

REGULAR NORWALK PLANNING AND ZONING MEETING 3-28-16

Call to order:

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, March 28th, 2016. The meeting was called to order at 5:45 P.M. by Acting Chairperson Chad Ross. Those present at roll call were Jim Huse, John Fraser, Chad Ross, Elizabeth Thompson, Donna Grant and Brandon Foldes.

Absent was Judy McConnell

Staff present included: Luke Parris, City Planner; Wade Wagoner, Planning and Economic Development Director; and Brandt Johnson, Development Services Intern.

Council liaison present: Stephanie Riva.

Approval of Agenda –

Motion by Fraser and seconded by Grant to approve the agenda as presented. Approved 6-0.

Approval of Minutes –

Motion by Huse and seconded by Foldes to approve the minutes from the February 8, 2016 meeting. Approved 6-0.

Welcome of Guests

With no guests present and no one wishing to speak the business portion of the meeting was open.

Public Comment – None received for items not on the agenda.

New Business:

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 Ave from C-2 Commercial to R-1 Residential in the Dobson PUD

Public hearing was opened at 5:47 P.M.

Parris discussed the public hearing request for Cort Landing to the Commission. Parris noted that the majority of the area is residential and that commercial lots would be a conflict of Norwalk's future land use plan. Parris cited that the 30 ft

buffer, parking, and building envelope for potential commercial lots in this area would be potentially problematic for this site.

Parris also recognized the need to protect valuable commercial property in close proximity to Highway 28.

Paul Clauson, Civil Engineer with Civil Engineering Consultant speaking on behalf of Kelly Cortum, discussed how it would be hard to have access to this site from Highway 28 and provided lot details if they were residential lots.

Huse – Asked the civil engineer about potential green space and erosion control for this site.

Wagoner – Added another question, will this help out the gentleman near this site (Mike Grubb) with his drainage issues?

Paul Clauson – Yes it will since our plan calls to approve drainage to other lots. Clauson showed a pipe and an outlet providing potential relief to the area upstream.

Kelly Cortum, 520 Creasent Lane. Was asked if there was consideration for medium density in this area and responded that there was no consideration since no one approached him to do so.

Chris Mason, 415 Pine Ave. What do you mean by medium density?

Luke clarified what medium density is and provided what type of structures would classify as such.

Foldes – Is there a specific buffer requirement for this site?

Luke – Explained the requirements for this site. Double Frontage lot requires 30' buffer on the back side if the property develops residentially. Otherwise R-1 is not required to buffer from other R-1.

The Commission asked about easements leading into a detention center on private lands and Luke answered that if easements leading into a dentition center are in private lands, then it is private.

Motion by Huse and seconded by Fraser to approve the PUD amendment to change from C-2 to R-1(60). Approved 6-0. (make sure this is right)

Public hearing and consideration of a request from United Properties LC to rezone approximately 28 acres of land at NE corner of IA Hwy 28 and Beardsley St 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.

Public hearing was opened at 6:09 P.M.

Parris went over what the details of this request are. Parris mentioned that within the standards and specifications of SUDAS, road widths are preferred to be 31' for a local street in a commercial area, but that the minimum is stated at 26'.

Parris further explained that narrower streets often create a better urban environment for the pedestrian, that they create a development with a better human scale.

Wagoner – What about the effect of traffic speeds on narrower streets?

Luke – Studies show that the number one thing that dictates speed on any road is its width, followed by the number of bends and curve radii. All other things the same, narrower streets would have reduced speeds which would result in fewer and less injurious accidents. Parris directed the Commission's attention to some attachments he included in the packet regarding the value of narrower streets.

Parris explained the decision to recommend C-3 zoning instead of C-2 to allow for maximum flexibility of commercial uses so we can pay off the TIF (road) as soon as possible. He explained that in the R-4 district it would be limited to senior housing builds and explained that in the R-2 district the density requested has increased to 6 units per acre instead of the original 5. Parris indicated he didn't have any concerns about the additional density and felt it may improve the walkability of the area and provide additional critical mass for the commercial uses.

Parris went over why there would be a buffering wall between commercial lots and residential lots on the north side of this site.

Huse – What would be the height of those buffer walls?

Luke – About 6 ft.

Scott McMurray, United Properties LLC. Provided a 3D overview of what the site could look like if developed with the designated commercial and residential zoning. He wants to get through finalizing the zoning and the preliminary plat this week.

Ross – Expanding Beardsley doesn't appear to be an issue according to the layout presented.

Grant – Would the buffer requirement be a problem for the road?

Scott – No.

Thompson – Have you done any traffic studies for this lot?

Scott – No, but the City is doing that now. We have done some stop lights/stop sign studies around the site.

Ross - Those residential units are with 2 car garages?

Scott – Yes.

Foldes – Can we zone it as a C-3 but with some limitations?

Laura Trembley, 1137 Pinehurst Circle. Is the minimum 3 stories for the buildings?

Luke – Answered the question regarding the minimum height for the area is 50' feet for commercial, 45 for R-4 senior housing but limited to 3 stories, and 35' for all other residential.

Thompson – What do you propose for the commercial units in the middle of the layout?

Scott – About four 8,000 square ft. units.

Ross – We have to be careful not to make changes/exceptions/special considerations every time someone wants higher density.

Luke – Discussed in detail about the units per acre and how it allows for flexibility per lot. Luke also pointed out the large green space to the east between the development and the golf course.

The Commission discussed street width with SUDAS in regards to private & public streets.

Parris wanted to bring up a statement from a resident that could not be present at the meeting that they had concerns with increased traffic in this particular area.

Foldes – I like the concept for this site but I have concerns for height in certain areas and C-2, C-3 distinctions.

Scott – Whats the problem with C-3 zoning?

Foldes – The easement requirements and the allowance of mini storage and car wash structures.

Dean Roghair, Civil engineer with Civil Design Advantage for Scott McMurray, discussed that he usually sees things excluded from C-3 rather than adding uses to a C-2 district.

McMurray said he needed to add uses 4-6 to the list of approved uses. All others can be excluded.

Motion by Thompson and seconded by Huse to approve the amendment as presented by staff and exclude C-3 uses 1-3 and 7-12 Approved 5-1, with Ross in dissent.

Request from United Properties LC to approve the Preliminary Plat of the Marketplace at Echo Valley.

Parris discussed the details of the Preliminary Plat of the Marketplace at Echo Valley. He recommends the approval of the Preliminary Plat with the C-3 provision exceptions from the previous item.

Ross – Doesn't someone own parts of Lot 5? What problems could we run into here?

Wagoner - This will likely be worked out by the time of final platting, if it isn't, all property owners need to sign consent to plat before Warren County will record. So there is no issue here

Ross – Mentioned that this Plat is encompassing everything residential & commercial zoning wise.

Luke – Development agreements restrict the development of residential lots that would front onto Marketplace Drive, ensuring that the west half develops commercially.

Motion by Huse and seconded by Foldes to approve the Preliminary Plat for Marketplace at Echo Valley with the C-3 exceptions provision). Approved 5-1 with Ross in dissent.

Jim Huse had to excuse himself from the Commission meeting at 7:00 P.M.

Update on the AmericInn meeting on March 7, 2016.

Luke updated the commission on what this hotel design could encompass. Luke said the AmericInn people believe this would be a feasible project for Norwalk.

Update on the SubArea 1 and future Land Use projects.

Luke provided an update regarding the SubArea 1 meeting on March 24th, 2016. Luke also talked about a meeting with the consultants on March 25th regarding the results from the March 24th meeting.

Staff Development Update

Wagoner gave a copy of "The Job of The Planning Commissioner" to Elizabeth Thompson. Wagoner provided an update on where schools can go. Wagoner got an email from Jonathan Martin that said they were trying to get electricity to the Norwalk welcome sign. If there are problems, solar would be an option that can be considered for the sign. Chad asked if this sign falls into Norwalk's beautification plan and Wade said it was separate. Wagoner went over the building permits issued so far and the growth Norwalk could expect. 61 single family permits have been issued so far this fiscal year. John asked about the welcome sign and if there could be a directional signage as well.

Future Business Items:

Orchard Trail Drive Final Plat was submitted.

Legacy Plat 19 Final Plat
West Grove Villas Final Plat
Estates on the Ridge Plat 2 Final Plat
Cort Landing Final Plat
Old School Plat 2 Final Plat

Next Meeting Date: April 11, 2016

Adjournment

Motion by Fraser and seconded by Grant to adjourn at 7:48 P.M. Approved 5-0.

Chad A. Ross, Chairperson

Luke Parris, City Planner