

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

- REQUEST:** Public hearing and consideration of a request from Hubbell Realty Co. to amend the Parcel 10 of the Legacy PUD to designate the site for an assisted living facility.
- MEETING DATE:** July 11, 2016
- STAFF CONTACT:** Luke Parris, AICP
City Planner
- APPLICANT(S):** Hubbell Realty Co.
6900 Westown Parkway
West Des Moines, Iowa 50266
- LOCATION:** South of Beardsley Street and west of the Cedar Street connection to Beardsley Street that is currently under construction.
- CURRENT USE:** The site is currently vacant development ground.
- PROPOSED USE:** Adopt a master plan that shows the location of an assisted living facility within Parcel 10 of the Legacy PUD. The PUD requires that the developer amend the PUD to lock in the use of the site.
- ZONING HISTORY:** The site is located in Parcel 10 of the Legacy PUD. Parcel 10 currently allows assisted living facilities. The PUD requires that prior to any development; the developer shall submit an amendment to the PUD that designates the specific permitted land use and rules, regulations, and guidelines for the development site.
- LAND USE PLAN:** The future land use plan identifies the area as High Density Residential.
- SURROUNDING LAND USE PLAN AND ZONING:** Surrounding land use for the area is:
- East – planned mixed use commercial in the Legacy PUD.
 - West – existing single-family homes in the Legacy Pointe development
 - South – existing apartment complex
 - North – existing single-family homes in the Lakewood neighborhood

Surrounding zoning for the area is:

- East – Parcel 10 of the Legacy PUD – mixed use commercial.
- West – R-3 dense single-family
- South – R-4
- North – R-1(60)

FLOOD INFORMATION: The proposed development is not located in a floodplain.

MAJOR STREET PLAN/TRAFFIC: The request to amend the Legacy PUD does not have an impact on the street network or the traffic in the area. The City is currently working on the extension of Cedar Street north to Beardsley Street. This connection will change traffic patterns and likely cause additional traffic on Beardsley Street.

DEVELOPMENT SECTOR ANALYSIS: The site is located at the southwest corner of the proposed intersection of Cedar Street and Beardsley Street. Undeveloped ground to the east is also in Parcel 10 of the Legacy PUD and will require additional PUD amendments to develop. The area is designated as a mix of commercial uses.

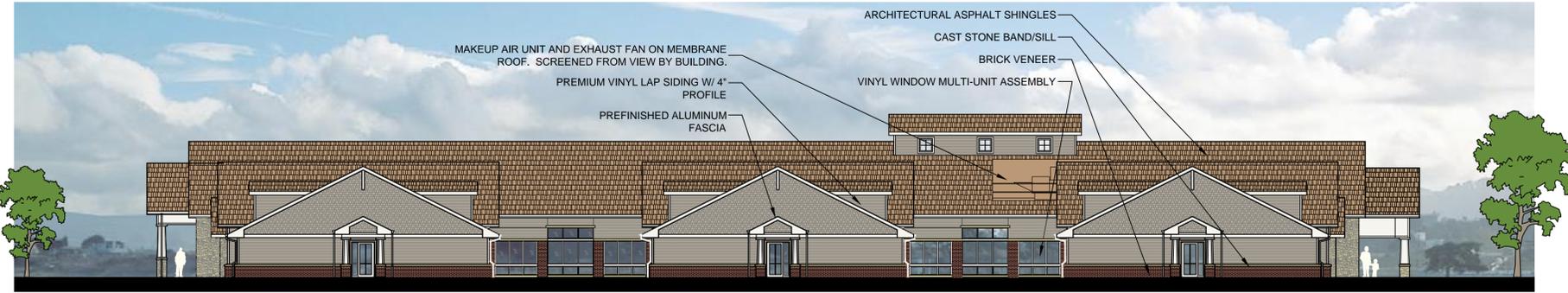
STAFF ANALYSIS: Following the approval of the Legacy Landing apartment complex, directly south of this proposed site, the City passed an amendment to Parcel 10 of the Legacy PUD that restricted any future high density residential to only senior living type concepts. The proposal for this site is an assisted living center that meets the intent of Parcel 10. The development of an assisted living facility at this location can provide a transition of uses from the single-family homes to the west to the likely commercial development to the east. Additionally, in many recent City meetings, staff has heard of the desire for additional senior living options in Norwalk. This proposal provides a new facility in Norwalk to help meet the needs of an aging population.

STAFF RECOMMENDATION: Staff recommends approval of the amendment to Parcel 10 of the Legacy PUD to adopt the master plan for an assisted living facility.

**PLANNING AND
ZONING ACTION:**

The Planning and Zoning Commission can consider several courses of action:

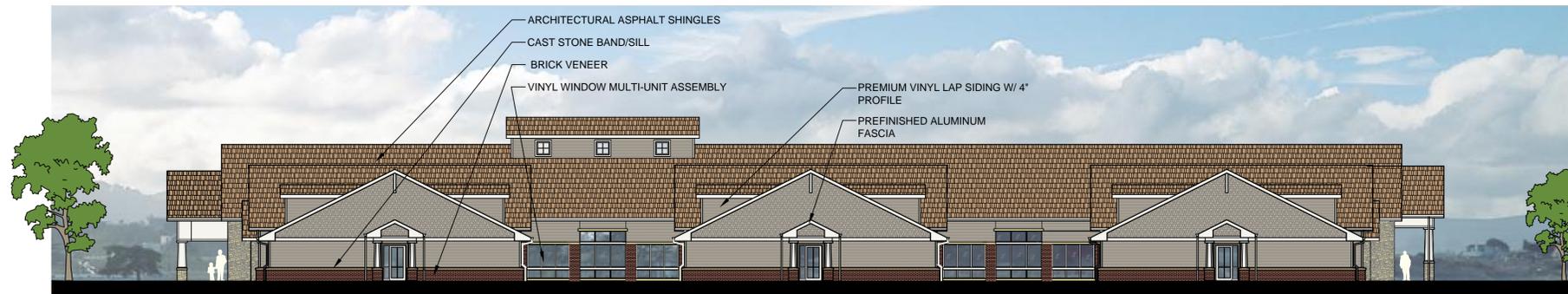
1. Deny the amendment request. Denying the amendment request would maintain the current zoning. Parcel 10 would still be allowed to have an assisted living facility located on it, though a PUD amendment would be required for any future site.
2. Approve the amendment request as proposed and attached. Approving the request would allow the site to be developed as shown on the attached Master Plan.
3. Approve the amendment with conditions. The Commission may propose alterations to the amendment that could be agreeable to all parties involved.



NORTH ELEVATION
1/16" = 1'-0"



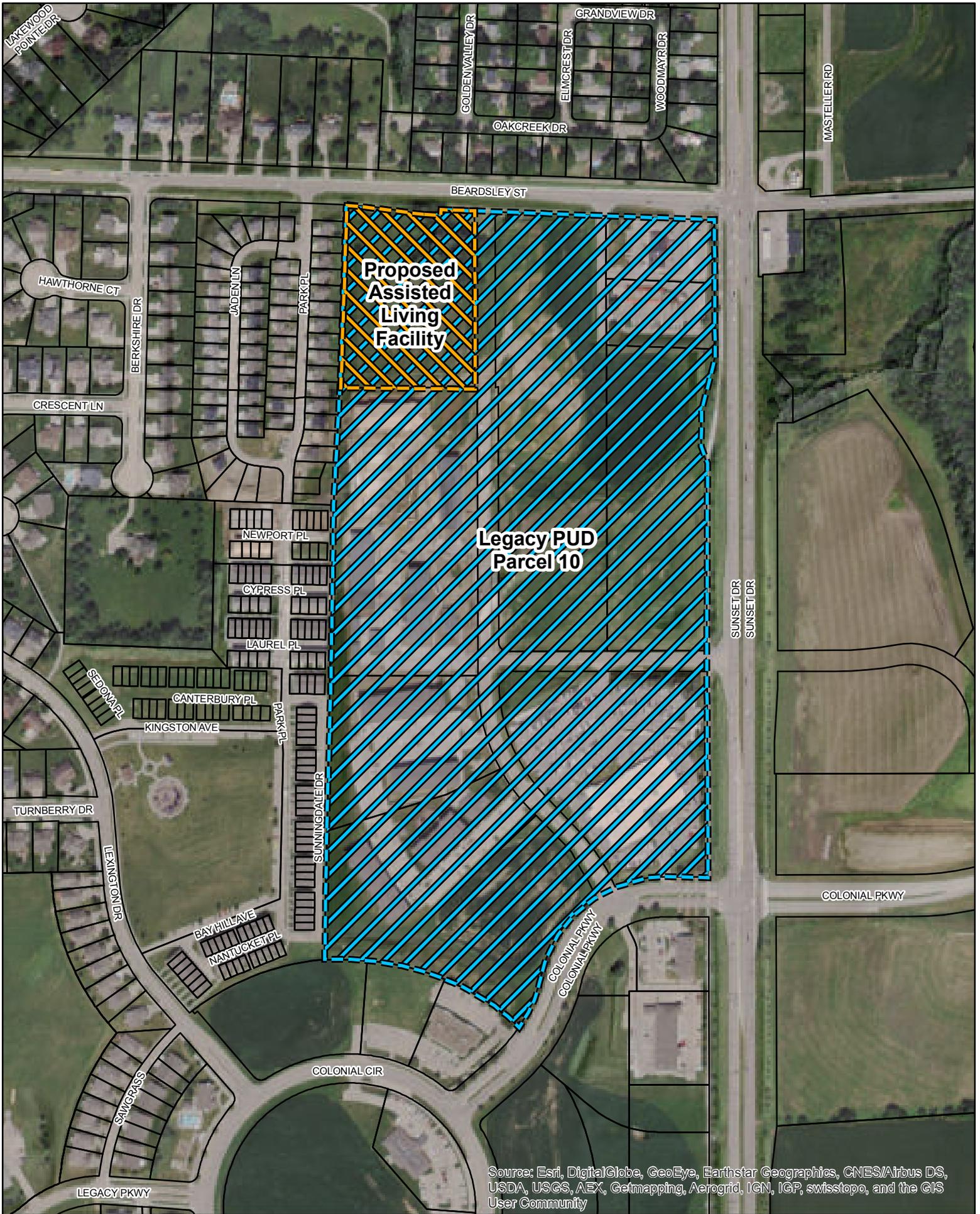
EAST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legacy PUD Amendment Location

