

# Norwalk Community Development March 2016 Monthly Report



## Planning & Economic Development:

### *Kelly Cortum Rezoning Analysis*

Kelly Cortum met with the Committee to discuss the possible change of zoning in the Dobson PUD from C-2 to R-1 (60). The group discussed the viability of commercial property in this PUD and what constraints it would face if it stayed C-2. The viability of the parcel to develop commercially was related to the requirement of buffers next to adjacent residential property. The required buffers significantly reduce the developable area of the parcel. It was also discussed that this area was designated commercial in the City's long term plan, but could be amended to accommodate changes.

### *AmericInn*

Warren County Economic Development reported that they received about 25 RSVP's to attend an informational meeting on a potential AmericInn hotel in town. The meeting was held on March 7, 2016, at the Echo Valley Country Club and was well attended. AmericInn had not decided upon a site yet, but was gauging interest from potential local investors. They typically seek to generate 30% of the project cost locally before moving forward with a project. It was estimated that the project would be approximately \$7.8 million, with 30% being \$2.3 million that would be needed to start the project.

### *Marketplace at Echo Valley Update*

The City continues to work with United Properties on a PUD amendment.



### ***Elizabeth Holland Park Development***

Work continues on the development of Elizabeth Holland Park and the regional storm water detention ponds. Recently the vegetation was cleared from the site, provided a clearer look at the future of the park.



### **Planning and Zoning Commission**

The Planning Commission met on March 28, 2016 and discussed the following items:

- Public hearing and consideration of a request from Cort Landing, LLC to rezone 2.31 acres of land at SW intersection of IA HWY 28 and Elm Avenue from C-2 Commercial to R-1 Residential in the Dobson PUD.
- Public hearing and consideration of a request from United Properties LC to rezone approximately 28 acres of land at the northeast corner of IA HWY 28 and Beardsley Street from a mix of C-O, C-1, PC, R-4 and R-3 to a mix of C-3, R-4, R-3, and R-2 in the Echo Valley PUD.
- Request from United Properties, LC to approve the Preliminary Plat of the Marketplace at Echo Valley
- Update on the AmericInn meeting on March 7, 2016
- Update on the SubArea 1 and Future Land Use projects

### **Board of Adjustment**

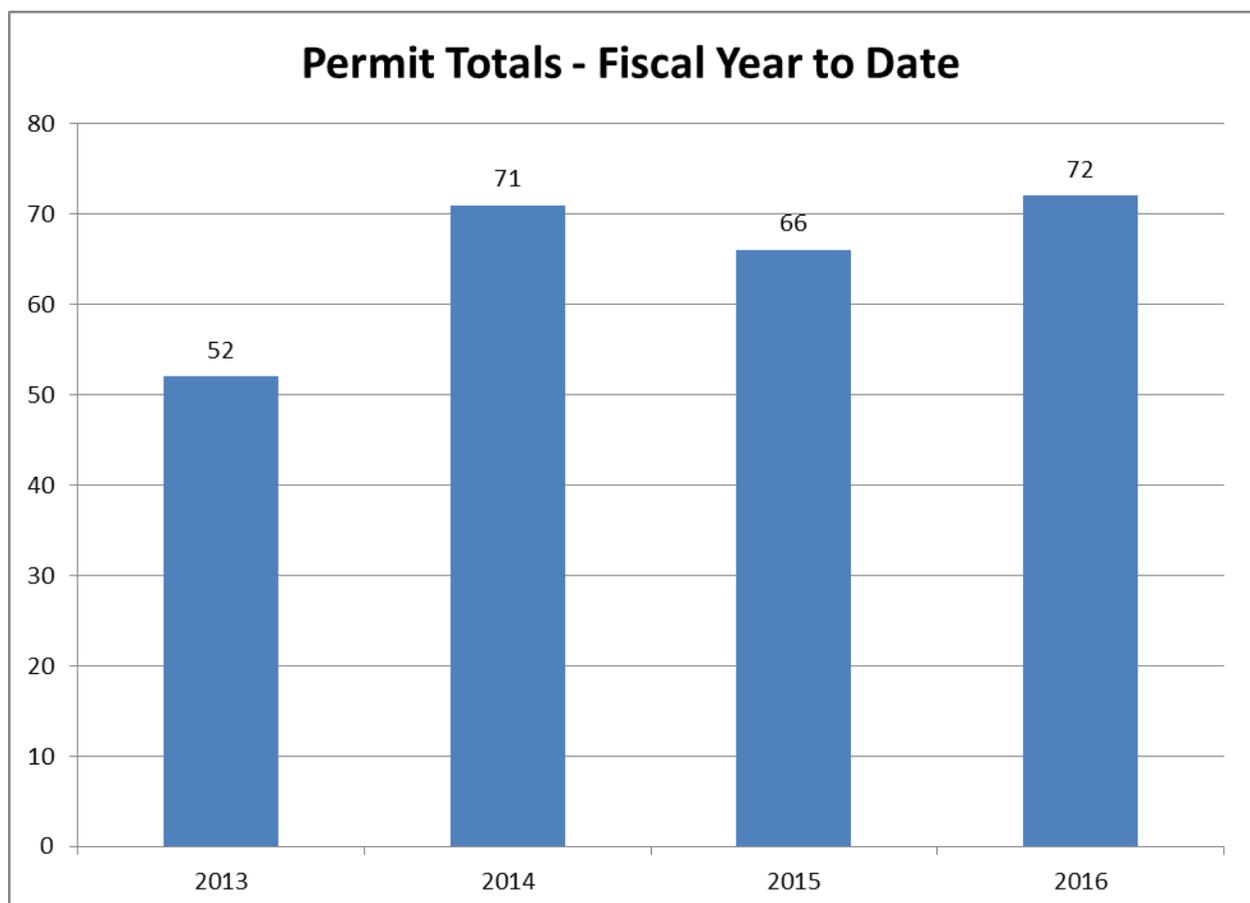
The Board of Adjustment did not meet in March.

### **Code Enforcement**

The City has ongoing code enforcement issues it continues to work through.

## Building Department - Permit Information:

City of Norwalk - March New Construction Building Permits								
BP Issued	Single Family	Value	Townhome	Value	Multi-Family	Value	Commercial	Value
<b>2016</b>								
This month	11	\$ 2,736,869	0	\$ -	0	\$ -	3	\$ 582,736
YTD	0	\$ -	0	\$ -	0	\$ -	0	\$ -
FYD	72	\$ 18,826,992	13	\$ 2,987,492	0	\$ -	3	\$ 582,736
<b>2015</b>								
This month	8	\$ 2,884,839	0	\$ -	0	\$ -	0	\$ -
YTD	32	\$ 9,671,881	12	\$ 2,481,492	0	\$ -	0	\$ -
FYD	66	\$ 20,331,760	18	\$ 4,037,888	5	\$ 13,574,770	1	\$ 345,864
<b>2014</b>								
This month	12	\$ 3,582,199	0	\$ -	0	\$ -	0	\$ -
YTD	25	\$ 8,540,087	0	\$ -	2	\$ 6,945,179	1	\$ 4,072,969
FYD	71	\$ 22,989,430	21	\$ 5,516,923	2	\$ 6,945,179	1	\$ 4,072,969
<b>2013</b>								
This month	13	\$ 2,952,441	2	\$ 605,643	0	\$ -	1	\$ 747,262
YTD	21	\$ 5,784,342	2	\$ 605,643	0	\$ -	2	\$ 2,267,654
FYD	52	\$ 13,606,398	14	\$ 2,431,310	0	\$ -	1	\$ 1,471,204



Building Permit Revenue Report			
PERMIT TYPE	MONTHLY TOTAL	MARCH REVENUE	FYD REVENUE
Apartment Building	0	\$ -	
Commercial Addition	0	\$ -	
Commercial Building	3	\$ 3,180.24	\$ 3,180.24
Commercial Remodel	2	\$ 3,013.73	\$ 4,052.56
Deck	2	\$ 25.00	\$ 475.00
Demolition	0	\$ -	\$ 200.00
Driveway	0	\$ -	\$ 425.00
Electrical	12	\$ 783.70	\$ 6,913.70
Fence	2	\$ 50.00	\$ 975.00
Garage	0	\$ -	\$ 1,504.32
Misc	2	\$ 120.00	\$ 338.99
Mechanical	4	\$ 230.00	\$ 6,748.00
Plumbing	9	\$ 658.00	\$ 7,190.00
Porch	1	\$ 50.00	\$ 410.97
Pool	0	\$ -	\$ 40.00
Residential (Single Family)	11	\$ 26,154.44	\$ 172,166.10
Residential Addition	1	\$ 309.38	\$ 309.38
Residential Remodel	3	\$ 741.14	\$ 3,905.56
Shed	1	\$ 25.00	\$ 200.00
Sidewalk	4	\$ 150.00	\$ 200.00
Sign	1	\$ 66.25	\$ 426.85
Townhome	0	\$ -	\$ 31,009.53
	<b>58</b>	<b>\$ 35,556.88</b>	<b>\$240,671.20</b>

Together Tony and Chris averaged 10 inspections a day during the 23 working days in March.

**MARCH BUILDING INSPECTIONS**

Deck	18
Electrical	46
Final	13
Footing	11
Foundation Drain	1
Foundation Wall	11
Framing	33
Mechanical	34
Plumbing	32
Sheer Wall	6
Sidewalk/Approach	19
Tar/Tile/Gravel	9

**TOTAL INSPECTIONS 233**

FY 15-16 Budget	<b>Balance</b>
\$120,000	<b>\$ 120,671.20</b>