviewed the Development Services September report with Commission.

Wagoner updated Commission on Elizabeth Holland Park and a Preliminary Development Agreement that Mr. Coppola requested in order to transact on the Elizabeth Holland Park. They are currently working on that agreement.

Also, an outside firm is being considered as a construction manager for the Elizabeth Holland Park. Stakeholders are really in favor of hiring a certain firm and since our Public Works department is short staffed right now the City is looking into this option.

Norwalk Orchard View Plat 2 is going to City Council on Thursday night along with Silverado Plat 2 Preliminary Plat.

The City has identified that we want to do a subdivision ordinance update next, but staff is still in the process of deciding if that is a project that we will do in-house or hire a consultant.

There is currently talk about conducting a DOT study and staff has asked Tim Hoskins to come in and lead that discussion for that group. Once that is complete, that information would be presented to the Commission.

The DOT is currently interested in conducting a study on the Highway 28 corridor, looking for ways to make it flow more efficiently. This study would be the entire length of Highway 28 through Norwalk.

Coppola would like a study to be done for the realignment of Masteller. They need signals in and out in order to get businesses into the development.

Future Business Items

Parris updated Commission on the future business items. Staff is working on getting the City Council Workshop with the P & Z set up in November sometime. The deadline for the RFP's for the Comp Plan update is approaching quickly, so we will be getting back into the swing with the SubArea 1 Master Plan. Legacy Plat 19, Rolling Green Plat 5, Estates on The Ridge Plat 2, and Orchard View Plat 3 construction documents will all be coming to Commission soon. Brad Cooper has decided to possibly hold off a bit for Old School Plat 2 Final Plat. Staff is currently waiting on updates from John Micka on the Comp Plan Amendment for Trail Map. They will touch base with him.

Adjournment – 15-77

Motion by Fraser and seconded by McConnell to adjourn the meeting at 6:26 P.M.
Approved 5-0.

Stephanie Riva, Chairperson

Luke Parris, City Planner