

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

<b>REQUEST:</b>	Review of the Final Plat of <i>West Grove Villas</i>
<b>MEETING DATE:</b>	April 25, 2016
<b>STAFF CONTACT:</b>	Luke Parris, AICP City Planner
<b>APPLICANT(S):</b>	Hubbell Reality Company 6900 Westtown Parkway West Des Moines, Iowa 50266
<b>GENERAL DESCRIPTION:</b>	This request would create 12 single family lots and 22 bi-attached townhome lots in Parcel 4 of the Orchard Hills PUD.
<b>IMPACT ON NEIGHBORHOOD:</b>	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.
<b>VEHICULAR &amp; PEDESTRIAN TRAFFIC:</b>	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.
<b>TRAIL PLAN:</b>	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.
<b>ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:</b>	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.
<b>BULK REGULATIONS:</b>	25' setback from private street, 15' side setback (minimum 7' on one side), 30' rear yard setback.
<b>DRAINAGE:</b>	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.

Rear yard drainage from the internal bi-attached lots collected into the storm sewer system and discharged at the detention basin.

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.

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.

**DEVELOPMENT HISTORY:**

The Legacy PUD was approved on June 3, 2004 and the preliminary plat was approved on November 19, 2015.

**FLOODPLAIN:**

None of the proposed lots are located within a floodplain.

**PARKLAND:**

The developer has met the parkland dedication which was satisfied through the PUD master planning phase.

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

- The final plat shows 25' front setback on all lots.
- The final plat shows a 30' rear setback on all lots.
- A 7.5' side setback for all lots, 15' with both sides.
- 26' private streets
- 25' rear yard drainage easements along lots 1-7 and lots 13-20.
- 20' rear yard drainage easements on lots 21-34.
- A private overland flowage easement at the rear of lots 8-12.
- 15' storm sewer easement along lots 8, 21-24 and 27-34.
- 25' storm sewer easement along lots 25-26.
- 15' water main easement along lots 1-20.

**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 Final Plat consists of 34 lots, containing approximately 7.9 acres of land, south of North Avenue and west of Sycamore Drive. The area is being developed according to the Orchard Hills PUD requirements for Parcel 4. 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. Rear setbacks for all lots are 30 feet.

**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 West Grove Villas 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.

# WEST GROVE VILLAS PLAT 1 NORWALK, IA

### OWNER/APPLICANT:

WEST GROVE HOMES, LLC  
C/O HUBBEL REALTY COMPANY  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
(515) 243-3228  
JOE.PIETRUSZYNSKI@HUBBELLREALTY.COM  
ATTN: JOE PIETRUSZYNSKI

### ENGINEER:

MCCLURE ENGINEERING  
1360 NW 121ST STREET  
CLIVE, IOWA 50325  
(515) 964-1229  
BBROCKMAN@MECRESULTS.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 CONTAINS 7.91 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### NOTES:

1) STRUCTURES AND FENCES SHALL NOT BE LOCATED IN THE OVERLAND FLOWAGE EASEMENTS.

### ZONING:

PARCEL 4 OF THE ORCHARD HILLS PLANNED UNIT DEVELOPMENT - R-3 MEDIUM DENSITY RESIDENTIAL

### UTILITIES:

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

### SETBACK SUMMARY:

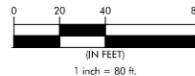
FRONT = 25'  
SIDE = 7.5'  
REAR = 30'

ORCHARD HILLS PLAT 1 LOT 3  
(BK 2005, PG 8489)

ST. JOHN'S CHURCH OF CUMMING ST. JOHN'S PARISH  
(BK 2003, PG 13415)



NORTH



Curve Table					
Curve #	Length	Radius	Delta	Chd B	Chd L
C1	28.76	138.00	11°56'32"	S05°34'07"E	28.71
C2	28.45	138.00	11°48'47"	S17°26'47"E	28.40
C3	28.15	138.00	11°41'12"	S29°11'47"E	28.10
C4	48.17	138.00	20°00'01"	S45°02'23"E	47.93
C5	48.17	138.00	20°00'01"	S65°02'24"E	47.93
C6	34.00	138.00	14°06'55"	S82°05'52"E	33.91
C7	39.08	25.00	89°33'28"	N44°22'35"W	35.22
C8	8.65	112.00	4°25'32"	S01°48'37"E	8.65
C9	166.41	112.00	85°07'56"	S46°35'21"E	151.52
C10	39.46	25.00	90°26'32"	N45°37'25"E	35.49
C11	195.38	125.00	89°33'28"	S44°22'35"E	176.09

### GENERAL LEGEND

- BOUNDARY LINE
- SECTION LINE
- PROPERTY LINE
- EXIST PROPERTY LINE
- EASEMENT LINE (TYPE AS NOTED)

#### CORNERS FOUND:

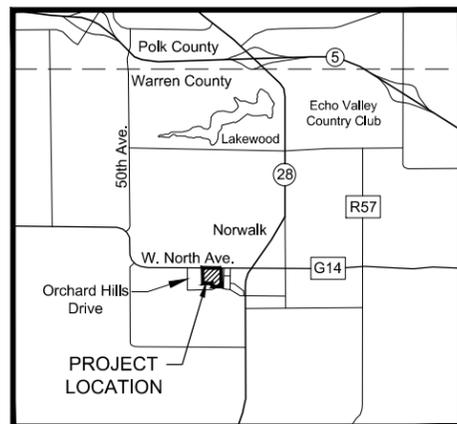
- SECTION CORNER (TYPE AS NOTED)
- BOUNDARY CORNER; FOUND 5/8" REBAR W/YPC 7844 (UNLESS NOTED OTHERWISE)

#### CORNERS SET:

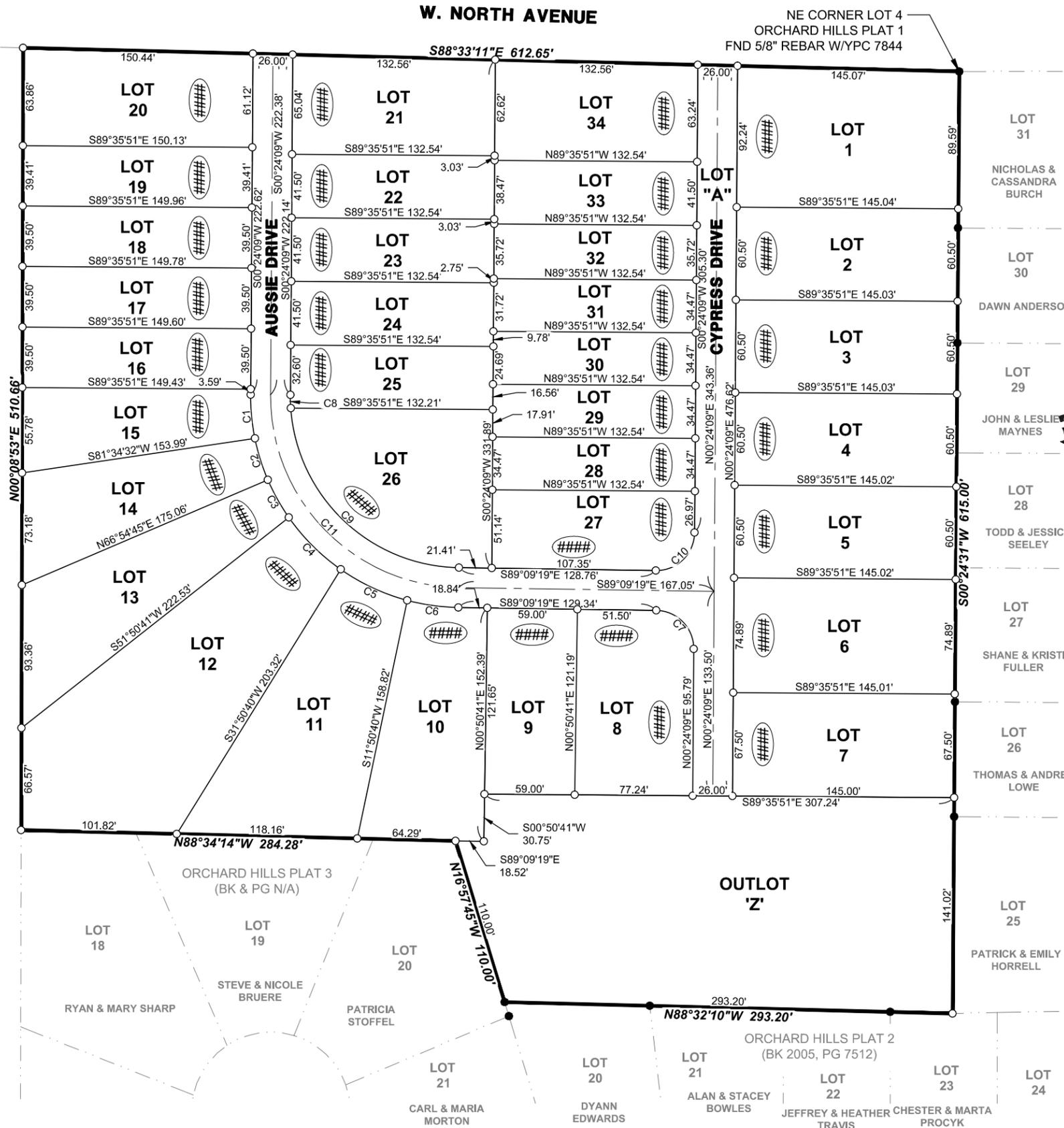
- BOUNDARY CORNER 1/2" REBAR OPC #19828
- SECTION CORNER 1/2" REBAR OPC #19828

#### ABBREVIATIONS:

- ROW - RIGHT-OF-WAY
- BK, PG - BOOK AND PAGE
- (M) - MEASURED DISTANCE/ANGLE
- (R) - RECORD DISTANCE/ANGLE
- PUE - PUBLIC UTILITY EASEMENT
- YPC - YELLOW PLASTIC CAP
- OPC - ORANGE PLASTIC CAP
- POB - POINT OF BEGINNING



VICINITY MAP (NOT TO SCALE)



building strong communities.

1360 NW 121ST Street  
Clive, Iowa 50325  
515-964-1229  
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**NOTICE:**  
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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: \_\_\_\_\_  
BRADLEY R. GEATER, PLS  
NO. 19828  
MY LICENSE RENEWAL DATE IS  
DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:  
TWO PAGES

WEST GROVE VILLAS  
PLAT 1  
FINAL PLAT  
NORWALK, IA  
20215018  
03/07/2016

#### REVISIONS:

ENGINEER: B. BROCKMAN  
DRAWN BY: C. CARLETON

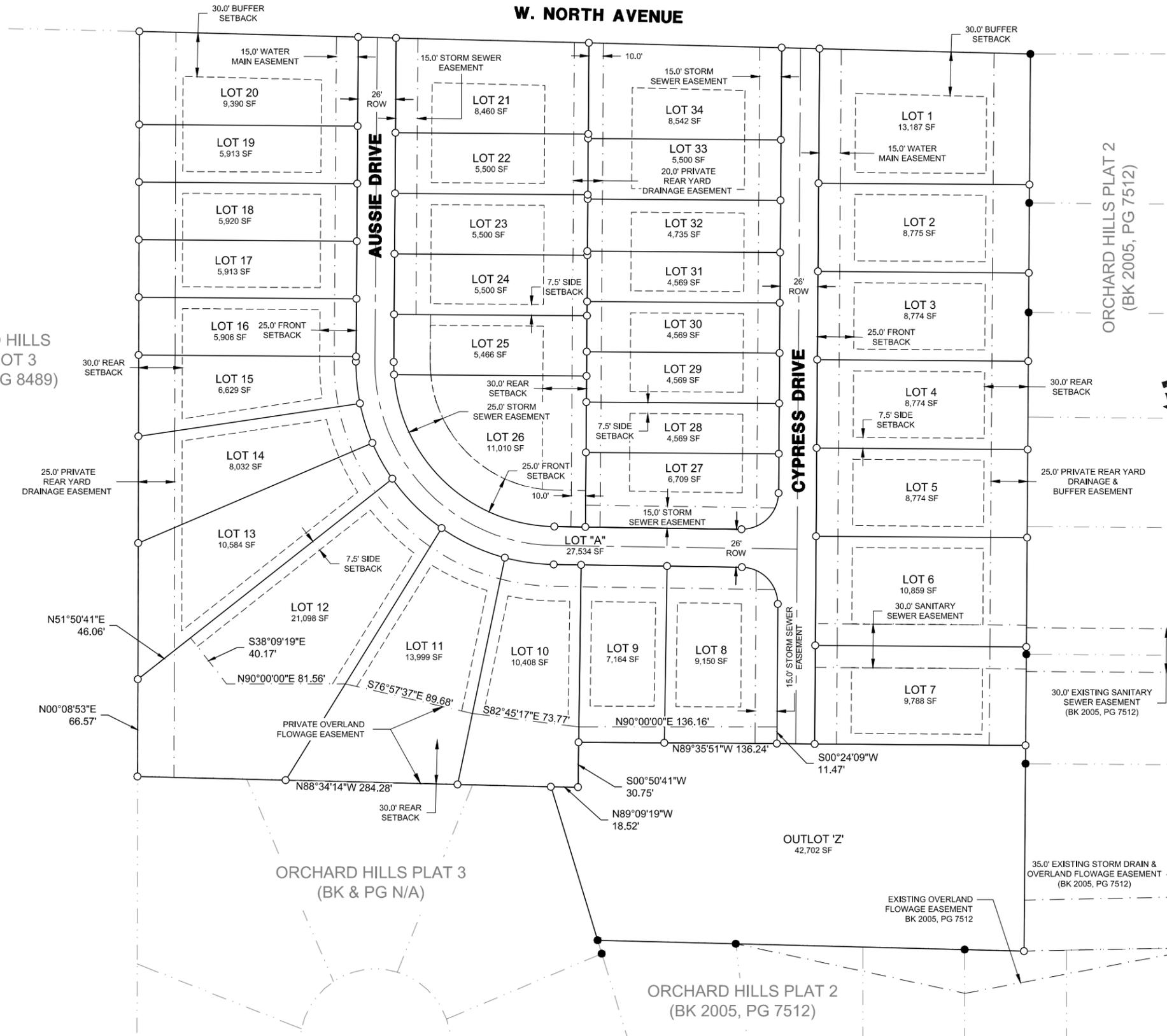
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SHEET NO. 01/02

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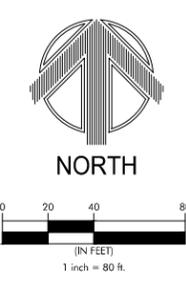
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**PRELIMINARY**



**GENERAL LEGEND**

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PLAT 1  
FINAL PLAT**  
NORWALK, IA  
20215018  
03/07/2016

REVISIONS:  
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ENGINEER: **B. BROCKMAN**  
DRAWN BY: **C. CARLETON**

CHECKED BY: **B. GEATER**  
FIELD BOOK NO.: .....

DRAWING NO.: **FP-01**  
SHEET NO.: **02/02**