

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

REQUEST: Request from Hubbell Realty Company to approve the Orchard Hills Villas Preliminary Plat

MEETING DATE: November 9, 2015

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): JMS Orchard Hills, LLC c/o Hubbell Realty Co
6900 Westown Parkway
West Des Moines, IA 50266

GENERAL DESCRIPTION: This request would create 12 single family lots and 22 bi-attached townhome lots in Parcel 4 of the Orchard Hills PUD. The development is currently called Orchard Hills Villas. Staff would note that name is currently used by the townhomes south of the water tower. Hubbell Realty Company is currently working to revise the name and will provide an update at the meeting.

IMPACT ON NEIGHBORHOOD: The request would a medium density multi-family parcel in the Orchard Hills PUD area. The development itself only connects to North Avenue and does not have direct connection to the neighboring single-family development. The proposal includes single family lots along the perimeter of the development that share a boundary with the existing single family development. The bi-attached units are internal to the development and located along the western boundary of the plat.

VEHICULAR & PEDESTRIAN TRAFFIC: The request would not appear to have a negative impact on traffic conditions. Two access points to North Avenue are provided for adequate traffic circulation. Streets are 26' wide and exceed the City standard for private streets.

TRAIL PLAN: There are sidewalks within the subdivision and a proposed 8' trail along North Avenue (G14). The trail along North Avenue would be built with the infrastructure for the plat. The trail will connect to existing trail to the east and a planned future trail to the west along North Avenue.

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY: The site zoned as Parcel 4 of the Orchard Hills PUD, which allowed for R-3 uses or a cluster development. Adjacent property is zoned in the Orchard Hills PUD as R-1.

BUFFERS REQUIRED/ NEEDED:	The Subdivision Regulations and zoning ordinance would not require a buffer between two single family uses.
DRAINAGE:	<p>Drainage on the site is through rear yard drainage swales and a private storm sewer system. Storm water from the streets is collected in the private storm sewer system and outlet into a detention basin in the southeastern corner of the development.</p> <p>Rear yard drainage from the internal bi-attached lots collected into the storm sewer system and discharged at the detention basin.</p> <p>Rear yard drainage from the bi-attached lots to the west drains through the rear of the yards into a natural drainage way that ultimately collects into the southwestern drainage basin.</p> <p>Rear yard drainage from the single family lots to the east drains through the rear of the yards into a natural drainage way that ultimately collects into the southwestern drainage basin. Home owners directly to the east have experience drainage in the past, the creation of this rear yard swale should help alleviate some of these home owners problems.</p>
FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	The developer is required to provide 0.479 acres of parkland space for the development. The developer has not shown a public park within the proposal. Alternative methods will be required during final platting to meet the City's parkland requirement.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER.	The only public utilities in the plat are the water system and the sanitary sewer system. Proposed easements have been shown across the front of lots for both the sanitary sewer and water system. A proposed 30' sanitary sewer easement is shown between lots 6 & 7 to provide sewer connection into the adjacent development.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates the area in question as High Density Residential. The Comprehensive Plan identifies single-family and two-family homes as a typical use in both categories. This request would be in compliance with such designation.
STAFF ANALYSIS – ZONING ORDINANCE:	The Preliminary Plat consists of 34 lots, containing approximately 7.9 acres of land, south of North Avenue and

west of Sycamore Drive. Typically, R-3 Townhome developments would require a site plan review in addition to plat review. However, the Zoning Ordinance does not require site plan review for single family and two-family developments. Therefore the City is only reviewing the proposal through the typical platting procedure.

The area is being developed according to the Orchard Hills PUD requirements for Parcel 4. Setbacks for the R-1(70) lots are 30' front, 35' rear, 17' combined side with a minimum of 7' on one side. Setbacks for the overall development are 30' from the outside boundary. Internal setbacks for the single family lots are 25' off of the private street and 15' between buildings. Setbacks for the bi-attached lots are 25' off of the private street, 15' between buildings, and 0' for each bi-attached structure.

**STAFF ANALYSIS –
SUBDIVISION
ORDINANCE:**

The proposed plat has been designed in accordance with the City's Subdivision Ordinance. Lot design, private street design, water service design, sanitary sewer service design, storm sewer service design and easement design all conform to City requirements.

**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the Preliminary Plat be approved for the following conditions:

- That a formal name is determined prior to City Council approval.
- That the applicant follows all rules and regulations set forth in the City of Norwalk Zoning and Subdivision ordinances.
- That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.

ORCHARD HILLS VILLAS PRELIMINARY PLAT

NORWALK, IOWA

Sheet List Table		
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04	GR-01	GRADING PLAN



building strong communities.

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

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

DATE:
BRADLEY R. BROCKMAN,
PE NO. 22851

MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY
THIS SEAL:
1-4

ORCHARD HILLS VILLAS
PRELIMINARY PLAT

NORWALK, IOWA
20215018
OCTOBER 6, 2015

REVISIONS
October 30, 2015

ENGINEER
BRB

DRAWN BY
BRB

CHECKED BY
CAS

FIELD BOOK NO.
-

DRAWING NO.
GN-01

SHEET NO.
01 / 04

OWNER/APPLICANT:

JMS ORCHARD HILLS, LLC
C/O HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515)-243-3228
joe.pietruszynski@hubbellrealty.com
ATTN: JOE PIETRUSZYNSKI

ENGINEER/SURVEYOR:

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
bbrockman@mccluresolutions.com
ATTN: Brad Brockman

LEGAL DESCRIPTION:

ALL OF LOT 4 IN ORCHARD HILLS PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA. DESCRIBED AREA IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ZONING:

R-3 MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL

UTILITIES:

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

SETBACKS:

FRONT = 25'
SIDE = 7'/15"
REAR = 30'

COMPREHENSIVE PLAN LAND USE:

HIGH DENSITY RESIDENTIAL (R-4)

DEVELOPMENT SUMMARY:

GROSS LAND AREA:	= 344,558.6 S.F. (7.91 AC.)
GROSS IMPERVIOUS AREA:	
PAVED AREA	= 30,890 S.F. (8.97%)
BUILDING AREA	= 65,514 S.F. (19.01%)
TOTAL	= 96,404 S.F. (27.98%)
OPEN SPACE: REQUIRED	= 30% 344,559.6 S.F. X 30% = 103,367.88 S.F.
PROVIDED	344,559.6 S.F. - 96,404 S.F. = 248,155.6 S.F. (72.02%)
OPEN SPACE PLANTINGS REQUIRED TREES	(1) TREE/1,500 S.F. OPEN SPACE OF THE FOLLOWING SIZE = 69 TREES
40% MIN.	2" - 2 1/2" CAL. DECIDUOUS AND/OR 8" CONIFEROUS = 28 CONIFEROUS
PROVIDED TREES REQUIRED SHRUBS	= 53 TREES, 34 CONIFEROUS
(1) SHRUBS/1,000 S.F. OPEN SPACE	= 104 SHRUBS
PROVIDED SHRUBS	= 105 SHRUBS

BUILDING SUMMARY:

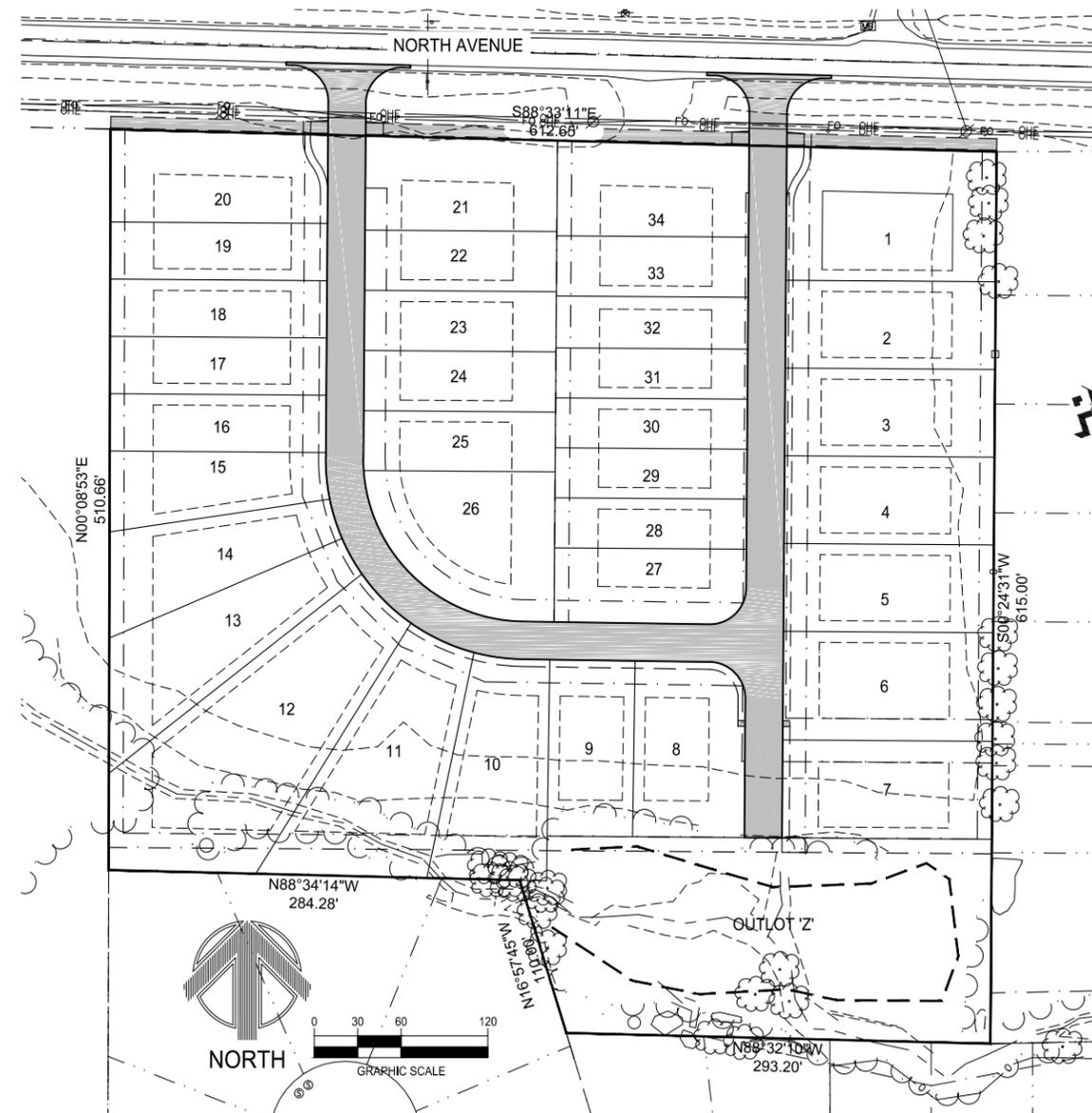
DETACHED VILLAS: TOTAL NO. BLDGS.:	= 12
SIZE:	= 44'-0" X 59'-0"
BLD.	
BI-ATTACHED VILLAS: TOTAL NO. BLDGS.:	= 11
2-UNIT BLDG.	= 22
SIZE:	= 52'-0" X 68'-0"
2-UNIT BLDG.	



IOWA STATE MAP
NO SCALE



VICINITY MAP
CITY OF NORWALK
NTS

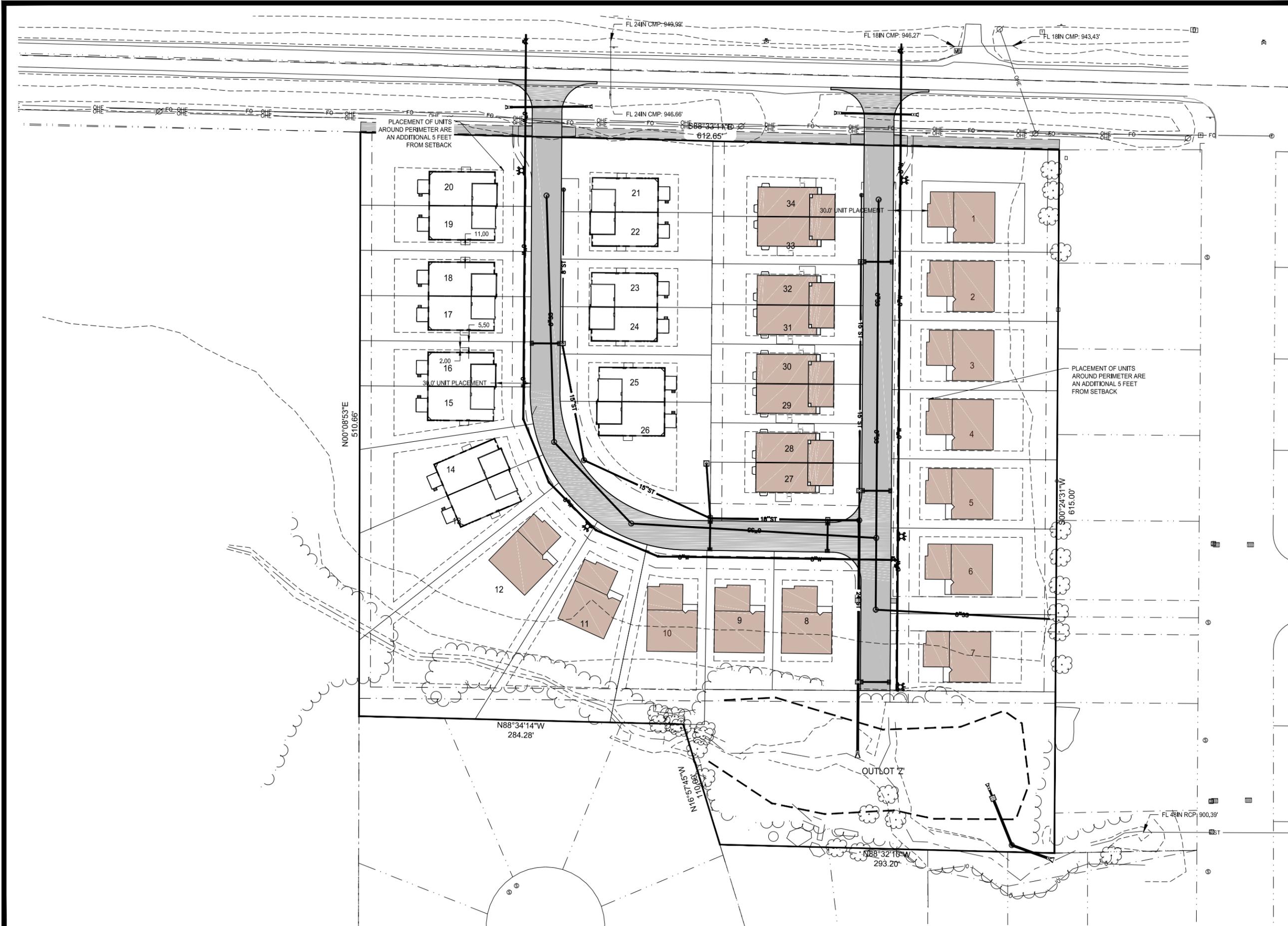


ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF NORWALK. THE CITY OF NORWALK FOLLOWS CURRENT SUDAS STANDARDS AT TIME OF CONSTRUCTION.

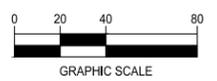


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UNIT LAYOUT



**ORCHARD HILLS VILLAS
PRELIMINARY PLAT**

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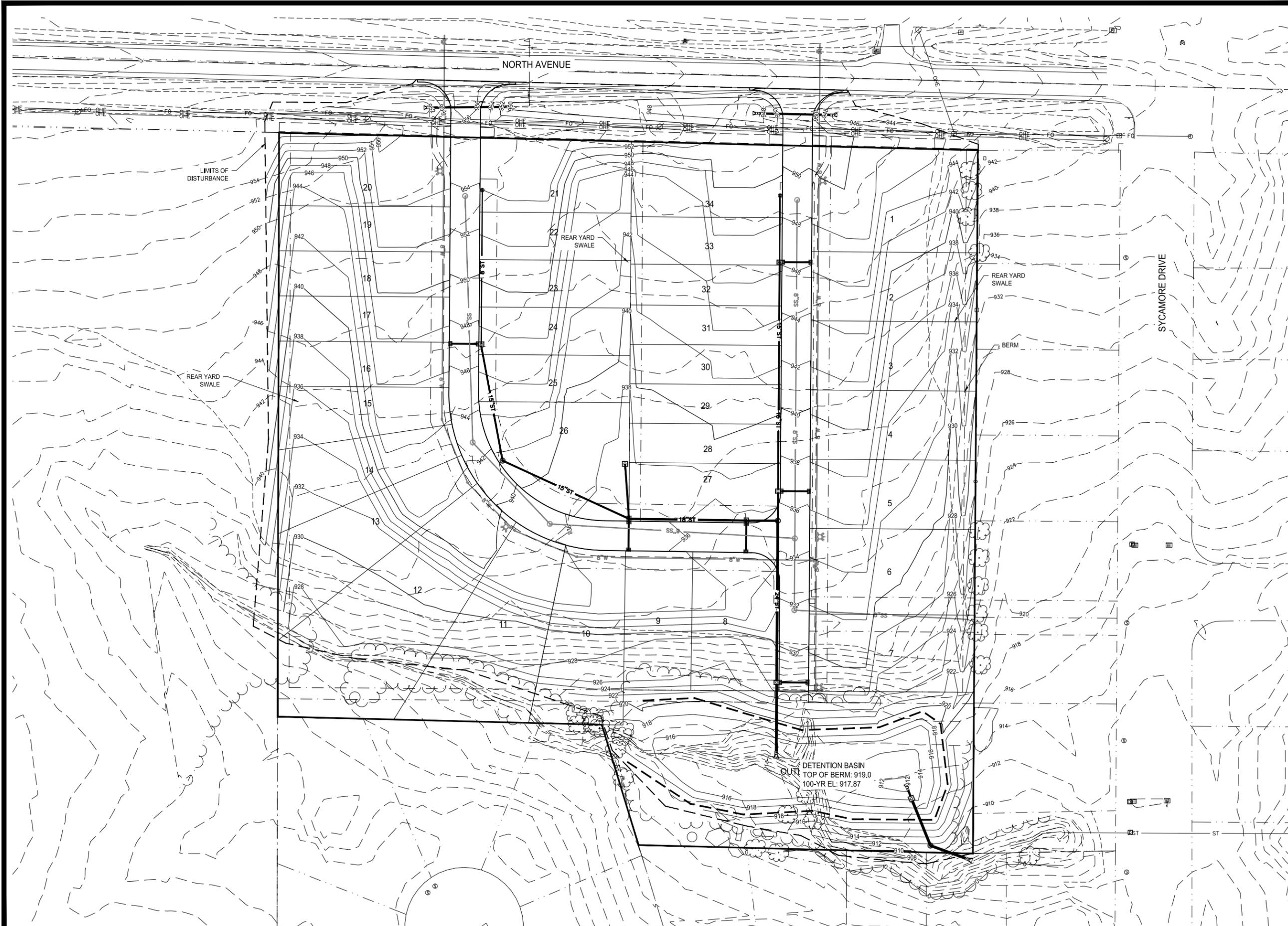
FIELD BOOK NO.
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GN-03

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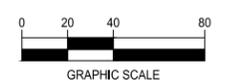
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GRADING PLAN



NORTH



**ORCHARD HILLS VILLAS
PRELIMINARY PLAT**

NORWALK, IOWA
20215018
OCTOBER 6, 2015

REVISIONS
October 30, 2015

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DRAWING NO. GR-01	SHEET NO. 04 / 04
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