

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

REQUEST:	Review of the Final Plat of <i>Old School Plat 2</i>
MEETING DATE:	July 11, 2016
STAFF CONTACT:	Luke Parris, AICP City Planner
APPLICANT(S):	Savannah Homes Cooper Crawford & Associates 800 S. 50 th Street, Suite 101 475 S. 50 th Street, Suite 800 West Des Moines, IA 50265 West Des Moines, IA 50265
GENERAL DESCRIPTION:	This request would create 10 single family lots in the Old School subdivision.
IMPACT ON NEIGHBORHOOD:	The request would not appear to have a negative impact on the area. The proposed single-family lots will match with the use of the surrounding neighborhood.
VEHICULAR & PEDESTRIAN TRAFFIC:	No new street infrastructure was planned for this site. The addition of 10 new lots to the neighborhood should not have a significant impact on traffic in the area.
TRAIL PLAN:	Standard 5' city sidewalks are provided at the front of the lots.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The area was rezoned to R-1(60) in 2015. Land to the south, west, and east is zoned R-1 while lots to the north are zoned R-2, though each lot is currently a single-family home.
BULK REGULATIONS:	Front Setback: 30' Side Setback: Minimum 7' on one side, total of 15' Rear Setback: 35'
DRAINAGE:	The existing storm sewer system in the area is sized adequately to handle drainage from the lots. The previous use of the site for school purposes likely had greater impervious surface area.
DEVELOPMENT HISTORY:	This area was the former location of the City's school administration building and a former school prior to that.
FLOODPLAIN:	None of the proposed lots are located within a floodplain.

PARKLAND: No public parkland is dedicated on site. Parkland dedication for the area needs to be satisfied via donation of ground outside of the development, improvements to existing parks, or a fee in lieu of parkland. The development would require 0.17 acres of parkland for the 10 lots. The site does provide a 0.77 acre private park. This private park reduces the parkland requirement by 25% down to 0.1275 acres. The City has determined that the fair market value of 0.1275 acres of parkland is \$1,848.75. The dedication requirement will need to be satisfied prior to release of the plat for recording.

UTILITIES: WATER, SANITARY SEWER, STORM SEWER. Adequate easements are provided for the appropriate City services and utilities.

RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN: The Future Land Use Map designates the area in question as Medium Density Residential.

STAFF ANALYSIS – ZONING ORDINANCE: The Final Plat consists of 10 single family lots, containing approximately 2.688 acres of ground.

The plat does not have streets to be dedicated to the City. A sanitary sewer line along Pine Avenue will be the only dedicated infrastructure to the City.

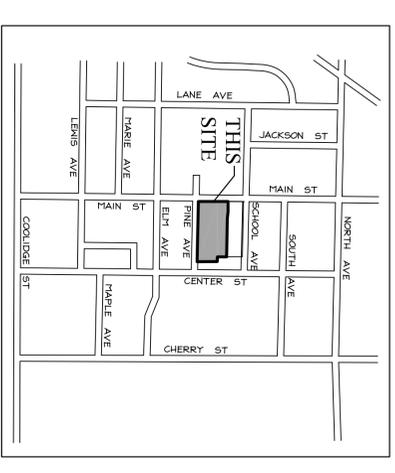
STAFF ANALYSIS – SUBDIVISION ORDINANCE: The Subdivision Ordinance requires that Final Plat submissions include such criteria as boundaries of property, engineer's certificate, easements and right-of-way widths. All information has been submitted by the applicant. The Final Plat shows platted building 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 Old School Plat 2 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.

FINAL PLAT OLD SCHOOL PLAT 2



VICINITY SKETCH
NORTH
SCALE: 1"=700'

OWNER/APPLICANT

SAVANNAH LOTES
800 SOUTH STREET, SUITE 101
WEST DES MOINES, IA 50265
(515) 221-2333

ZONING

EXISTING: R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
BULK REGULATIONS
MIN. LOT AREA-7,500 S.F.
MIN. LOT WIDTH-60'

SETBACKS
FRONT-30'
REAR-35'
SIDE-7' MIN. (15' TOTAL)

LEGAL DESCRIPTION

OUTLOT '2', OLD SCHOOL PLAT 1, AN OFFICIAL PLAT, CITY OF
NORMAL, WARREN COUNTY, IOWA, CONTAINING 2.688 ACRES
MORE OR LESS.

LEGEND

- ▲ PLAT BOUNDARY
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING
DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE
LAWS OF THE STATE OF IOWA.



KEVEN J. CRAWFORD, P.L.S., IOWA LICENSE NO. 13156
MY LICENSE RENEWS DATE 15 DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

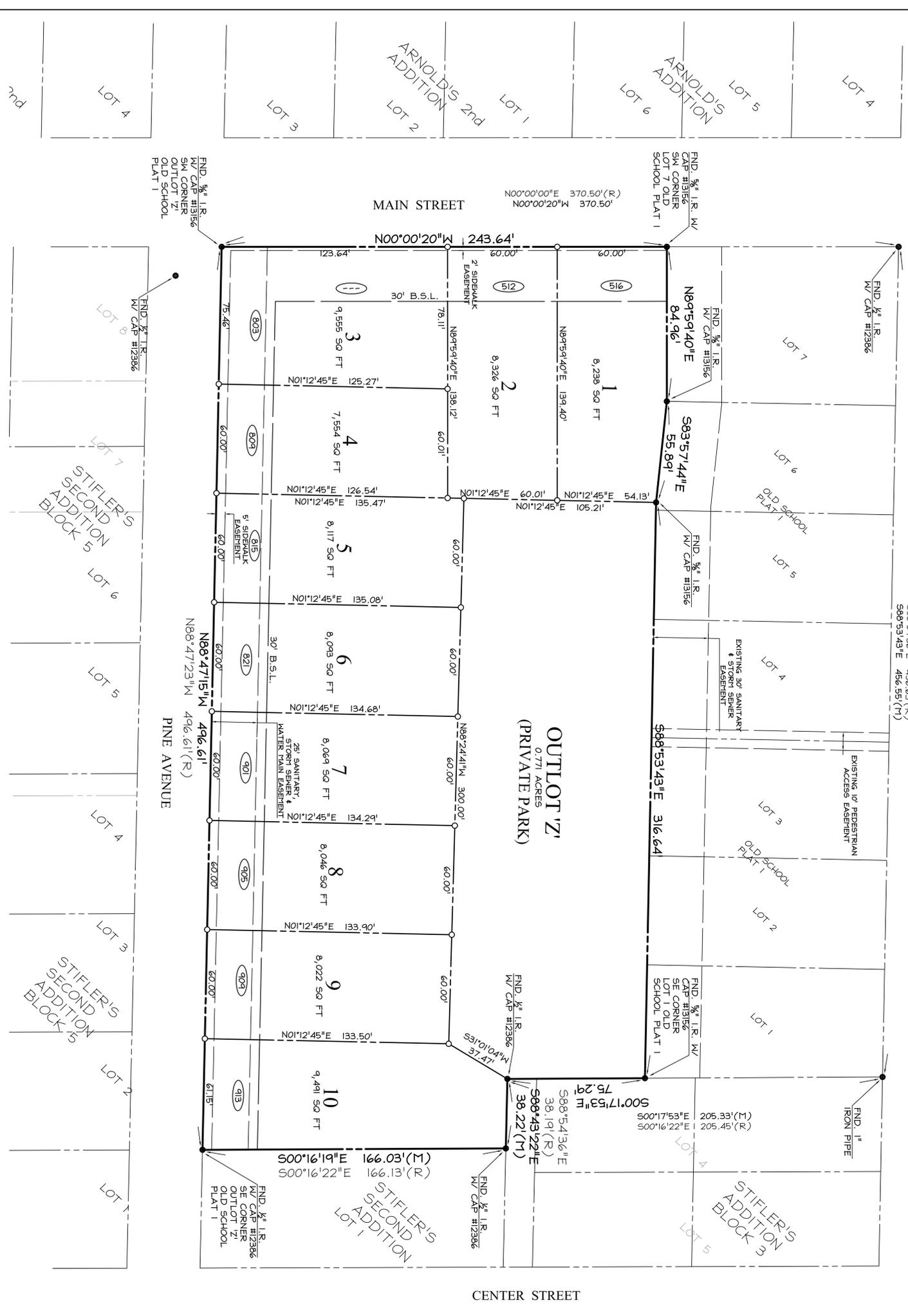
COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-5-2016
JOB NUMBER
REVISONS: 7-6-2016

SCALE: 1"=30'
INITIALED: AS-BUILT:
JOB NUMBER
1837

APPROVED: FINAL PLAT SHEET
1 OF 1



- ### NOTES
1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
 2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1/16" IN 10,000' PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1/16" IN 5,000'
 4. OUTLOT '2' TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS'S ASSOCIATION.

ARNOLD'S ADDITION
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6

STIFLER'S SECOND ADDITION BLOCK 5
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7

ARNOLD'S ADDITION
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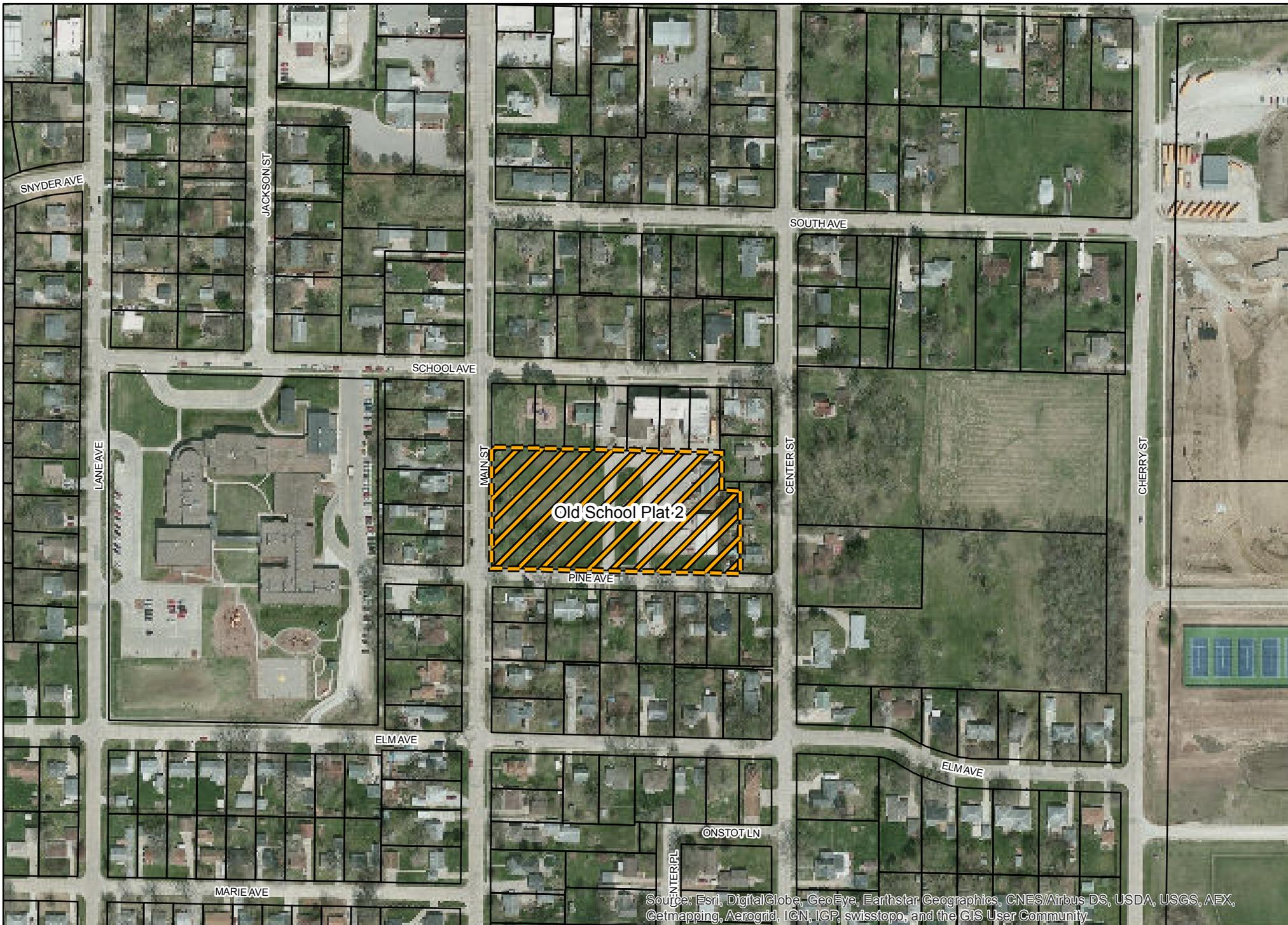
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LOT 5
LOT 6
LOT 7



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



Old School Plat 2 Vicinity Map

