



**AGENDA
PLANNING AND ZONING MEETING
Norwalk City Hall, 705 North Ave
Monday, July 11, 2016
5:45 P.M.**

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – June 27, 2016
4. Chairperson – Welcome of Guests
5. Public Comment – 3-minute limit for items not on the agenda (No action taken)
6. New Business
 - a. Public hearing and consideration of a request from Norwalk Land Co to amend the master plan and ownership requirement of Parcel 3 of the Orchard View Planned Unit Development
 - b. 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.
 - c. Request from Kruse Construction, LLC to approve the Final Plat of the Timber View Plat 1
 - d. Request from Savannah Homes to approve the Final Plat of the Old School Plat 2
 - e. Discussion on Subdivision Regulations update focusing on Parkland Dedication
 - f. Discussion on the Chapters 2-4 of Suburban Nation
7. Staff Development Update
8. Future Business Items
 - a. Sidewalks at St. John’s Catholic Church
 - b. Trail Plan Update
 - c. Orchard Trail Plat 5
 - d. Legacy Plat 20
 - e. Old School Plat 2 Final Plat
 - f. SubArea 1 Master Plan & Future Land Use Plan
 - g. R-F District Rezoning
9. Next Meeting Date: July 11, 2016
10. Adjournment

REGULAR NORWALK PLANNING AND ZONING MEETING 6-27-2016

Call to order

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, June 27, 2016. The meeting was called to order at 5:47 p.m. by Chairperson Chad Ross. Those present at roll call were, Judy McConnell, John Fraser, Elizabeth Thompson, Brandon Foldes, Donna Grant and Chad Ross. Absent: Jim Huse.

Present was City Council liaison Stephanie Riva.

Staff present included: Luke Parris, City Planner; Wade Wagoner, Planning and Economic Development Director; and Shelley Stravers, Development Services Assistant.

Approval of Agenda – 16-34

Motion by McConnell and seconded by Thompson to approve the agenda as presented. Approved 6-0.

Approval of Minutes – 16-35

Motion by McConnell and seconded by Fraser to approve the minutes from the May 25, 2016 meeting. Approved 6-0.

Welcome of Guests

Chairperson Ross welcomed guests present. With no one wishing to speak, the business portion of the meeting was opened.

New Business

Request from Norwalk Land Co, LLC to approve the Final Plat of the Norwalk Orchard View Plat 3 – 16-36

Parris informed Commission that this request would create 28 single family lots in the Norwalk Orchard View and Orchard Hills developments. This development will create a critical connection of Orchard Hills Drive from North Ave. to Wright Road and the sports complex. Orchard Hills Drive will include the continuation of the 31' wide street, which will increase traffic between Wright Road and North Ave. The plat includes an 8' sidewalk along the east side of Orchard Hills Drive.

Lots 1-21 are part of the Orchard Hills PUD. Lots 22-28 along Bradford Drive are part of the Orchard View PUD. Outlot X, to the west of this subdivision, is an R-3 parcel of the Orchard View Townhomes that is currently owned by Norwalk Land Co, LLC.

Setbacks for Lots 1-21 are 25' front and 30' rear. Lots 22-28 are 30' front and 35' rear. All lots have 12' side setbacks.

The storm water from lots on the east side of this development drains into onsite detention basins. The other lots drain to the street collection system which is ultimately detained in an offsite detention pond to the east.

Parkland dedication for the area is identified in the PUD as the 4 acre park to the north along Orchard Hills Drive.

Commission expressed concern about sidewalks and the importance of being able to get from development to development via sidewalks. Ross stated the only place in the area that doesn't connect with sidewalks is at the church, where they don't have any sidewalks. Riva thought the church was required to put in sidewalks once things were built up around there and there was something to connect to. Parris will look into this and report at the next meeting.

Jim Campney spoke to the Commission. He had his walk through for infrastructure today with Public Works Director. They are wrapping that all up and the City will hopefully accept the infrastructure at the July 7th Council meeting, at the same time the Final Plat is on the agenda.

Thompson asked if there are any future plans to have a roadway out of the development to the west? Parris answered that would be a road there eventually, but right now, due to the lack of City infrastructure to the west, it will not happen soon. Our City limits are right there and it will be quite an investment to get the infrastructure in that area.

Motion by Grant and seconded by Fraser to approve Final Plat of the Norwalk Orchard View Plat 3 with the following conditions: that the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations; and that any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.

Discussion on Subdivision Regulations update focusing on Complete Streets

Parris updated Commission, with Wagoner passing out an additional article, "Narrow Streets Do More With Less". Parris explained that the City of Norwalk was one of the first metro communities to adopt a Complete Streets policy into its subdivision regulations. The idea of Complete Streets is that a street should be designed to accommodate all users of the public right-of-way, such as bicyclists, pedestrians, automobiles, and transit use. Norwalk's Complete Streets Policy was adopted 10 years ago and a large amount of additional research has gone into how Complete Streets should be designed. Parris noted that our current ordinance does a good job stating that we should do things to connect neighborhoods, paths on both side of the streets, bike paths, etc., but does not require us to do those things. Parris suggested it might be time for an update to require some work be done to make our community more walkable.

The Commission discussed trails and parks and how important this all is. It was agreed that the Commission needed to work with other City boards to do a better job of master planning for trails and parks. With that complete, developers will be required to put in parks or trails if they are on the master plan.

Riva commented that it's not just a bike trail that we need, but we need to make sure we are connecting neighborhoods to each other. It is too late for some developments such as Orchard Hills, which is already a bunch of disconnected streets and cul-de-sacs.

Parris noted that walkability is increased when there are destinations for people. In Orchard Hills area, there are not a lot of opportunities for walkable destinations. We need to make sure we are planning for those also.

Riva asked what the time frame was for this to all start taking place. She recommended doing another joint meeting with the City Council to involve them early on in the process so they are informed when making decisions later down the road. We need to decide how we want the future development of Norwalk to look, including parks, trails and sidewalks. The subdivision ordinance has a lot of impact on developments as they are being built.

Invitation to SubArea 1 Master Plan and Future Land Use Update Open House on July 6th

Parris passed out a flyer to Commission members to have another public meeting next Wednesday, July 6 at 6 pm. The steering committee is meeting this Wednesday. This project is moving into the

home stretch. This meeting will be focused on the future land use update for the entire community and the SubArea 1 Master Plan.

Discussion on the first chapter of Suburban Nation

Wagoner opened discussion on article he passed out "Narrow Streets Do More With Less" and on the first chapter of Suburban Nation. Wagoner questioned Commissioners if there is a way we can do some of the projects we would like to do as a City, but with less money. Discussion was held on sizes of sidewalks and costs, whether sidewalks are needed on both sides of the street and the cost difference if we took one side out, narrower streets that require cars and bikes/pedestrians to all get along well and the cost savings if we made them narrower.

Commission questioned when we are thinking about bringing these changes forward.

Commissioners also mentioned working on a master park plan and a trail plan. Wagoner explained that we need to find ways to pay for the parks, equipment, trails, etc. If we can find a cost savings for the developers with the sidewalks and lessening the width of the streets to make the streets safer, this would also encourage developers to be inclined to put more money towards parks and trails. Wagoner asked if the members would rather have the wider streets and sidewalks on both sides of the street, or have the amenities of parks and trails?

Much discussion was held regarding Orchard Hills Park and that this was part of the master plan for the PUD a long time ago. Wagoner explained that we can't do anything about that now, but we have a lot of Norwalk to be built out yet. If we get an idea of how much money per lot we would need to save a developer in sidewalk/streets, in order to get the parkland and equipment we want, then we could amend the subdivision ordinance to up that amount to what we feel would be enough.

Wagoner explained that the book is a criticism of post-World War 2 development. The philosophy is that if two cars can pass each other and go faster than 10 mph, it is too fast.

Commission asked how soon staff is thinking of making these changes? Wagoner thought in February when it is staff's slow time that would be a good time to bring forth a draft Subdivision Regulations for review and discussion. Parris noted that staff needs to first find out if this is something that Planning & Zoning and City Council support and want to move forth with. If not, then staff will continue with what we currently have.

Commissioners discussed that generating savings to be used for parkland or trails, and tying that into the current parks and trails master plan and then making sure streets are connected. The future developments could have smaller streets and we could start there, but that might be hard tying the older developments into the new with the street size being different.

Commission commented that SubArea 1 is a place where we could start implementing some of these concepts possibly. Parris noted that SubArea 1 might take some of these concepts and even push them farther. He thinks there is a base level that we can set as a better standard that what we have now.

McConnell expressed her concern for the problems we have created in our society with our massive auto dependency due to the way we have developed. She feels we need to look forward and look at some of the other walkable communities mentioned in the book, such as Seaside, FL. She would like the Commission to explore way to get back to some of these old ways.

Commission asked to get through the book quicker to speed up the process of drafting new Subdivision Regulations and what we want those to look like. Everyone will read through Chapter 4 before the next meeting on July 11.

Wagoner noted there are two developments in the metro area that he would like to take the Commission on a field trip very soon to see. They are West Green Meadows in Johnston; and Prairie Trail in Ankeny. Ross asked Wagoner to email the Commission two or three different dates that they could do this and get it put on the calendar.

Staff Development Update

Wagoner handed out a spreadsheet showing projected tax revenue for the next ten years if we build the Elizabeth Holland Park detention pond, and the development that will likely occur due to that. Wagoner said it was important to note that this is in a TIF district. This is a very large project for a city the size of Norwalk. This is somewhat of a projected revenue to justify the cost of this project. This item is on the agenda for the City Council Work Session Thursday night.

Riva commented that the Council feels this project is very important, but is trying to find a way to make cuts to fund it since the bid came in higher than expected.

Wagoner also informed Commission that Jonathan Martin contacted him and there is a slight issue with the entrance sign. The original location for the sign is not out of an easement and Martin would like to move it 165 feet to the south. If we don't move the sign, we will need to get approval from the DOT to expand the easement, and there is not telling how long that will take. This will be on the Council agenda July 7.

Wagoner announced the addition that the Development Services Department has had in the last month. Alan Waugh, Storm Water/Nuisance Inspector has moved from the Public Works Department to our department full time. It seemed to make sense to bring him back to our department since our planning and building departments work closely with him with storm water, along with Development Services being in charge of nuisances. When he was moved to Public Works several years ago, the intention was to eventually bring him back.

Grant left meeting at 8:17 P.M.

Future Business Items

Parris provided an update on future upcoming business items. The City received a second request for an amendment to the Orchard View Planned Unit Development and a request to amend the Legacy Planned Unit Development. Public hearings for the amendments will be held on July 11th. Parris also discussed upcoming plats and other projects.

Adjournment – 16-37

Motion by Foldes and seconded by Fraser to adjourn the meeting at 8:21 P.M. Approved 5-0.

Chad A. Ross, Chairperson

Luke Parris, City Planner

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

REQUEST:	Public hearing and consideration of a request from Norwalk Land Co to amend the master plan and ownership requirement of Parcel 3 of the Orchard View Planned Unit Development
MEETING DATE:	July 11, 2016
STAFF CONTACT:	Luke Parris, AICP City Planner
APPLICANT(S):	Norwalk Land Co. LLC 475 Alice's Road Waukee, Iowa 50263
LOCATION:	Northwest of the intersection of Wright Road and Orchard Hills Drive.
CURRENT USE:	The site is currently vacant development ground.
PROPOSED USE:	<p>The proposal does not change the uses but requests the following:</p> <ul style="list-style-type: none">• Adopt an updated master plan that expands the site to allow for the required setbacks and buffers for the parcel.• Change the owner occupied requirement from "The development of this parcel may only include owner occupied units" to "It is the intent that the parcel will be developed as an owner-occupied community. All units will initially be marketed individually for-sale." <p>The proposed master plan is included as Attachment A.</p>
ZONING HISTORY:	The site was zoned as Parcel 3 of the Orchard View PUD in 2012 (Ordinance 12-09).
LAND USE PLAN:	The future land use plan identifies the area as High Density Residential. This land use classification identifies multi-family dwellings as a typical use.

**SURROUNDING LAND
USE PLAN AND
ZONING:**

Surrounding land use planned for the area is:

- North, East, and West – Medium Density Residential.
- South – Park/Recreation

Surrounding zoning for the area is:

- North, East, and West – R-1 Residential in the Orchard View and Orchard Hills PUD.
- South – unincorporated ground not zoned.

FLOOD INFORMATION:

The proposed development is not located in a floodplain.

**MAJOR STREET
PLAN/TRAFFIC:**

The request to amend the Orchard View Planned Unit Development does not have an impact on the street network or the traffic in the area.

**DEVELOPMENT SECTOR
ANALYSIS:**

Parcel 3 is located on the west side of the proposed Orchard Hills Drive connection to Wright Road. Surrounding development ground is owned by Norwalk Land Co and each piece is in varying stages of the development process.

STAFF ANALYSIS:

The future land use plan for the area is identified as High Density Residential. The PUD currently calls for R-3 zoning in this area. The proposed amendment does not request a change in zoning district. The proposal requests:

1. Adoption an updated master plan that expands the site to allow for the required setbacks and buffers for the parcel.
2. Change the owner occupied requirement from “The development of this parcel may only include owner occupied units” to “It is the intent that the parcel will be developed as an owner-occupied community. All units will initially be marketed individually for-sale.”

For request #1, Parcel 3 was not adequate size to allow for the required buffer and setbacks. A previous PUD amendment requested a lessening of the buffer standards. That amendment request was denied. This new master plan expands the parcel to the west to allow for the appropriate buffer and setbacks for the

site. The past request included 76 townhome lots on 6.77 acres. The new master plan would include 74 townhome lots on 7.07 acres. The new master plan also results in the shortening of a cul-de-sac to the west and the loss of 4 single-family lots.

For request #2, the current PUD requires that only owner occupied lots be developed on Parcel 3. This is problematic from a City enforcement perspective, as it would be difficult for staff to determine if a home was occupied by an owner or a renter. To enforce this code section, the City would need a mechanism to remove rental occupants from dwelling units. The City does not currently enforce the occupancy type on any other dwelling unit in the community and does not have a mechanism to enforce the requirement at this time. The request is to change the language to read "It is the intent that the parcel will be developed as an owner-occupied community. All units will initially be marketed individually for-sale." This proposed language would not require the City to verify the occupancy status of each dwelling unit and would not require a mechanism remove rental occupants from a dwelling unit.

During the previous meeting of the first amendment requests many concerns were raised regarding the impact that the townhome project would have on neighboring property values. Attached is an article with citations to numerous studies on the topic. Additional studies on the topic can be found at the following links:

http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/rr07-14_obrinsky_stein.pdf
https://smartech.gatech.edu/bitstream/handle/1853/10496/matthews_john_w_200605_phd.pdf

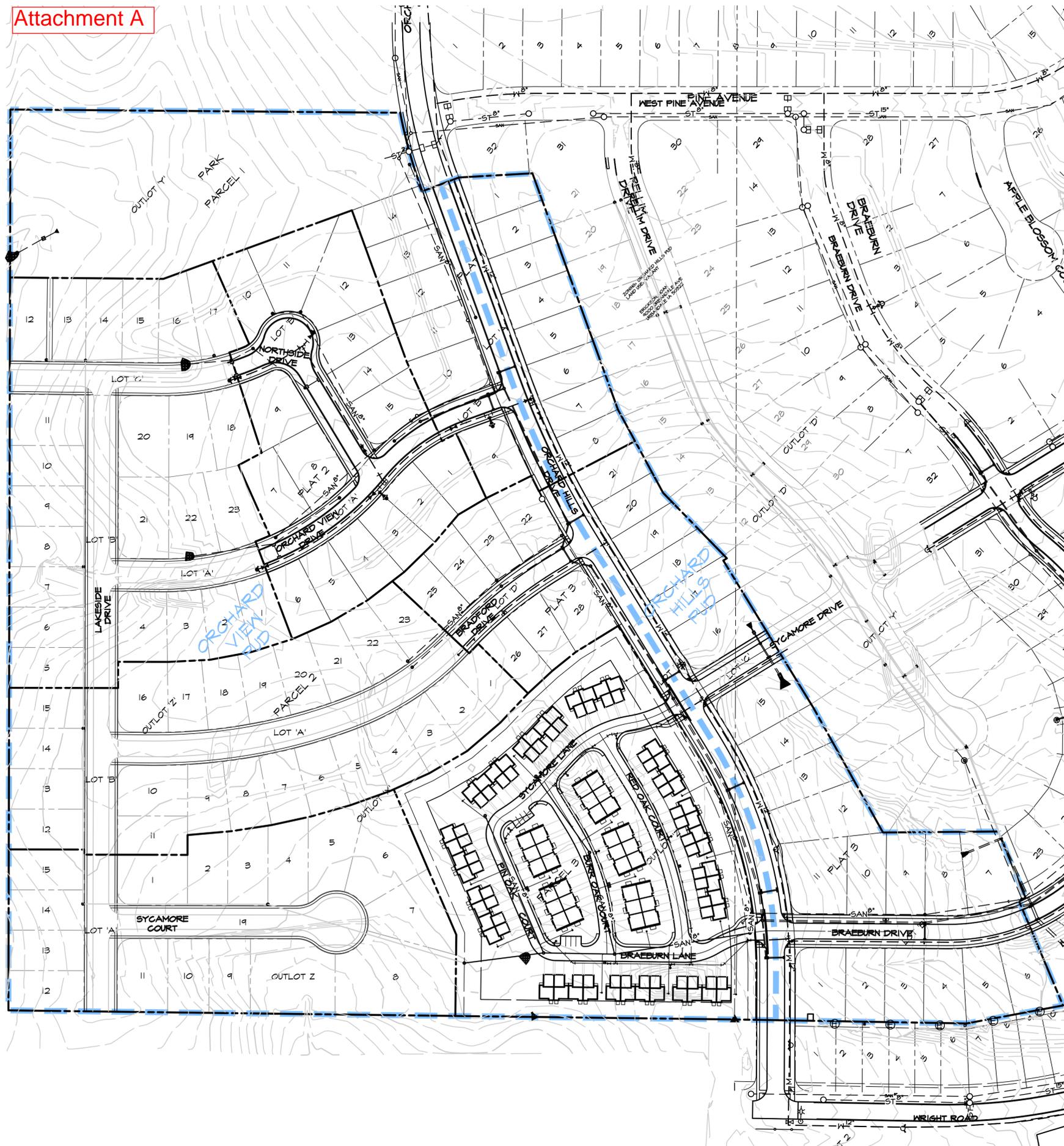
**STAFF
RECOMMENDATION:**

Staff recommends approval of the amendment to Parcel 3 of the Orchard View Planned Unit Development. The proposed amendments are relatively minor and do not alter the intent of that the original PUD had for Parcel 3. The proposal further locks in the layout of the townhome development through the inclusion of the Master Plan, providing further assurances on the type of development to occur on Parcel 3.

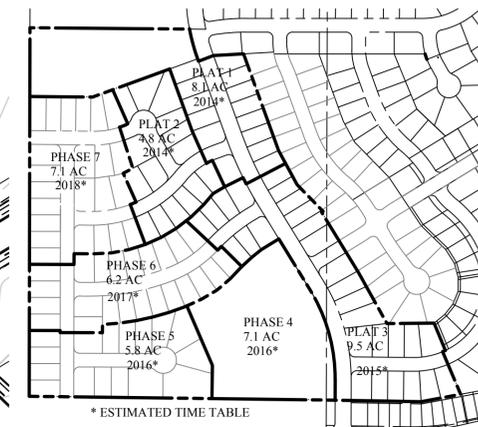
**PLANNING AND
ZONING ACTION:**

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. The site could be developed as an R-3 townhome project per the current requirements. Note that a lack of motion is tantamount to a no vote that would recommend denial of the request and trigger a super majority vote at the City Council.
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, and would not require the City to enforce occupancy requirements in the current PUD.
3. Approve the amendment with conditions. The Commission may propose alterations to the amendment that could be agreeable to all parties involved.



VICINITY MAP
NOT TO SCALE



* ESTIMATED TIME TABLE

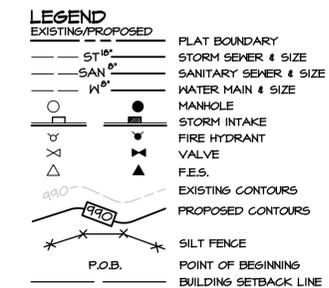
PHASE MAP
SCALE 1" = 400'

LAND USE AND DENSITY SCHEDULE FOR ORCHARD VIEW PUD				
PARCEL #	LAND USE/ZONING	AREA/ACRES CURRENT/PROPOSED	# UNITS CURRENT/PROPOSED	DENSITY DU/ACRE CURRENT/PROPOSED
PARCEL 1	NEIGHBORHOOD PARK/OPEN SPACE	4.09	-	-
PARCEL 2	SFR R-1 (60)	28 ACRES/21.74	NO GREATER THAN 112/84	4/3.2
PARCEL 3	MEDIUM DENSITY MULTI FAMILY RESIDENTIAL	NO GREATER THAN 107/1.07 ACRES M/L	NO GREATER THAN 80/74	8/10.5

PER PUD SECTION 4, GENERAL CONDITIONS, NOTE #5:
THE DENSITIES CONTEMPLATED FOR THE VARIOUS PARCELS ARE ALLOWED TO BE TRANSFERRED WITHIN THE DEVELOPMENT. TRANSITIONING AND BUFFERING OF LAND USES AND DENSITIES SHALL BE ADDRESSED AS PART OF ANY REQUEST TO PERMIT THE TRANSFER IF ALLOWED DENSITIES BETWEEN PARCELS. ANY TRANSFER OF DENSITY SHALL REQUIRE ONLY STAFF APPROVAL UNLESS THE DENSITY FOR THE ENTIRE PUD INCREASES OR THERE IS A CHANGE OF LAND USE WHICH SHALL THEN REQUIRE AN AMENDMENT TO THIS ORDINANCE AND THE MASTER PLAN FOR THE PUD, PURSUANT TO SUBSECTION 71.10.10.7 OF THE MUNICIPAL CODE.

BENCHMARKS

- R.R. SPIKE IN POWER POLE 48 FEET SOUTH OF CENTERLINE OF NORTH AVENUE AND 115 FEET EAST OF CENTERLINE OF ASPEN DRIVE. ELEVATION-----424.45
- BRASS PLUS IN HEADWALL OF REINFORCED BOX CULVERT AT NORTHWEST CORNER OF INTERSECTION OF IOWA HIGHWAY 28 AND ELM AVENUE. ELEVATION-----874.90
- BURY BOLT ON HYDRANT, AT NORTHEAST CORNER OF INTERSECTION OF ASPEN DRIVE AND ELM AVENUE. ELEVATION-----424.44
- CUT 'X' INTERSECTION SYCAMORE DRIVE AND ELM AVENUE. ELEVATION-----434.71



DEVELOPER:
NORWALK LAND CO. L.L.C.
475 ALICE'S ROAD
WAUKEE, IOWA 50263

PROPERTY OWNERS:
NORWALK LAND CO. L.L.C.
475 ALICE'S ROAD
WAUKEE, IOWA 50263

LEGAL DESCRIPTION:
THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP T1 NORTH, RANGE 25 WEST OF THE 5th P.M.; EXCEPT THOSE PORTIONS PLATTED AS ORCHARD HILLS PLAT 1, ORCHARD HILLS PLAT 3, ORCHARD HILLS PLAT 4, ORCHARD TRAIL PLAT 1, AND EXCEPT PARCEL 'F' RECORDED IN IRREGULAR PLAT BOOK 12, PAGE 6 OF TT-25, CITY OF NORWALK, WARREN COUNTY, IOWA.

AND
THE SE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP T1 NORTH, RANGE 25 WEST OF THE 5th P.M.; EXCEPT THOSE PORTIONS PLATTED AS ORCHARD TRAIL PLAT 1 AND EXCEPT ORCHARD PARK.

AND
THE SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP T1 NORTH, RANGE 25 WEST OF THE 5th P.M.; EXCEPT THOSE PORTIONS PLATTED AS ORCHARD TRAIL PLAT 1, ORCHARD TRAIL PLAT 2, ORCHARD HILLS PLAT 2, ORCHARD HILLS PLAT 4, ORCHARD PARK AND EXCEPT ORCHARD RIDGE PLAT 6.

AND
PARCEL 'A' OF OUTLOT 'D' IN ORCHARD TRAIL PLAT 1.

SAID PROPERTY CONTAINS 42.1157 ACRES MORE OR LESS.

ZONING:
ORCHARD HILLS P.U.D. - EAST OF ORCHARD HILLS DRIVE
ORCHARD VIEW P.U.D. - WEST OF ORCHARD HILLS DRIVE

NOTES:
1. CORNER LOTS ON ORCHARD HILLS DRIVE SHALL HAVE THEIR DRIVEWAY ACCESS TO THE SIDE STREET AND NOT CONNECT TO ORCHARD HILLS DRIVE.

SETBACKS: (LOTS EAST OF ORCHARD HILLS DRIVE)
FRONT YARD - 25'
REAR YARD - 30'
SIDE YARD - 12' TOTAL (5' MIN.)

SETBACKS: (LOTS WEST OF ORCHARD HILLS DRIVE)
FRONT YARD - 30'
REAR YARD - 35'
SIDE YARD - 12' TOTAL (5' MIN.)

UTILITIES:
CITY OF NORWALK WATER WORKS
CITY OF NORWALK SANITARY SEWER SYSTEM
CITY OF NORWALK STORM SEWER SYSTEM

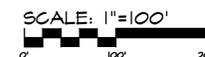
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



DATE:	REVISIONS	COMMENTS
12-04-2015	1	04/26/2016
	2	06/28/2016
	3	
	4	
	5	
	6	

NORWALK ORCHARD VIEW
NORWALK, IA
NEIGHBORHOOD SKETCH PLAN

SHEET
OF 1





No, Large Apartment Buildings Won't Devalue Your Home

by Alex Cecchini on February 7, 2016 in [Development](#), [Economics](#), [Housing](#)

In America, nothing can be said to be certain, except death, taxes, and apartments killing neighboring property values. Especially [big ones](#) that block sun and bring noise and traffic and transients who park on your street full of single family homes.

We've known this truth for almost a century now. The United States Supreme Court's opinion in [Village of Euclid v. Ambler Realty](#) in 1926, a case regarding the legality of zoning, went out of its way to call out the effect apartments have on single family areas:

“ With particular reference to apartment houses, it is pointed out that the development of detached house sections is greatly retarded by the coming of apartment houses, which has sometimes resulted in destroying the entire section for private house purposes; that, in such sections, **very often the apartment house is a mere parasite, constructed in order to take advantage of the open spaces and attractive surroundings created by the residential character of the district.** Moreover, the coming of one apartment house is followed by others, interfering by their height and bulk with the free circulation of air and monopolizing the rays of the sun which otherwise would fall upon the smaller homes, and bringing, as their necessary accompaniments, the disturbing noises incident to increased traffic and business, and the occupation, by means of moving and parked automobiles, of larger portions of the streets, thus detracting from their safety and depriving children of the privilege of quiet and open spaces for play, enjoyed by those in more favored localities — until, finally, **the residential character of the neighborhood and its desirability as a place of detached residences are utterly destroyed.** Under these circumstances, apartment houses, which in a different environment would be not only entirely unobjectionable but highly desirable, **come very near to being nuisances.** [emphasis added]



The [Edith Macefield](#) house in Seattle.

While only 68 cities across the country had a zoning ordinance by 1926 despite the 1922 [Standard Zoning Enabling Act](#), [1,246 cities adopted one by 1936](#) on the back of the SCOTUS decision. While protection from noxious industrial uses was clearly a component of support for zoning, the spread of apartments and other daily commercial uses, and the fear of resulting impacts to property values, also played a big part.

In modern America, our cities' comprehensive plans, zoning codes, and even city-adopted small area plans are scattered with language like “protect single family homes,” and muddy words like “stabilize,” “compatible,” and “character” — all with the intent of buffering or separating single family areas from more intense uses. Some examples from the Twin Cities region:

Lakeville's [Comprehensive Plan](#):

“ **General Residential Land Use and Housing Policies**

5. Protect Lakeville's single family neighborhoods from encroachment by higher intensity non-residential uses or medium and high density residential uses with adequate separation and buffering.

Minnetonka's [2030 Comprehensive Guide Plan, Land Use](#)

“ The unique character of Minnetonka's existing neighborhoods will be preserved, however, opportunities to broaden

housing choice will be sought on appropriate vacant or underdeveloped properties, compatible with adjacent development.

...

1-394 Regional Corridor

Establish and promote neighborhood stability through rational land use planning and the establishment of spacing/buffering requirements between land uses of different intensity.

Minneapolis' [Comprehensive Plan](#) (sampled text)

“ TSAs call for tools that maximize potential community development benefits of transit while also strengthening and protecting the surrounding neighborhoods.

Encourage the development of medium- to high-density housing immediately adjacent to Activity Centers to serve as a transition to surrounding residential areas.

Finally, the [Uptown Small Area Plan](#) of Minneapolis

“ The Core Activity Center and Urban Village South Sub-Area are proposed to accommodate more intense and taller development in order to protect the neighborhoods and encourage more consistent development patterns in the neighborhood transition areas and edges.

The proposed building envelope balances the need for development capacity with the need to protect low rise neighborhoods.

So pervasive and accepted is the notion that we need transitions and buffers from areas of activity to protect, enhance, and stabilize single family neighborhoods that [Form Based Codes](#), a favored tool of pro-compact growth among urbanists, almost always separate intensity in graduations away from pre-defined activity nodes:



Image Source: [Placemakers](#)

What Does Research Tell Us?

The passages above and responses from the urbanist community are nice ways of saying what the 1926 case said. I've spent time with enough [realtors](#) over the last 8 years to know it's a decently-held belief in the real estate business as well. But what does the research tell us? I'm going to cite more than a few studies, some of which are meta analyses of other studies, with relevant findings regarding property value impacts from dense development:

1. [The Impact of Multifamily Development on Single Family Home Prices in the Greater Boston](#) (2005)
The trend in the index of the impact zone and the control area was compared in the years immediately preceding the permitting of the multifamily development and the years following completion of the development in order to determine if the multifamily development affected sales prices in the impact zone. In the four cases for which there was appropriate data, no negative effects in the impact zone were found.
2. [Effects of Mixed-Income, Multi-Family Rental Housing Developments on Single-Family Housing Values](#) (2005)
The empirical analysis for each of the seven cases indicated that the sales price indexes for the impact areas move essentially identically with the price indexes of the control areas before, during, and after the introduction of a 40B development. We find that large, dense, multi-family rental developments made possible by chapter 40B do not negatively impact the sales price of nearby single-family homes.
3. [Examining the Impact of Mixed Use/Mixed Income Housing Developments in the Richmond Region](#) (2010)
The home prices and assessments of nearby single-family homes were not adversely impacted by the presence of mixed income/mixed use developments. In fact, in many cases, the developments had a positive impact on those single-family neighborhoods.
4. [The Property Value Impacts of Public Housing Projects in Low and Moderate Density Residential Neighborhoods](#) (1984)
From both statistical analyses it is clear that properties in Portland, Oregon, gain value after the location of public housing proximate to them. ... What is clear is that the value increase is quite small.
5. [The Impact of Neighbors Who Use Section 8 Certificates on Property Values](#) (1999)
If only a few Section 8 sites were located within 500 feet, we found a strong positive impact on property values in higher-valued, real-appreciation, predominantly white census tracts. However, in low-valued or moderately valued census tracts experiencing real declines in values since 1990, Section 8 sites and units located in high densities had a substantial adverse effect on prices within 2,000 feet, with the effect attenuated past 500 feet. Focus groups with homeowners revealed that the negative impact was based on the units' imperfect correlation with badly managed and maintained properties.
6. [The Effect of Group Homes on Neighborhood Property Values](#) (2000)
We attempt to replicate several previous studies, three of which found no evidence of neighborhood property values being affected by group homes. When testing these three models with our sample, we also found no evidence of group homes affecting property values.
7. [Measuring the effects of mixed land uses on housing values](#) (2004)
We conclude from this research that housing prices increase with their proximity to—or with increasing amount of—public parks or neighborhood commercial land uses. We also find, however, that housing prices are higher in neighborhoods dominated by single-family residential land use, where non-residential land uses were evenly distributed, and where more service jobs are available. Finally, we find that housing prices tended to fall with proximity to multi-family residential units.

If you're counting at home, 5 of those 7 studies found dense development, including affordable and market-rate, had negligible or positive effects on home values. One study found negative impact, and one of the studies found mixed impacts depending on the existing values of the neighborhood public housing was added to. Heck, I even came across [this study](#) that says a landfill only reduced value for nearby properties by 3-7%. A landfill!

I'm sure there are more studies, and ones that show negative impacts from dense development. For the record, I went into the search in good faith and surfed pages upon pages of results on [Google Scholar](#), with variations of the words "apartments," "home values," "negative impact," "dense development," in my searches.

Conclusions

Look, I'm not saying putting a 10-story safe house shading of someone's beautiful sun room won't diminish its value. In fact, that Portland study went on to say:

“Gains in value, are, in fact, registered, but not equally among all nearby properties. Two separate functions can be seen to pertain: a disamenity function which is most intense at the site of public housing, and a neighborhood amenity constant which is added to all nearby properties.

It's probably true that the properties immediately abutting a six-story apartment lose value most of the time, even if new residents or the new building itself brings an amenity to the neighborhood and raises aggregate values. Zoning and small area plans as we've conceived them are basically a [prisoner's dilemma](#) response to this reality.

But homeowners forget how complicated and varied a purchase decision is. Whether a 6-story building is blocking views,

diminishing privacy, etc are but small deciding factors to be weighed against things like a home's size, finish quality, yard, garage size, proximity to jobs/shopping/natural amenities/transit, and on. It's why people are willing to pay \$3,000 a month to rent out tiny apartments with no view in Manhattan or San Francisco, or why someone would pay \$300,000 for a 1,400 square foot home in South Minneapolis when one double the size could be bought for half the price in Elko.



So my question to everyone is: what are these transition zones and buffers protecting? What are the actual social goods to concentrating development in small pods or thin corridors that represent a tiny fraction of the city's overall land rather than being more flexible? Should we let people in apartments live on the quiet side-streets single family dwellers desire even if the scale isn't "compatible" with its neighbor? What do compatible and stabilize even mean? Just because we have the legal power to zone our city this way doesn't mean we *should*. Especially when underlying concept supporting this separation may not even be true in the first place.

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About Alex Cecchini

Alex is a mechanical engineer by background currently working with the State of Minnesota developing energy efficiency programs for public buildings. He lives with his wife, young son, and two poorly behaved dogs just south of Uptown (Minneapolis). tweets found here: @alexcecchini and occasional personal blog posts at fremontavenueexperience.wordpress.com

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**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: <ul style="list-style-type: none">• 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.

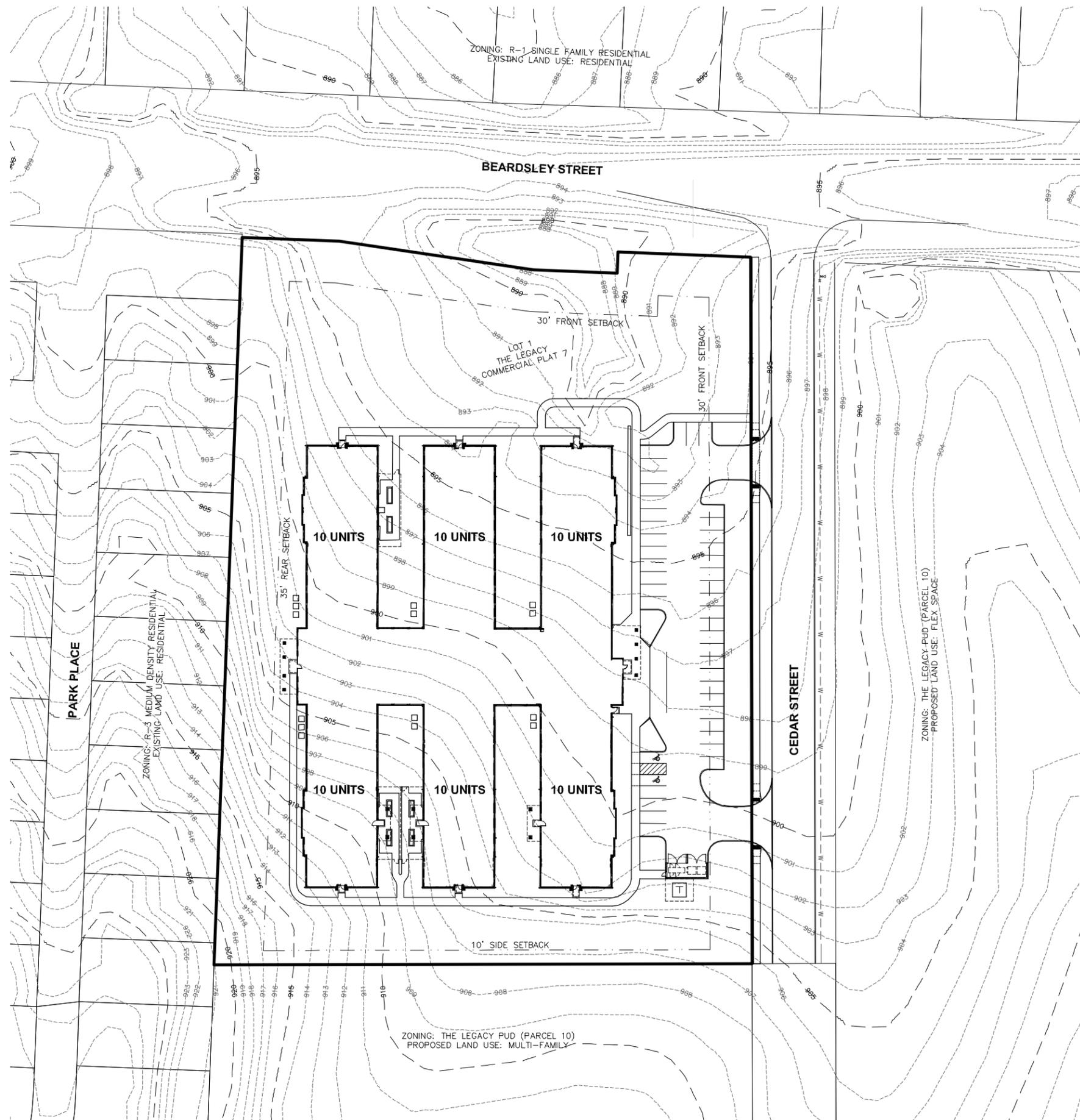
STAFF ANALYSIS: Following the approval of the Legacy Landing apartment complex, directly south of this proposed site, the City passed an amendment to Parcel 10 of the Legacy PUD that restricted any future high density residential to only senior living type concepts. The proposal for this site is an assisted 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.

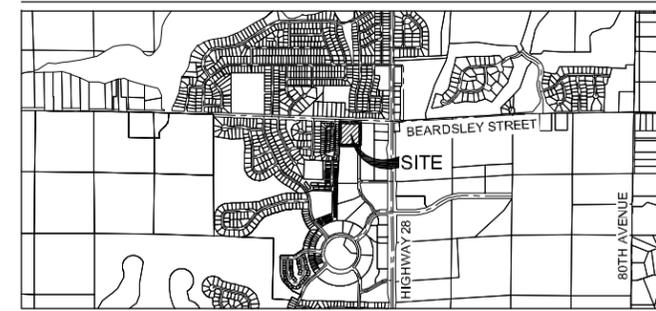
**PLANNING AND
ZONING ACTION:**

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.



VICINITY MAP



NORWALK, IOWA

OWNER / DEVELOPER

H-CM LLC
 6900 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

REZONING DESCRIPTION

LOT 1, THE LEGACY COMMERCIAL PLAT 7, AN OFFICIAL PLAT IN THE CITY OF NORWALK, WARREN COUNTY, IOWA.

PROPERTY CONTAINS 4.38 ACRES (190,621 SQUARE FEET)

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

THE LEGACY PLANNED UNIT DEVELOPMENT (PARCEL 10)

BULK REGULATIONS

PROPOSED ADDITIONAL LAND USE: (EXISTING LAND USE OPTIONS REMAIN)

- ASSISTED LIVING RESIDENTIAL FACILITY, BOARDING HOUSE, NURSING OR CONVALESCENT HOME, 18 DWELLING UNITS PER ACRE OF LOT AREA EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY.

PARKING REQUIREMENTS:

- ONE (1) PARKING SPACE FOR EACH FOUR (4) UNITS AND ONE (1) PARKING SPACE FOR EACH PERSON REGULARLY EMPLOYED ON THE PREMISES DURING THE MAXIMUM WORKING SHIFT OR CHANGE OF SHIFTS, WHICHEVER IS GREATER, AND ONE (1) SPACE FOR EACH DOCTOR.
- NO GARAGES REQUIRED
- 7' SETBACK FROM ROW

SETBACKS

- FRONT SETBACK: 30'
- REAR SETBACK: 35' (DECK SETBACK 15')
- SIDE SETBACK: 10'

LANDSCAPE BUFFER

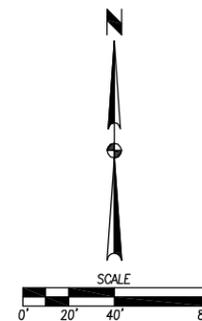
- NORTH, EAST AND SOUTH SIDES OF PROPERTY: NONE REQUIRED
- WEST SIDE OF PROPERTY: 2 CANOPY TREES AND 5 EVERGREEN TREES PER 100 LINEAL FEET

OPEN SPACE:

25%

UNDERLYING ZONING:

C-2 COMMUNITY COMMERCIAL DISTRICT

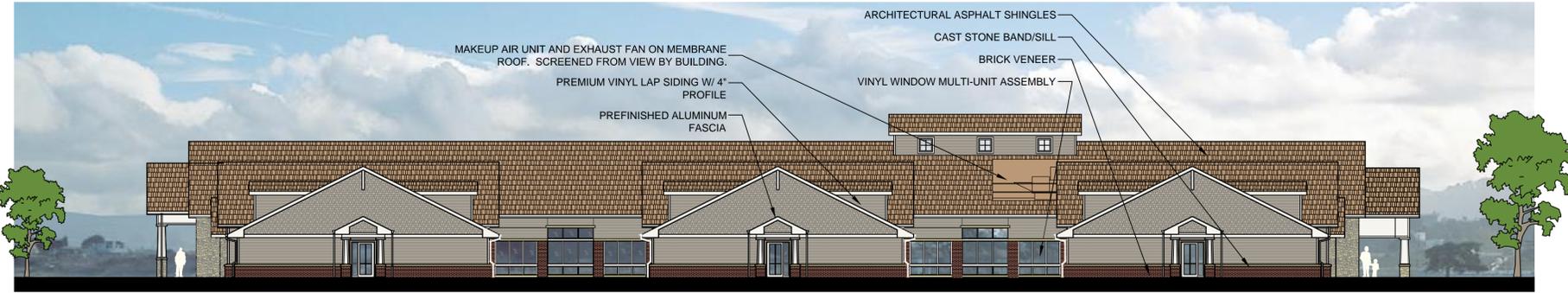


REVISIONS
 DATE
 PUD AMENDMENT 06/13/16

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH:

THE LEGACY
PARCEL 10 PUD AMENDMENT
 NORWALK, IOWA

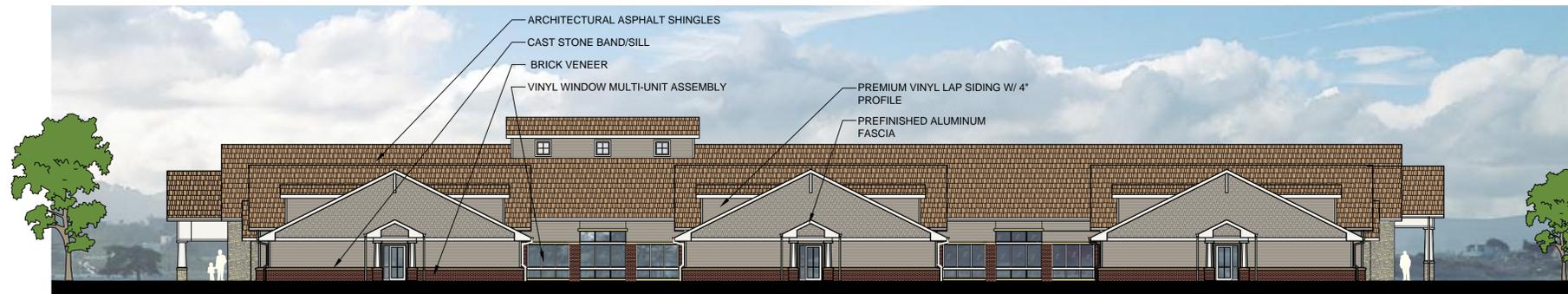
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NORTH ELEVATION
1/16" = 1'-0"



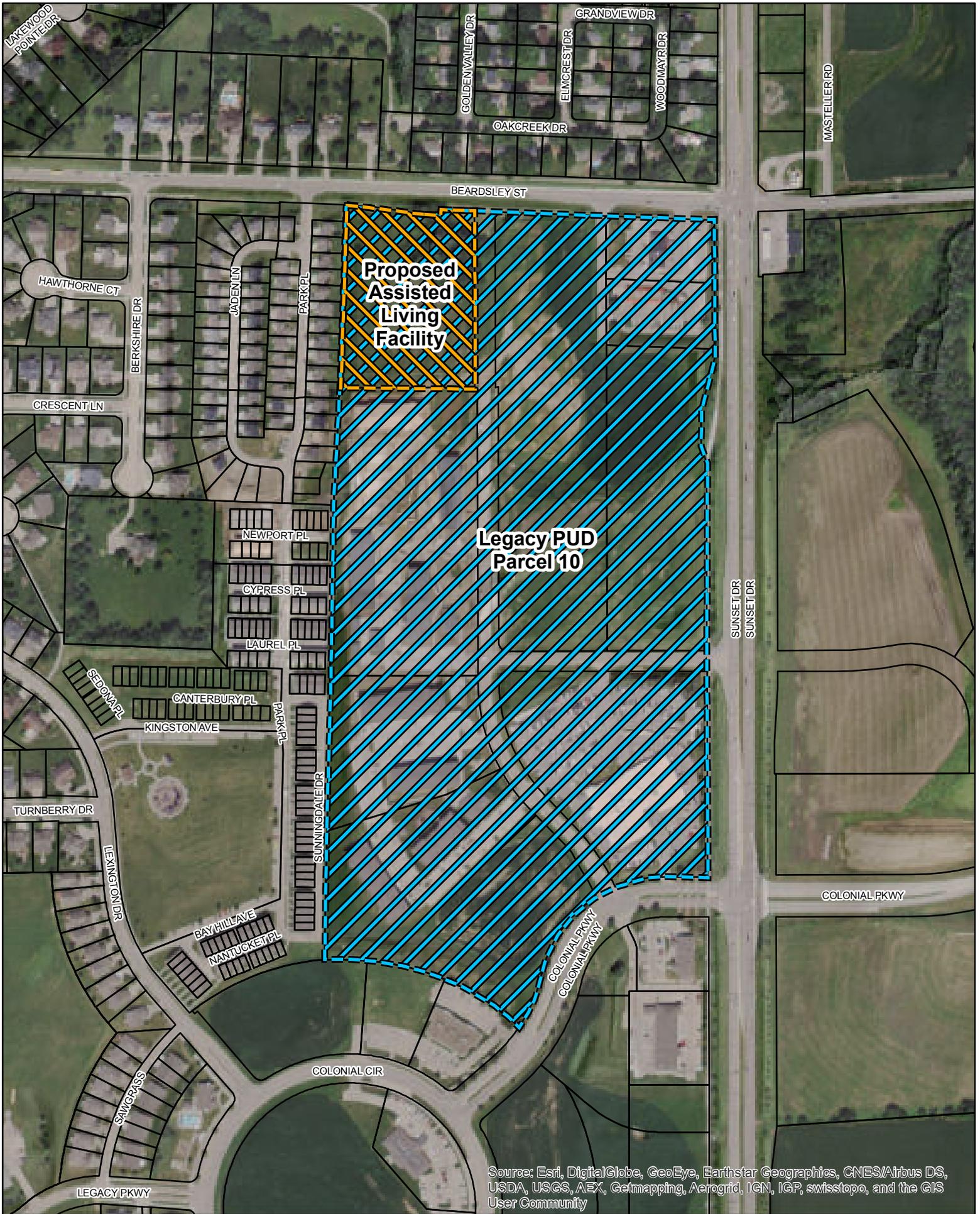
EAST ELEVATION
1/16" = 1'-0"



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



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

REQUEST: Review of the Final Plat of *Timber View Plat 1*

MEETING DATE: July 11, 2016

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): Kruse Construction Cooper Crawford & Associates
2209 Riverwoods Ave 475 S. 50th Street, Suite 800
Des Moines, Iowa 50320 West Des Moines, Iowa 50265

GENERAL DESCRIPTION: This request would create 61 single family lots in the Timber View subdivision.

IMPACT ON NEIGHBORHOOD: The request would not appear to have a negative impact on the area.

VEHICULAR & PEDESTRIAN TRAFFIC: The development provides access onto Cumming Avenue to the south. The preliminary plat shows eventual access to subdivision to the east, though that area is not part of this final plat.

TRAIL PLAN: The subdivision will have standard city sidewalks on both sides of the streets throughout. An 8' trail is shown on the preliminary plat along Cumming Avenue.

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY: Lots in this section of Timber View are zoned R-1(70). Later phases of the development property have R-1(80) zoning along the north boundary, but are not part of this request.

BULK REGULATIONS: Front Setback: 30'
Side Setback: Minimum 7' on one side, total of 17'
Rear Setback: 35'

DRAINAGE: The storm water detention pond is provided on Outlot Z. The developed lots drain overland or through the storm sewer system to this pond where the water is detained and released to the northwest.

DEVELOPMENT HISTORY: This area was farm ground that was annexed into the City in 2005. In the fall of 2015 the land was rezoned to a mix of R-1(70) and R-1(80).

FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	Parkland dedication for the area is identified in the preliminary plat as a 3.233 acres parkland site that will be dedicated to the City during the next phase of the subdivision.
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 Low Density Residential and High Density Residential.
STAFF ANALYSIS – ZONING ORDINANCE:	<p>The Final Plat consists of 61 single family lots, containing approximately 51.374 acres of ground.</p> <p>Streets shown will be dedicated to the City for street use upon approval of the Final Plat. The streets include a continuation of the 31' wide main street named Timberview Drive and 28' wide local streets name Partlow Street, Serenity Circle, and Blooming Heights Drive.</p>
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	<p>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.</p> <p>The applicant will need to submit all other required documents prior to release of the final plat for recording.</p>
STAFF RECOMMENDATION:	<p>Therefore, staff recommends that the request for the Final Plat of Timber View Plat 1 be approved with the following conditions:</p> <ul style="list-style-type: none"> • 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

TIMBER VIEW

PLAT 1

Sheet 1 of 3

OWNER/DEVELOPER

KRUSE CONSTRUCTION, LLC
2209 RIVERWOODS AVENUE
DES MOINES, IA 50320

ZONING

R-(70) SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS

MIN. LOT AREA-9,750 S.F.

MIN. LOT WIDTH-70'

SETBACKS

FRONT-15'

REAR-35'

SIDE-7' MIN. (17' TOTAL)

LEGAL DESCRIPTION

PARCEL 'G', IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M. CITY OF NORMAL, WARREN COUNTY, IOWA, RECORDED IN BOOK 2015, PAGE 8029, AT THE WARREN COUNTY RECORDERS' OFFICE, CONTAINING 51,374 ACRES MORE OR LESS.

NOTES

1. THIS PLAT IS IN A WATER AND SANITARY SEWER CONNECTION FEE DISTRICT.
2. ANY P.U.E. IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENTS AND ANY USER OF THE P.U.E. MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY WHEN THE USE OF THE P.U.E. IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENTS.
3. OUTLOT 'Z' IS FOR FUTURE DEVELOPMENT.
4. LOTS 'A', 'B', 'C', 'D', AND 'E' TO BE DEEDED TO THE CITY OF NORMAL FOR PUBLIC STREETS.
5. HOME BUILDER AND PLUMBING CONTRACTOR SHALL VERIFY SANITARY SEWER SERVICE STUB-OUT ELEVATIONS PRIOR TO HOUSE CONSTRUCTION TO ENSURE BASEMENT FLOOR ELEVATIONS WILL PROVIDE ADEQUATE FALL IS SERVICE PIPE (2% MINIMUM).
6. THE PRIVATE SIGN EASEMENTS ON LOTS 1 & 61 SHALL BE FOR THE BENEFIT OF THE DEVELOPER.

SURVEYORS 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 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. BEARINGS BASED ON AN ASSUMED BEARING.

LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND 5/8" I.R. W/ YELLOW CAP #13156,
- UNLESS OTHERWISE NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- H. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. ADDRESS
- M.O.E. BUILDING SETBACK LINE
- M.P.E. MINIMUM OPENING 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.

PRELIMINARY DRAWING

KEVIN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

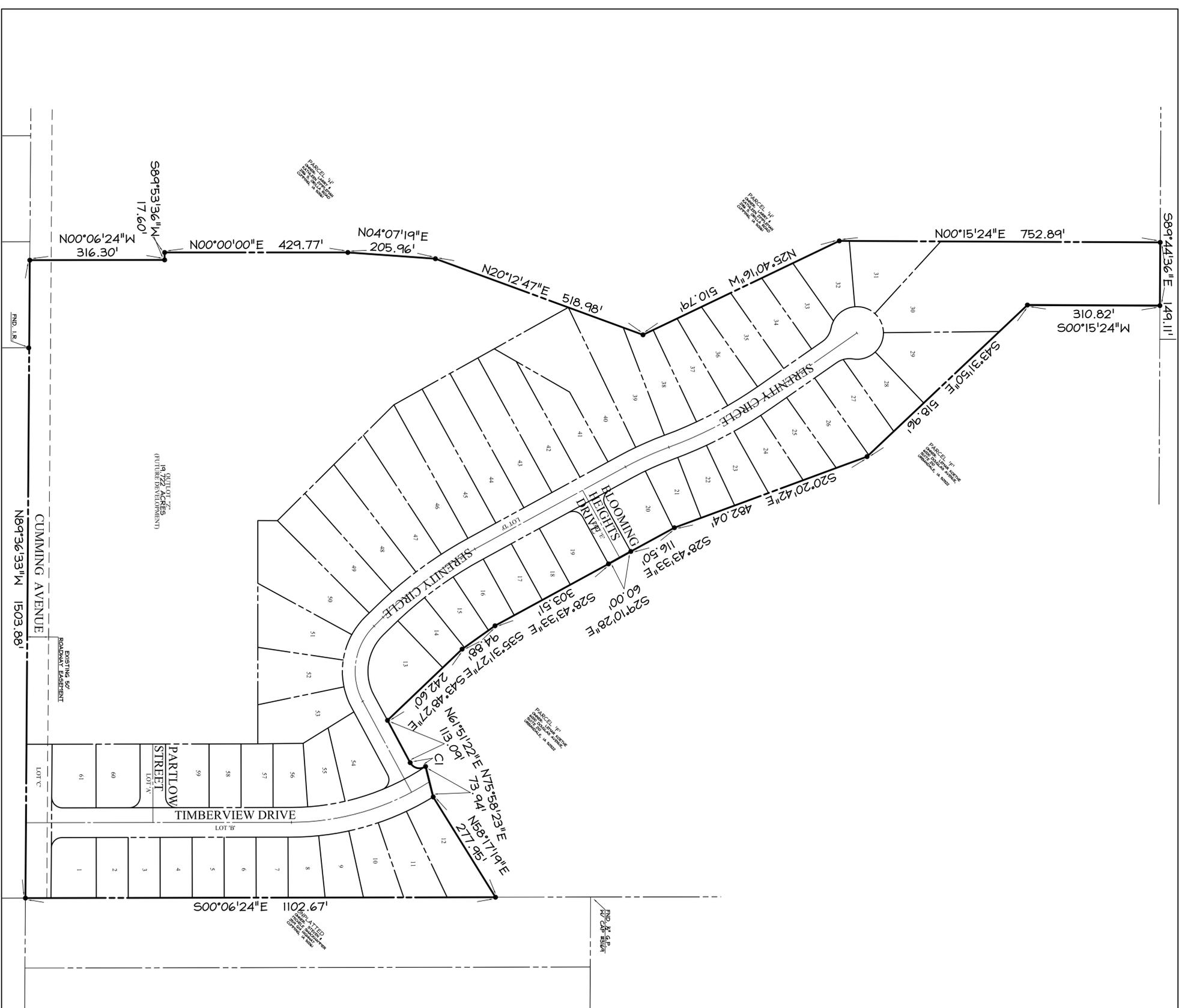
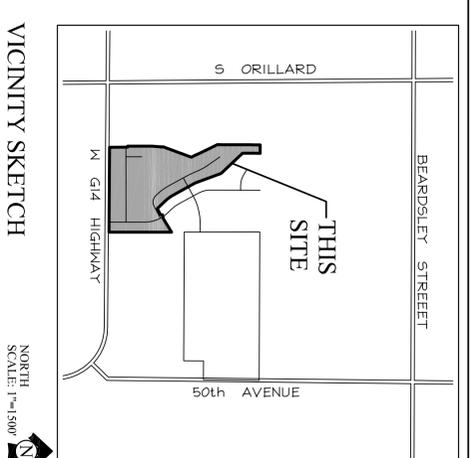
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-3

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
REVISIONS: 7-6-2016

APPROVED:  SCALE: 1"=120'
INITIALED: AS-BUILT:
JOB NUMBER
CC 1720

FINAL PLAT SHEET 1 OF 3
TIMBER VIEW PLAT 1



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
CI	98°50'45"	25.00	41.82	27.69	37.11	N13°56'00"E



FINAL PLAT

TIMBER VIEW

PLAT 1

Sheet 2 of 3

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHEMBEARING
C1	95°50'45"	25.00	41.82	27.64	37.11	N155°00'00"E
C2	32°40'25"	600.00	342.16	175.67	337.54	N162°36'34"W
C3	28°02'14"	600.00	293.61	141.80	290.66	N147°07'31"W
C4	4°38'11"	600.00	48.55	24.29	48.54	N89°27'43"W
C5	73°24'10"	150.00	162.17	111.81	174.29	N88°28'33"E
C6	16°00'55"	965.00	269.74	136.86	268.86	S94°44'01"E
C7	8°23'05"	1765.00	116.95	56.07	116.95	S24°20'10"E
C8	14°51'51"	965.00	168.92	85.20	167.83	S27°48'35"E
C9	54°47'05"	365.00	387.06	244.78	387.06	S38°20'15"W
C10	54°47'05"	635.00	641.10	444.08	641.08	N02°53'55"W
C11	6°27'18"	635.00	641.10	32.61	641.08	N09°07'07"W
C12	6°27'18"	635.00	71.54	35.81	71.50	N15°34'25"W
C13	6°27'18"	635.00	71.54	35.81	71.50	N22°01'43"W
C14	6°27'18"	635.00	71.54	35.81	71.50	N28°24'02"W
C15	5°50'45"	665.00	517.65	28.85	517.62	N10°04'00"W
C16	5°50'45"	665.00	517.65	28.85	517.62	N12°19'15"E
C17	73°24'10"	150.00	168.92	116.95	168.92	S02°48'35"E
C18	5°05'14"	935.00	183.72	91.37	183.72	S41°07'58"E
C19	5°05'14"	935.00	83.02	41.54	82.99	S41°07'58"E
C20	4°41'35"	935.00	83.02	41.54	82.99	S35°57'46"E
C21	4°41'35"	935.00	76.58	38.31	76.56	S31°04'21"E
C22	9°07'00"	25.00	34.27	25.00	35.36	S16°16'27"W
C23	9°07'00"	25.00	34.27	25.00	35.36	S73°43'33"E
C24	2°48'53"	735.00	36.11	18.06	36.11	S27°16'07"E
C25	5°34'11"	735.00	71.45	35.75	71.42	S23°07'34"E
C26	4°03'17"	1030.00	72.89	36.46	72.88	N27°03'22"W
C27	4°03'17"	1030.00	72.89	36.46	72.88	N10°06'40"W
C28	15°14'24"	1030.00	33.47	16.73	33.46	N34°04'00"W
C29	15°14'24"	1030.00	16.17	8.16	16.10	S25°44'11"E
C30	5°52'45"	50.00	22.54	11.49	22.40	S03°31'43"E
C31	5°52'45"	50.00	57.22	30.83	55.21	N17°01'28"W
C32	47°06'31"	62.00	50.98	27.03	49.55	N6°20'05"W
C33	47°06'31"	62.00	50.98	27.03	49.55	N27°28'36"E
C34	47°06'31"	62.00	50.98	27.03	49.55	N10°06'40"W
C35	47°06'31"	62.00	50.98	27.03	49.55	S17°08'15"E
C36	47°06'31"	62.00	50.98	27.03	49.55	S17°08'15"E
C37	58°04'12"	62.00	62.84	34.42	60.18	S33°42'24"E
C38	16°33'21"	62.00	17.92	9.02	17.95	S17°08'15"E
C39	44°24'55"	50.00	38.76	20.41	37.80	N57°12'28"W
C40	0°03'20"	970.00	0.94	0.47	0.94	N34°58'20"W
C41	4°53'05"	970.00	82.70	41.37	82.67	N32°30'03"W
C42	4°53'05"	970.00	82.70	41.37	82.67	N27°37'03"W
C43	4°53'05"	970.00	82.70	41.37	82.67	N22°48'30"W
C44	4°53'05"	970.00	82.70	41.37	82.67	N17°59'57"W
C45	4°53'05"	970.00	82.70	41.37	82.67	N13°11'24"W
C46	0°08'22"	995.00	2.43	1.21	2.43	S30°44'45"E
C47	4°11'26"	995.00	72.77	36.40	72.76	S30°51'39"E
C48	4°11'26"	995.00	72.77	36.40	72.76	S35°09'05"E
C49	4°11'26"	995.00	72.77	36.40	72.76	S39°26'31"E
C50	31°18'14"	995.00	57.37	28.70	57.37	S45°05'21"E
C51	16°31'19"	180.00	51.91	26.13	51.73	S55°00'08"E
C52	20°17'58"	180.00	63.62	32.14	63.26	S71°23'16"E
C53	20°17'58"	180.00	63.62	32.14	63.26	N82°23'46"E
C54	9°55'04"	25.00	41.82	27.64	37.11	N107°03'18"W
C55	9°55'04"	25.00	41.82	27.64	37.11	N173°39'14"W
C56	9°17'08"	565.00	91.57	45.89	91.47	N173°39'14"W
C57	9°17'08"	565.00	44.61	22.30	44.61	N08°29'55"W
C58	3°52'40"	565.00	38.24	19.13	38.23	N02°07'44"W
C59	9°07'00"	25.00	34.27	25.00	35.36	N44°53'36"E
C60	9°07'00"	25.00	34.27	25.00	35.36	N45°06'24"W
C61	9°07'00"	25.00	34.49	25.22	35.51	N45°09'32"E

LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
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- UNLESS OTHERWISE NOTED
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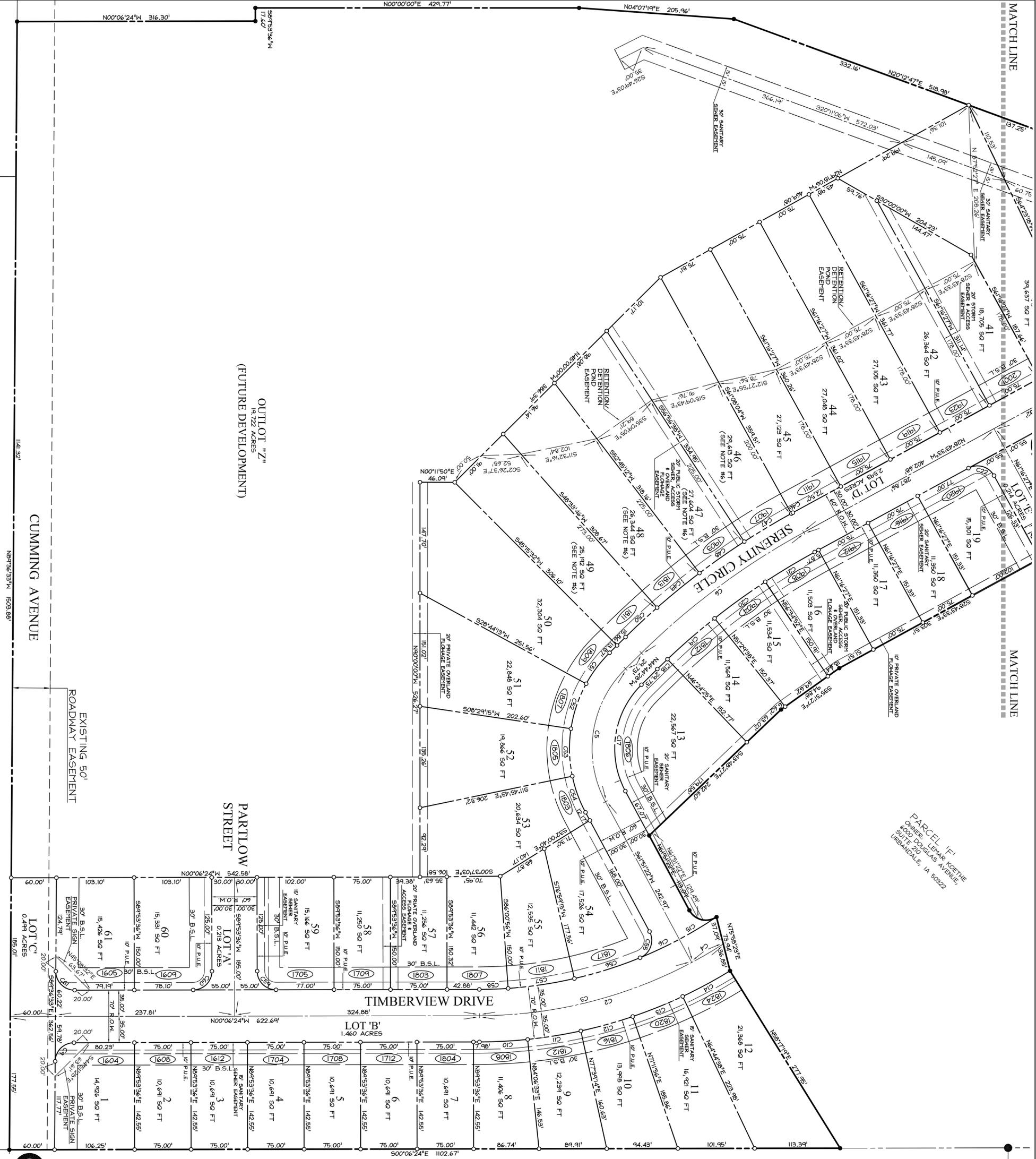
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 CIVIL ENGINEERS

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

DATE: 6-5-2016
 REVISIONS: 7-6-2016

APPROVED: [Signature] INITIALLED: [Signature] AS-BUILT: [Signature]

FINAL PLAT
 JOB NUMBER
1720
 SHEET
 2 OF 3



UNPLATTED
 OWNER: STEVEN &
 MICHELLE SAKACKI-
 WIFE & HUSBAND
 CUMMING, IA 50061



FINAL PLAT TIMBER VIEW PLAT 1

Sheet 3 of 3

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHANGING
C1	95°50'45"	25.00	41.82	27.68	37.11	N195°40'07"W
C2	32°40'25"	600.00	342.16	175.87	337.54	N162°26'36"W
C3	28°02'14"	600.00	293.61	149.80	290.68	N147°07'31"W
C4	4°38'11"	600.00	48.55	24.29	48.54	N50°27'43"W
C5	73°24'10"	150.00	192.17	111.81	174.29	S81°26'33"E
C6	16°00'55"	965.00	264.74	135.75	266.86	S36°44'01"E
C7	8°23'05"	765.00	111.95	56.07	111.95	S24°32'01"E
C8	14°34'31"	1000.00	225.84	129.62	225.15	N27°28'14"W
C9	6°53'10"	635.00	137.08	73.08	137.08	N41°18'22"E
C10	4°11'09"	635.00	64.11	35.81	64.11	N29°07'07"W
C11	6°27'18"	635.00	71.54	35.81	71.50	N15°34'25"W
C12	6°27'18"	635.00	71.54	35.81	71.50	N15°34'25"W
C13	6°27'18"	635.00	71.54	35.81	71.50	N22°01'43"W
C14	6°27'18"	635.00	71.54	35.81	71.50	N28°29'02"W
C15	5°50'45"	565.00	57.65	28.85	57.62	N31°04'00"W
C16	5°50'45"	565.00	57.65	28.85	57.62	N25°19'15"W
C17	73°24'10"	120.00	153.73	89.45	148.43	S81°26'33"E
C18	10°08'53"	995.00	282.82	141.54	282.82	S41°00'00"E
C19	5°05'14"	995.00	83.02	41.54	82.99	S35°57'45"E
C20	5°05'14"	995.00	83.02	41.54	82.99	S35°57'45"E
C21	4°41'35"	995.00	76.59	38.51	76.56	S31°04'21"E
C22	9°00'00"	25.00	34.27	25.00	35.36	S16°16'27"W
C23	9°00'00"	25.00	34.27	25.00	35.36	S73°43'31"E
C24	2°48'53"	735.00	36.11	18.06	36.11	S27°19'07"E
C25	5°34'11"	735.00	71.45	35.75	71.42	S23°07'34"E
C26	0°37'18"	1030.00	11.97	5.41	11.97	N2°06'28"W
C28	4°03'17"	1030.00	72.89	36.46	72.88	N12°02'51"W
C29	4°03'17"	1030.00	72.89	36.46	72.88	N31°06'40"W
C30	1°51'42"	1030.00	33.47	16.73	33.46	N34°04'09"W
C31	18°31'58"	50.00	16.17	8.16	16.10	S25°44'11"E
C32	25°53'17"	50.00	22.54	11.49	22.40	S29°31'43"E
C33	5°52'45"	62.00	57.22	30.83	55.21	N17°01'28"W
C34	47°06'31"	62.00	50.98	27.03	49.55	S65°52'24"W
C35	47°06'31"	62.00	50.98	27.03	49.55	S65°52'24"W
C37	65°46'31"	62.00	62.84	34.42	60.18	S16°42'42"E
C38	16°33'21"	62.00	17.92	9.02	17.85	S71°08'15"E
C39	44°24'55"	50.00	38.76	20.41	37.80	N47°12'28"W
C40	0°03'20"	970.00	0.94	0.47	0.94	N47°58'20"W
C41	4°53'05"	970.00	82.70	41.37	82.67	N32°30'08"W
C42	4°53'05"	970.00	82.70	41.37	82.67	N27°37'03"W
C43	4°53'05"	970.00	82.70	41.37	82.67	N27°37'03"W
C44	5°16'14"	735.00	73.13	36.54	73.10	S22°58'36"E
C45	5°16'14"	735.00	73.13	36.54	73.10	S22°58'36"E
C46	3°06'51"	995.00	27.43	14.21	27.43	S30°57'34"E
C47	4°11'26"	995.00	72.77	36.40	72.76	S30°57'34"E
C48	4°11'26"	995.00	72.77	36.40	72.76	S30°57'34"E
C49	4°11'26"	995.00	72.77	36.40	72.76	S30°57'34"E
C50	11°12'6"	995.00	121.77	66.40	121.76	S33°20'31"E
C51	18°31'19"	180.00	57.38	28.70	57.37	S43°05'21"E
C52	18°31'19"	180.00	57.38	28.70	57.37	S43°05'21"E
C53	20°14'58"	180.00	63.62	32.14	63.28	S71°23'16"E
C54	20°14'58"	180.00	63.62	32.14	63.28	N85°21'42"E
C55	16°22'55"	25.00	27.69	14.82	27.69	N17°00'00"E
C56	9°17'08"	565.00	91.57	45.85	91.47	N17°38'10"W
C57	9°10'41"	565.00	81.03	44.61	88.43	N08°23'55"W
C58	3°52'40"	38.24	19.13	9.823	19.07	N02°44'41"W
C59	9°00'00"	25.00	34.27	25.00	35.36	N44°53'56"E
C60	9°00'00"	25.00	34.27	25.00	35.36	N45°06'24"W
C61	9°02'45"	25.00	34.49	25.22	35.51	N45°08'32"E

LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND 5/8" I.R. W/ YELLOW CAP #13156, UNLESS OTHERWISE 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
- (3333) ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

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

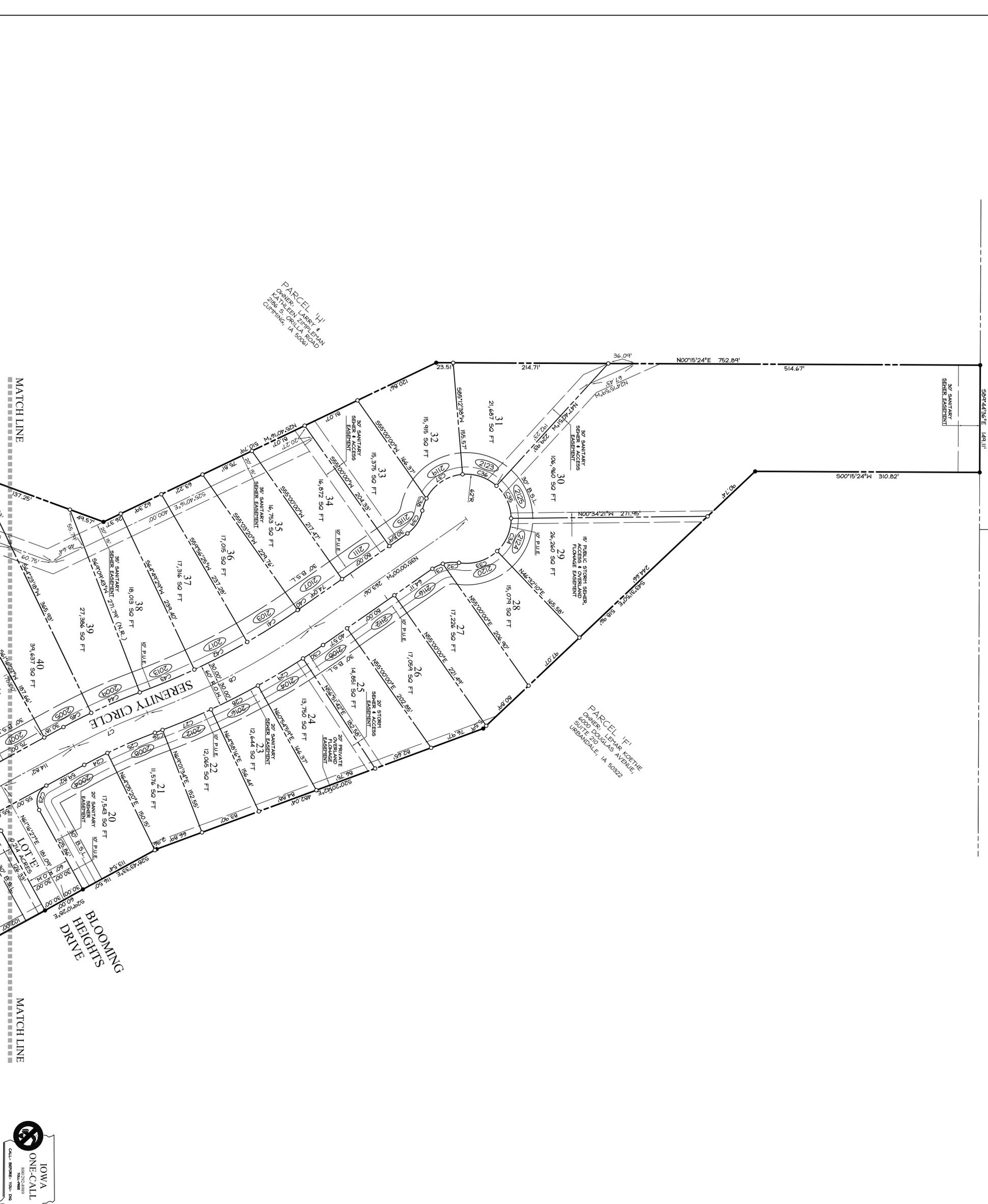
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 5-3-2016
REV: 05/03/16

APPROVED: INITIALS: AS-BUILT:

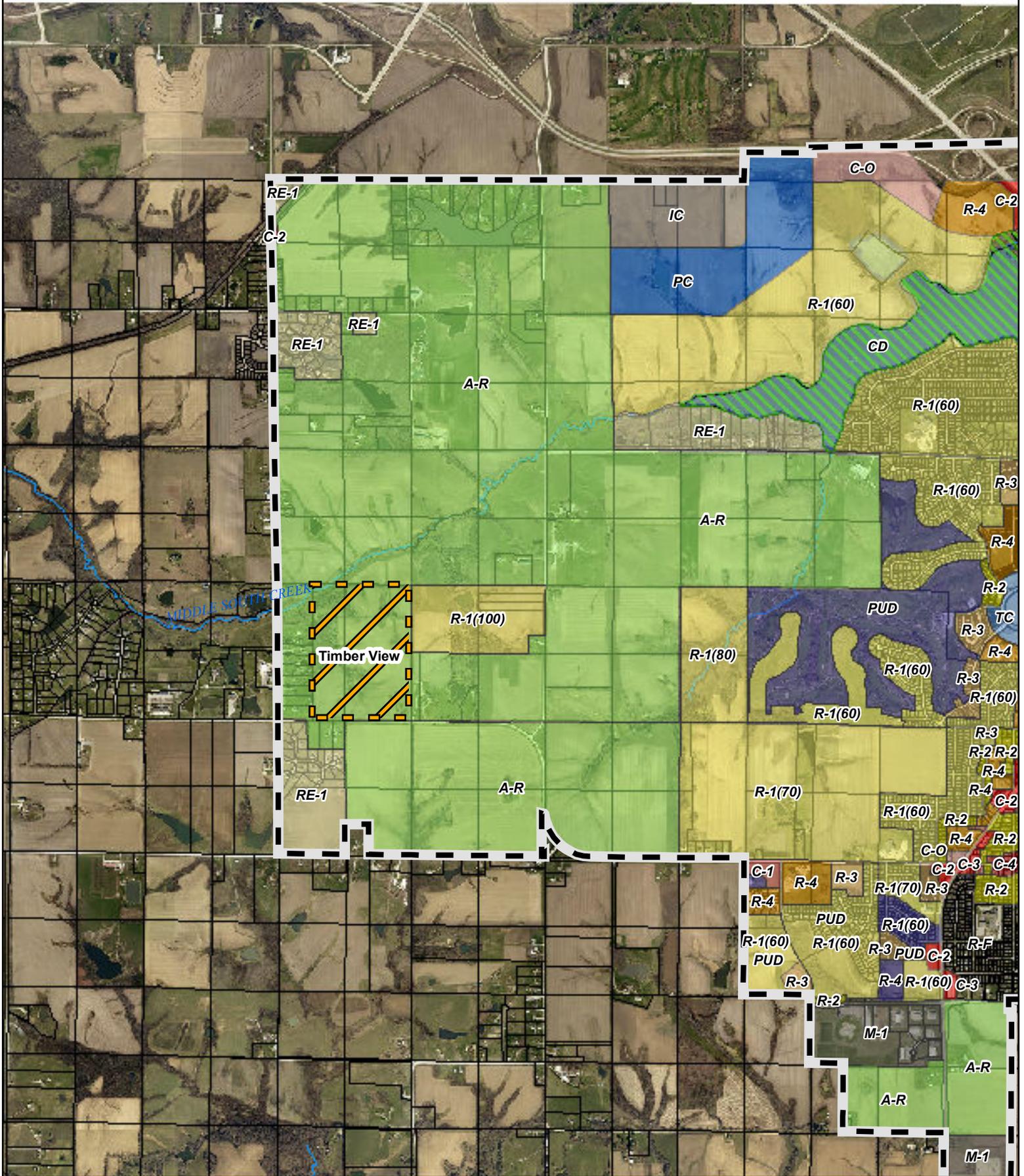
SCALE: 1"=60'

JOB NUMBER
CC 1720
SHEET
3 OF 3



PARCEL 14
OWNER: KATHLEEN HART & LEMAN
216 S. OLLA ROAD
CUTTING, IA 50007

PARCEL 14
OWNER: LEVY KOETHE
SUITE 610 510 DOUGLAS AVENUE
URBANDALE, IA 50222



**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.

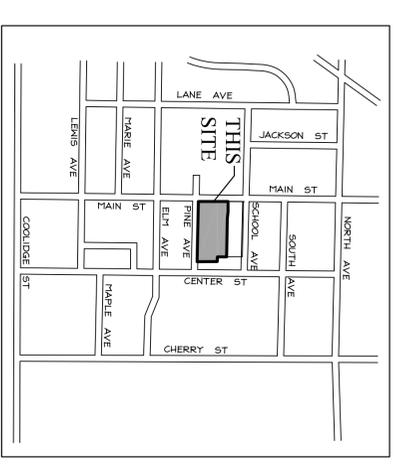
STAFF ANALYSIS – SUBDIVISION ORDINANCE: The Subdivision Ordinance requires that Final Plat submissions include such criteria as boundaries of property, engineer’s certificate, easements and right-of-way widths. All information has been submitted by the applicant. The Final Plat shows platted building 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 IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL.
THIS SEAL IS VALID ONLY

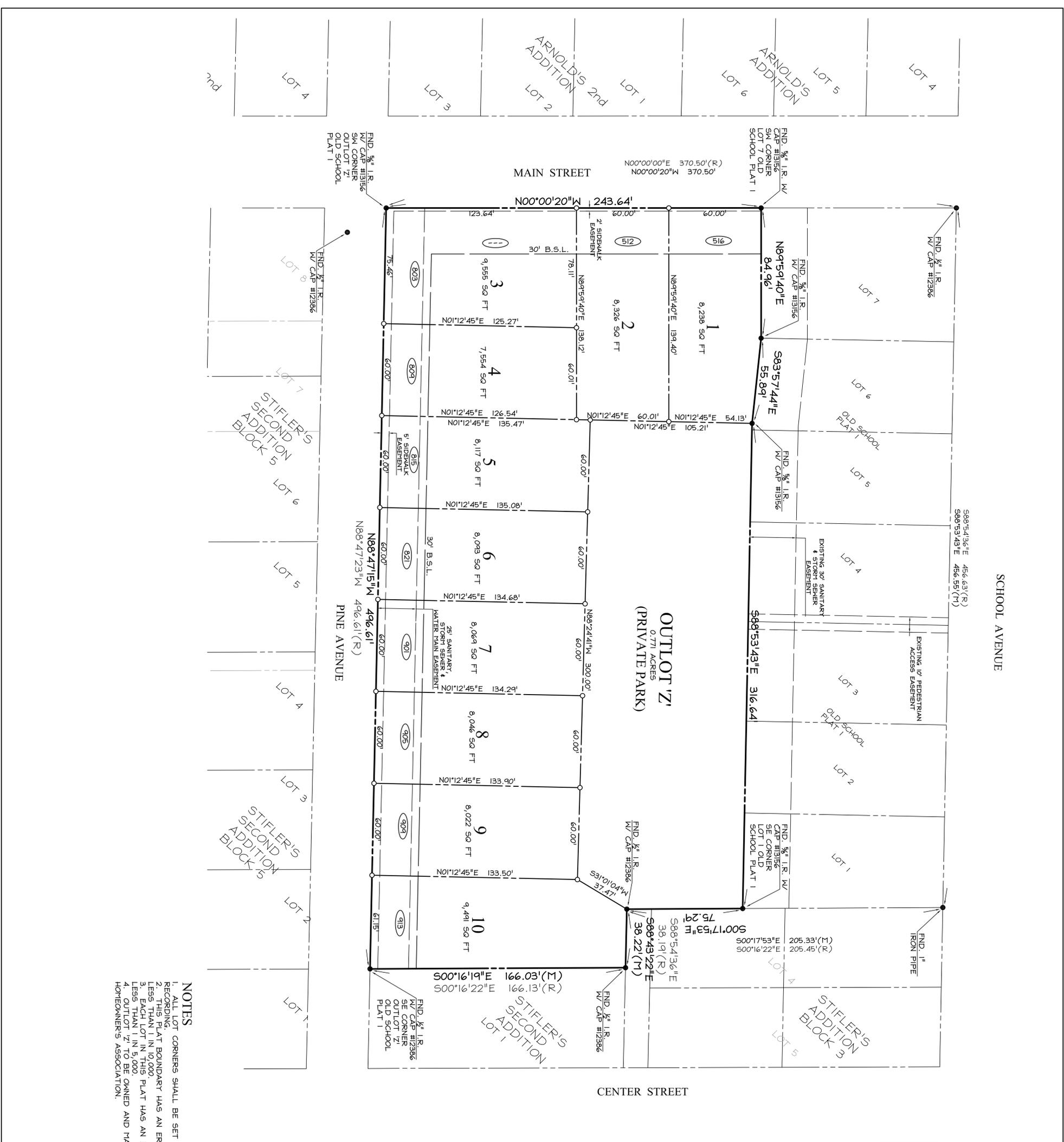
COOPER CRAWFORD
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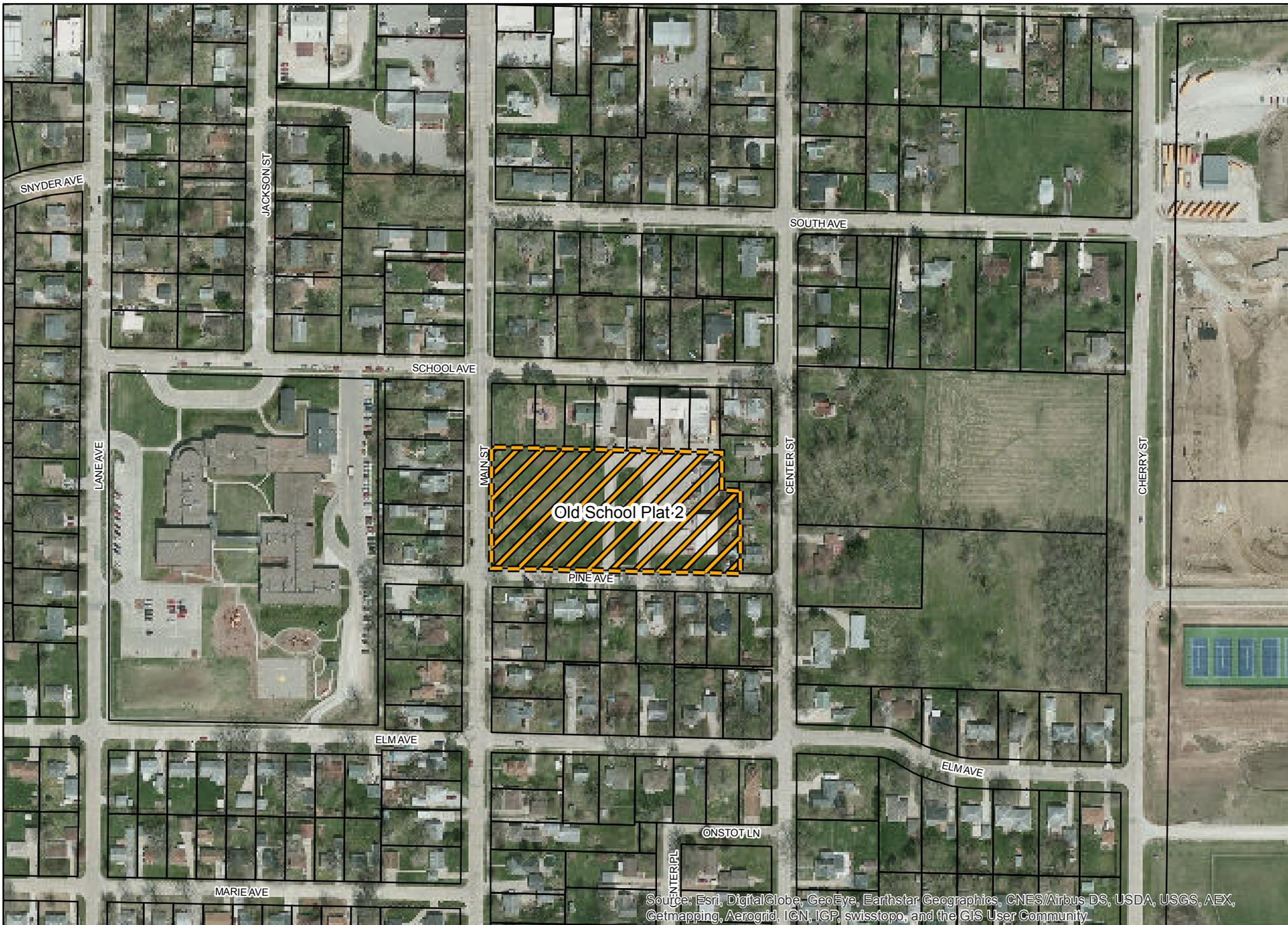
DATE: 6-5-2016
JOB NUMBER
REVISIONS: 7-6-2016

SCALE: 1"=30'
APPROVED: [Signature] AS-BUILT: [Signature]

FINAL PLAT SHEET 1 OF 1
JOB NUMBER
1837



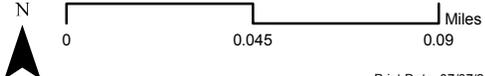
- ### NOTES
1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
 2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1/16" IN 10,000' PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1/16" IN 5,000'
 4. OUTLOT '2' TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.



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



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

ITEM: Discussion on Subdivision Regulations update focusing on Parkland Dedication

MEETING DATE: July 11, 2016

STAFF CONTACT: Luke Parris, AICP
City Planner

GENERAL DISCUSSION: City staff prepared a memo that was shared with the Planning & Zoning Commission related to updating the City's Subdivision Ordinance. That memo identified the following areas as focus points for the update:

- Review and Approval Procedures for Final Plats
- Complete Streets Policy
- Street Design Standards
- Lot Design Standards
- Drainage
- Parkland Dedication
- Fees

To continue discussion on these topics, staff will be providing additional information and giving presentations relevant to the focal points for the update. The next discussion is regarding complete streets.

ATTACHMENTS & ADDITIONAL INFORMATION: Attachment A: Subdivision Memo
Attachment B: Norwalk Subdivision – Parkland Dedication
Attachment C: 2013 Comprehensive Plan - Parks

Online Resources

Variety of park planning resources and information:

<http://mrsc.org/Home/Explore-Topics/Parks-and-Recreation/Parks,-Open-Space,-and-Trails-Planning/Park-Planning-Design-and-Open-Space.aspx>



MEMO

TO: Planning and Zoning Commission Members

FROM: Luke Parris, City Planner

DATE: April 12, 2016

RE: Subdivision Regulations

The City's Subdivision Regulations are a key piece of city code that guides the type of development in the City. Whereas the Zoning Ordinance specifically deals with allowable uses, the subdivision regulations deal with how land is divided and the criteria to do so. As with all regulations, it is important to revisit the language frequently to ensure that the code is in line with the goals of the City. The current Subdivision Regulations were adopted in October 2006. After recently updating the City's Zoning Ordinance, and with the current work updating the Land Use chapter of the Comprehensive Plan, staff feels it is important to look at the Subdivision Regulations to determine which areas might need updating. Below are a list of sections and some background on why we feel an update may be needed.

Review and Approval Procedures for Final Plats

Review and approval of a final plat is the last stage of the development process before building permits can be pulled. Smooth transition from the platting process to the building permit process is important to land developers. Often times at this stage the land developer has commitments for lots and has a desire to record the final plat so that abstracts can be created and land can be transacted upon. For the City, the final plat is a key step to ensuring that all public infrastructure is built in an acceptable manner. At times the City's interest and the developer interest come into conflict. Having a clear approval process can reduce the conflicts and provide a clear set of expectations to the developer.

The approval process as identified in the Subdivision Regulations is as follows:

1. Developer submits final plat to the City for review
2. Staff coordinates review and provides comments to the developer
3. Planning & Zoning Commission review and referral to Council with a recommendation
4. City Council consideration and approval
 - a. The Council shall not give final approval of the plat until all improvements serving the area of the final plat have been constructed and accepted by the Council.
 - b. The Council can give tentative approval of a final plat to approve the plat's street and lot layout prior to construction of required improvement with the condition the improvements will be completed prior to releasing the plat for recording at the county.
 - c. Approval of the final plat and final acceptance of improvements shall be given by resolution of the Council.
 - d. The Council directs the Mayor and City Clerk to certify the resolution and the plat as approved.

The process as described above has not been precisely followed during the current staff's administration of the code, nor has it been precisely followed when reviewing records of plat approval going back to 2006. The approval process used in practice has been as follows:

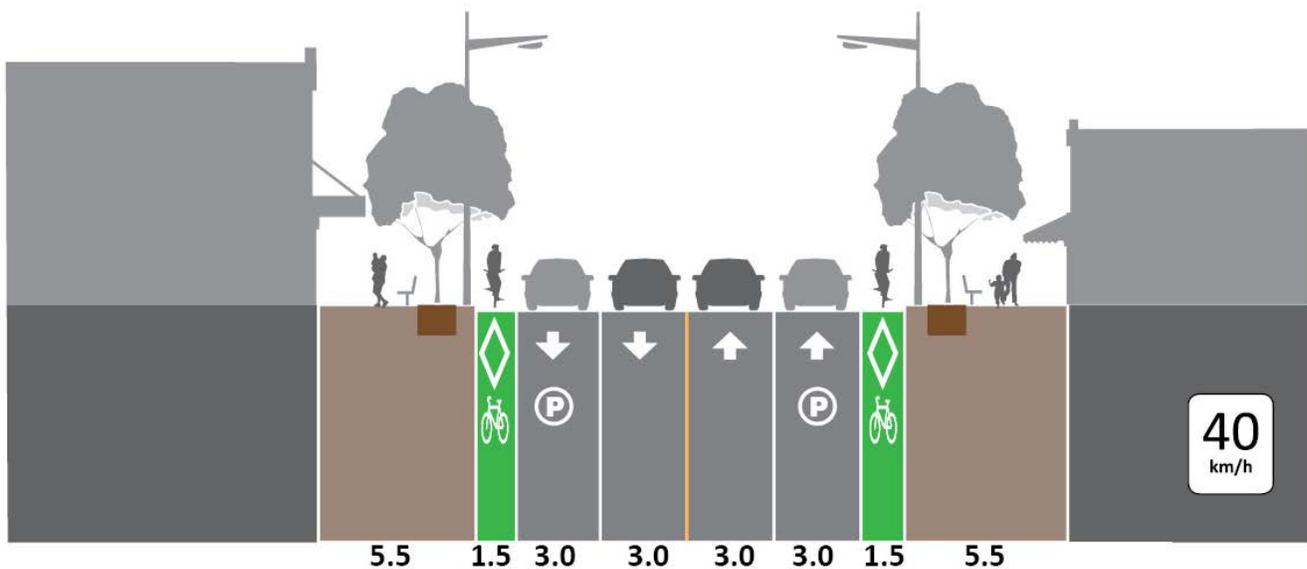
1. Developer submits final plat to the City for review
2. Staff coordinates review and provides comments to the developer
3. Planning & Zoning Commission review and referral to Council with a recommendation

4. City Council consideration and approval
 - a. The Council resolution includes a condition that the developer adheres to all provisions in the Subdivision Regulations. This has allowed staff to obtain Council approval and hold the final plat for recording until the City accepts the public infrastructure.
 - b. The Public Works Department takes the acceptance of the public infrastructure to Council, usually on a separate timeline at a separate meeting.
 - c. The Council resolution includes language allowing for the Planning & Economic Development Director, or his designee, to stamp, sign and release the final plat once all conditions of the Subdivision Ordinance are released.

Recent discussions with local developers have called to issue a concern with the need to wait for the City Council to formally approve the public infrastructure at a separate meeting. The development community contends that approval by Council is a formality as long as the Public Works Department has inspected the infrastructure and is recommending acceptance to the Council. A potential solution would be to allow City staff to release a plat for recording once the Public Works Department has inspected and decided to recommend acceptance to the Council.

Complete Streets Policy

The City of Norwalk was one of the first metro communities to adopt a complete streets policy into its subdivision regulations. The idea of Complete Streets is that a street should be designed to accommodate all users of the public right-of-way, such as bicyclists, pedestrians, automobiles, and transit use. Norwalk's Complete Streets Policy was adopted 10 years ago and large amount of additional research has gone into how Complete Streets should be designed. This section could be bolstered by looking at current examples of Complete Street policies and implementing some of the best practices.



Example cross section of a complete street

Street Design Standards

The Subdivision Regulations includes a long section describing the criteria for the design of streets in the City of Norwalk. The design of our streets has just as much impact on the aesthetic of the community as the Zoning Codes Architectural Standards. The section provides standards for:

- Compatibility with the Comprehensive Plan
- Continuity of Existing Streets or Planned Streets
- Traffic Circulation
- Street Intersection Design
- Block Length
- Cul-de-sac use and length
- Street Names

- Topographic Features
- Alleys
- Access to Major Thoroughfares
- Traffic Impact Studies
- Dedication to the City
- Street Widths
- Rural Cross Section Streets
- Street Grade
- Temporary Turnarounds

This section should be looked at in conjunction with the Complete Streets policy to ensure that the design standards are compatible with Complete Streets. Additionally, the City has adopted the Statewide Urban Designs and Standards (SUDAS) guidelines for public infrastructure. SUDAS is a great resource for general practices on design throughout the state of Iowa; however, with the current street design standards and the adoption of SUDAS, there are many cases of inconsistency between the two.

Lot Design Standards

This section will need a brief review to ensure that any changes made in the Zoning Ordinance update are incorporated into the lot design standards.

Drainage

This section provides details on how the City requires property to be drained. The City has recently started requiring that drainage easement be label as private when they are not leading into a public facility. This language should be formalized in the code. Further review of best practices in storm water management will be reviewed and considered for incorporation.

Parkland Dedication

This section provides details the requirement for dedicating parkland to the city. Developers currently have three options to meet the dedication requirement if they don't provide the parkland space in their development. Those options are:

1. Dedicate land owned elsewhere in the City for use as parks or trails.
2. Construct or install park improvements equal to the fair market value of the park land required.
3. Pay a cash deposit as a performance surety in an amount equal to the fair market value of the park land required.

These three options need to be reviewed to ensure they are still allowed under state law. If the options continue to be used, a definition of the fair market value of the land should be developed.

Fees

This section details the fees for the various development review activities conducted by the City. The fee structure should be reviewed in relation to the fees charged by other communities to determine if any adjustment is needed.

Plan shall be stored on site during construction and available for review by City or Iowa Department of Natural Resources representatives, until all permanent erosion prevention measures including ground cover are fully established.

9. Sidewalks. Sidewalks shall be required in all subdivisions in the city of Norwalk, except along streets within the RE-1, Single-Family Rural Estates zoning district that are classified as local streets and have a forecasted average daily traffic (ADT) of less than 500 trips per day. Sidewalks shall be constructed within the public street right of way along all street frontages where required and have a minimum unobstructed width of four (4) feet, except in commercial and multiple family residential developments where pedestrian traffic is anticipated to be substantial, a minimum unobstructed width of six (6) feet may be required by the City. A sidewalk may be placed within an easement if approved by the City Council and if it is determined by the Council that the topography or other limitations within the public street right of way prevent the placement of sidewalks within the right of way.

The Council may defer installation of public sidewalks where there are no existing public sidewalks within neighboring streets to make a connection. Also, the Council may waive installation of public sidewalks within the street right of way of public streets where off-street walking or biking trails are planned to provide access to properties within the area and the topography or other limitations within the public street right of way prevent the placement of sidewalks within the right of way.

The developer of a subdivision shall construct the sidewalks or may post a performance surety acceptable to the City for the installation of public sidewalks within those subdivisions that are required to have public sidewalks. The developer of a lot with the construction of buildings or other uses shall install public sidewalks fronting the lot if sidewalks have not been installed with the subdivision improvements.

The owner of any vacant lot or land within a subdivision that has not constructed sidewalks along the public street frontage of the vacant lot or land as required by this Title, upon written notification by the City, shall install the required sidewalks fronting their property within 180 days. If such sidewalk is not installed after expiration of the 180 day period, the Council may take any action necessary to install the sidewalk, and assess against the property all cost of installation including but not limited to administration and legal expenses.

10. Trails. The developer of a subdivision or development shall construct trails as part of the public improvements within those subdivisions or development that are planned and required to have trails. Trails shall be designed and constructed in accordance with the Statewide Urban Design Standards for Public Improvements as amended and approved by the City, with a minimum width of eight (8) feet, with trail widths of 10 feet for all trails used as combination bikeways and pedestrian walkways located within linear greenbelt parks and open space trails designated on the Land Use Plan of the City's Comprehensive Plan and City's Comprehensive Park Plan. Open space trails shall have a minimum right of way width of 30 feet and roadside trails a minimum easement or right of way width of 12 feet or four (4) feet greater than the width of the trail, which ever is greater. Trails placed within the right of way of a public street to implement the complete street policy of the City to accommodate pedestrian and bicycle traffic shall be a minimum of eight (8) feet in width and located within the right of way to maintain a minimum separation of seven (7) feet between the trail and street's roadway.

11. Park Land Dedication. The development of land that will house new residents, including families with children, will create additional demand for open space and facilities to provide opportunities for recreation and physical fitness activities at a place safely away from streets. Therefore, to provide for orderly community development with the design of subdivisions and development of land that is consistent with the City's

Comprehensive Plan and Comprehensive Park Plan with the creation of parks and trails for recreation and physical fitness opportunities as well as pedestrian and bicycle trails to promote the health, safety and welfare of the citizens of Norwalk, whenever property is proposed to be developed for residential purposes the developer shall be responsible for contributing to the implementation of the City's neighborhood park systems.

If land planned or proposed for development includes a park or trail as shown on the Land Use Plan of the Comprehensive Plan and the City's Comprehensive Park Plan, the planned park site or trail location, or revised park site or trail location approved by the Park Commission and City Council, shall be included in the neighborhood sketch plan, master plan, preliminary plat, final plat and plat of survey for the development project by the developer and such land area planned for park or trails shall be reserved for incorporation into the City's park and trail system. The developer of land planned for residential dwellings shall dedicate land, facilities and/or improvements for public park land or trail use as planned for the neighborhood park system within the City's Comprehensive Plan and Comprehensive Park Plan and such area shall be adequately graded and prepared as set forth herein.

The neighborhood park system includes a network of active and passive recreational areas including neighborhood parks, mini-parks, linear green belt parks and trails intended to serve neighboring subdivisions and developments, while community parks are public parks established as the center of recreational activities for several neighborhoods or the entire City. The implementation of the neighborhood park system is considered a necessary improvement that directly benefits the residents of a subdivision or development being added to a neighborhood and is therefore considered a required subdivision or development improvement the same as streets, sanitary sewers, water facilities and other required improvements. The City's Comprehensive Plan recommends a standard of 10 acres of park land and trails per 1,000 population as the City grows, of which approximately sixty percent (60%) or six (6) acres per 1,000 population is planned for the neighborhood park system.

The developer shall dedicate land, facilities, equipment and/or improvements to the City to develop an equivalent of six (6) acres of land for development of the neighborhood park system for each 1,000 population estimated to inhabit the area to be developed. Therefore, the dedication of land, facilities, equipment and/or improvements to the City for development of the neighborhood park system shall be the equivalent of 261 square feet per resident or the following area for each of the listed dwelling unit types:

Park Land Dedication Requirements
(Based on 261 square feet of land per person)

Dwelling Unit Type	Population/Unit	Land Dedication Requirement
<u>Single-Family Detached Dwelling:</u>	3.00/Unit	783 Square Feet/Unit
<u>Single-Family Attached Dwelling:</u>	2.00/Unit	522 Square Feet/Unit
Multiple Family (Apartments):	1.60/Unit	418 Square Feet/Unit
<u>Mobile Home:</u>	1.60/Unit	418 Square Feet/Unit

If no park or trail is planned within the City's Comprehensive Plan and Comprehensive Park Plan for the area proposed to be developed or if the amount of land planned for parks and trails within the area to be develop is less than the land area required to be dedicated, the developer shall be required to do one or a combination of the following as determined by the Council:

- A. If the amount of land planned for parks and trails within a development is less than the land dedication requirement, to fulfill the park land dedication requirement the developer may dedicate land owned by the developer that is located outside of the development and where parks or trails are planned within the City's Comprehensive Plan or Comprehensive Park Plan as part of the neighborhood park system, an amount equivalent to the fair market value of the amount of additional land needed to fulfill the park land dedication requirement including the cost of grading and site preparation as required for park land proposed for dedication;
- B. If the amount of land planned for parks and trails within a development is less than the land dedication requirement, to fulfill the park land dedication requirement the developer may improve the existing or proposed neighborhood park system with the construction or installation of park improvements, facilities, equipment or trails as determined by the City at a cost equivalent to the fair market value of the amount of additional land needed to fulfill the park land dedication requirement including the cost of grading and site preparation as required for park land proposed for dedication, or;
- C. If the amount of land planned for parks and trails within a development is less than the land dedication requirement, to fulfill the park land dedication requirement the developer may pay a cash deposit as a performance surety to the City to be held in escrow to implement the neighborhood park system, an amount equal to the fair market value of the amount of additional land needed to fulfill the park land dedication requirement including the cost of grading and site preparation as required for park land proposed for dedication.

The dedication of land shall be by warranty deed at the time of the release of the final plat for recording or final approval and prior to authorization of construction of a site plan development. If the reservation of additional land for public park use is required, the process and timing for acquisition of such land shall be set forth by agreement (See part 13 of this Chapter 16.07, Reservation and Acquisition of Park Land). Such reserved land shall be shown on the final plat. The Park Commission shall recommend to the Council the size and location of land to be reserved for parks or trails as set forth by the City's Comprehensive Plan and Comprehensive Park Plan. If park and open space land reserved to fulfill the requirements of this Title is proposed by the developer to be privately held and maintained, such shall be preserved by easement and made accessible to the general public.

In order to determine whether the dedication of land for parks and trails is required within a development, the Comprehensive Plan and Comprehensive Park Plan shall be used as a guide to determine the general location of parks and trails. The specific location and dimension of parks and trail sites shall be determined in consideration of the topography, geologic features, flood hazard areas, historic and archeological sites, natural areas and the character and recreational needs of the neighborhood where the park or trail is proposed. Access to the subdivision from proposed parks and trails shall be considered in design of the neighborhood plan or master plan for the area. The suitability of the subdivision for parks and trails by reason of location, access, development cost, and maintenance cost shall be determined during the review process.

Where hiking or biking trails are planned on the City's Land Use Plan and Comprehensive Park Plan, the developer shall be required to dedicate land for trails of at least thirty (30) feet in width. The land dedicated, or easements if approved by the City, may serve to help satisfy park land dedication requirements.

12. Park Land Improvements. The developer shall be responsible for park land preparation before dedication to the City including rough grading, construction of drainage improvements and erosion control within drainage ways and park sites in accordance with the following standards and specifications:

- A. When a developer is required to dedicate park land, a minimum of 75% of the area shall be capable of development as an active recreation area sufficiently level and uninterrupted by public or private utilities, streams and drainage ditches to permit the development of court games facilities and athletic fields. The active recreation area shall not have slopes less than 1.5% or greater than 5%, except under special conditions when greater slopes are desired to enhance recreation (i.e., sled hill) as determined by the Park Board. Additionally, floodway areas shall not count for more than twenty-five (25%) of the park land dedication requirement and storm water detention areas shall not count toward the dedication requirement.
- B. The developer will be responsible for providing a park site located adjoining a fully improved street with sidewalks and utilities including sanitary sewer, storm sewer, water and electricity, as required by the City to be accessible and provided at the property line. The site shall have direct access to such fully improved street across at least ten (10) percent of the distance of its perimeter. Any access route shall be at least thirty (30) feet wide for walkways or trails and fifty (50) feet for roadway access. Any access route of less than sixty (60) feet shall be buffered in a manner approved by the Park Commission.
- C. On-site drainage patterns shall be designed and constructed by the developer with approval by the City to insure flow toward designated swales and away from active recreation areas.
- D. The developer shall be responsible for preparing the site to be dedicated in a manner acceptable to the City and in accordance with the following criteria:
 - 1. Rough grading shall be completed at the time of rough grading the contiguous areas of the development.
 - n. Grading shall comply with Park Commission and Council approved plans.
 - iii. Finished grades shall be uniform in slope between points for which elevations have been established.
 - 1v. Top soil shall be spread evenly and lightly compacted to an adequate depth for proper turf growth; be of good quality, friable soil, with good tillage, and shall as practical be without any admixture of subsoil, gravel, stones, refuse, or sand.
 - v. Soils shall not offer any restrictions to proposed recreation and leisure utilization. As required by the City, the

developer shall be responsible for supplying soil test information prepared by a qualified soils engineer.

- vi. All proposed park areas shall be seeded in accordance with standard specifications of the City and a maintainable stand of grass established prior to acceptance by the City.
- vn. Seeding is to be completed during desirable fall and spring planting times, dependent upon recommended planting specifications for seed.
- viii. The developer shall be responsible for making necessary reparations to site caused by erosion. Reparations will be completed prior to acceptance and dedication to the City.

13. Credit for Private Park and Recreation Amenities. A credit of not to exceed 25% of the total park land dedication requirement shall be granted by the City for permanent private park and recreational facilities and amenities in developments wherein said facilities and amenities are available for common use, without rental charge, by residents within the development. The credit against the dedication requirement shall be determined by taking the total value of the privately owned recreational facilities and amenities provided within the development that are for common use, without rental charge, by residents within the development.

Recreational facilities and amenities that may be considered in establishing a credit include, but are not limited to, swimming pools, wading pools, court game facilities, athletic field apparatus and playground equipment, but shall not include the value of any land not directly associated with the facilities and amenities as determined by the Council, or any open recreational spaces. The continuation and maintenance of permanent private park and recreational facilities and amenities shall be assured by written recordable agreement between the City and developer.

14. Reservation and Acquisition of Park Land. When land located within the area of a proposed development is planned as community park land or is planned as part of the neighborhood park system within the Comprehensive Plan and Comprehensive Park Plan, the land shall be reserved for dedication to the City or acquisition by the City. For that land required to be acquired by the City and is not required to be dedicated as part of the neighborhood park system, at the time of the development of land adjoining the proposed park site or prior thereto, the land shall be reserved for acquisition by the City and the City and developer shall enter into a written recordable agreement setting forth the terms and schedule for the acquisition of the park site by the City. The City shall be obligated to purchase the reserved park site as agreed upon between the City and developer, or when development adjoining more than fifty percent (50%) of the boundary of the park is developed.

Land to be acquired by the City for park purposes shall be valued based on the land's current fair market value. If possible, the current fair market value of the land shall be determined by mutual agreement between the City and developer. If an agreement on the fair market value cannot be mutually reached by the parties, such value shall be determined by the parties appointing a real estate appraiser, with the cost of the appraiser being equally shared by the City and the developer.

15. Buffers. A buffer shall be accomplished by anyone, or approved combination of the following methods to screen the rear yards of double frontage lots as required under the provisions of this Title or between conflicting land uses or zoning districts as may be required elsewhere in the City Code:

Community Facilities

State and local governments provide many services to their citizens. The people, buildings, equipment, and land used in the process of providing these goods and services are referred to as public facilities.

Public facilities represent a wide range of buildings, utilities, and services that are built and maintained by the different levels of government. Such facilities are provided to insure the safety, well-being and enjoyment of the residents of Norwalk. These facilities and services provide residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet area needs.

It is important for all levels of government to anticipate the future demand for their services if they are to remain strong and vital. The analysis of existing facilities and future services is contained in the facilities profile. In some instances, there are a number of services that are not provided by the local or state governmental body and thus are provided by non-governmental private or non-profit organizations for the community as a whole. These organizations are important providers of services and are an integral part of the community.

The facilities profile component of a comprehensive development plan reviews present capacities of all public and private facilities and services.

The facilities profile for Norwalk is divided into the following categories:

- Recreational
- Educational
- Fire and Police Protection
- City Buildings
- Health
- Public Utilities

Recreational Facilities

Norwalk is located in the south central portion of Iowa, within Warren County and the Des Moines Metropolitan Area. The region is heavily influenced by the presence of the metropolitan area and is densely settled. Norwalk enjoys access to several nearby regional and state parks. These facilities along with the local parks add to the overall recreational experience of community residents.

Park Classification System

The National Recreation and Parks Association (NRPA) have developed a classification system to serve as a guide for community park and recreation planning. The system defines and describes several categories of parks, recreation areas, and open spaces that in combination make up a unified municipal park network (Park, Recreation, Open Space and Greenway Guidelines, NRPA, 1995). (One NRPA classification, "Large Urban Park," does not apply to Norwalk and has not been included).

**Table 11.1:
Park Standards – City of Norwalk**

Type of Park	Optimum Size	Service Area	Uses
Mini Parks	.2 to 1 acre	Residential neighborhoods within ¼ mile radius	A walk-to facility that provides play and passive recreation for the immediate vicinity: <ul style="list-style-type: none"> • Playground equipment • Picnic tables and shelters • Open turf • Natural areas
Neighborhood Parks	5 to 10 acres	Residential areas within ½ mile radius	A walk-to facility with amenities that are predominately neighborhood-oriented (not competitive sports): <ul style="list-style-type: none"> • Play areas • Tennis courts • Basketball courts • Open field for casual and multi-use play
Community Parks	20 to 40 acres	½ mile to 3 miles	A drive-to facility that serves multiple neighborhoods and includes both competitive sports and passive recreation facilities that are typically not provided in neighborhood parks: <ul style="list-style-type: none"> • Active sports facilities grouped for efficiency where possible (three to four tennis courts, two or three basketball courts, etc.) • Lighted sports fields with bleachers • Small passive areas for neighborhood park functions • Community center for indoor recreation including kitchen, meeting rooms and large open exercise area • Natural area with trail
District / Regional Parks	40 to 150 acres	5 mile radius	A city-wide drive-to resource primarily for nature-oriented activities and/or major sports facilities: <ul style="list-style-type: none"> • Large children's playground (with theme) • Lighted active sports facilities (tennis, baseball, soccer, etc.) grouped in complexes for efficiency • Significant dedicated natural areas with trails and passive park uses • Community center
Natural Resource Area	based on resource	Entire community	Lands set aside to preserve unique natural resources: <ul style="list-style-type: none"> • Remnant landscapes • Open space • Visual/aesthetics buffering
Greenway (trails and linear parks)	25 ft. width minimum; 200 ft. or more optimal	Based on resource availability and opportunities	Ties park system components together to form a continuous park environment
School – Park	10 to 15 acres minimum	Based on school district's school distribution policies	Combines parks with school spaces
Sports Complex	40 acres or more	Entire community	Consolidates heavily-programmed athletic fields to larger and fewer sites
Special Use	Variable	Variable	Covers a broad range of park and recreation facilities oriented toward a single-purpose use

Source: NRPA

Norwalk Park System

The Norwalk Park System is comprised of five primary parks, a sports center and bike trails in the community. The primary park system includes the developed parks of Billy O. Phillips Park, Brownie Park, McDonald's Woods, Norwalk City Park, and Wildflower Park. In addition to the parks in the community, Norwalk owns and operates Norwalk McAninch Sport Complex and an aquatic center.

Billy O. Phillips Park

Billy O. Phillips Parks is a newly constructed park located on Lexington Drive in the Legacy development. It consists of a Game Time playground, restrooms, a new Cedar Forest shelter house (named after our former mayor, Jerry Starkweather), sidewalks, trees, and a future practice ball diamond. The park is open to all residents.

(Source: <http://ci.norwalk.ia.us/Departments/ParksandRecreation/ParksandFacilities.asp>)

Brownie Park

Brownie Park has been updated with a KCCI Project Main Street Grant. A white picket fence and arbor greet you as you begin the trail into the park. It leads to a butterfly body-shaped garden right in the center of the trail, with the brightly colored floral wings on either side of the trail completing the butterfly design. A wooden porch-style swing hanging from a matching arbor along with picnic tables makes this a great retreat for a small family picnic or a little get away. There are no restrooms at this park, but enjoy a leisure walk over to the library for facilities and parking.

(Source: <http://ci.norwalk.ia.us/Departments/ParksandRecreation/ParksandFacilities.asp>)

McDonald's Woods

This park is nestled in behind town homes on High Road. It is a forest-like setting with trees and picnic tables only. No restroom facilities available.

(Source: <http://ci.norwalk.ia.us/Departments/ParksandRecreation/ParksandFacilities.asp>)

Norwalk City Park

This park has playground equipment, basketball courts, restroom facilities, an old railroad car, and an open shelter house with picnic tables.

(Source: <http://ci.norwalk.ia.us/Departments/ParksandRecreation/ParksandFacilities.asp>)

Wildflower Park

This park includes the Norwalk Aquatic Center, playground equipment, a walking path, 12-hole disc golf course, a doublewide basketball court, skateboard park, along with an open shelter house with an enclosed kitchen (refrigerator, microwave, stove, kitchen sink) and restrooms.

(Source: <http://ci.norwalk.ia.us/Departments/ParksandRecreation/ParksandFacilities.asp>)

Norwalk-McAninch Sports Complex

This facility is the hub of the Norwalk youth sports scene. Field space is available to rent for tournaments, league play, scrimmages, practices, etc.

This complex consists of two youth baseball, two youth softball, and two adult softball fields, 23 soccer fields, multi-use green space, and modern concession and restroom areas. Fourth of July Celebration and the High School Cross Country Meet are two of the events held at this facility.

(Source: <http://ci.norwalk.ia.us/Departments/ParksandRecreation/ParksandFacilities.asp>)



Norwalk Community Schools Facilities

The Norwalk Public Schools currently maintains 65 acres of public recreational areas at 11 school district facilities.

Table 11.2.
Park Needs w/ Low Series Population Projection

Facility	Existing Facilities	Recommended Standards		Existing Demand 2010	Total Demand			
					2020	2030	2040	
Neighborhood Parks (Acres)	0	1	Acre per	1,000	8.95	11.62	15.10	19.63
Community Parks (acres)	30	0.65	Acre per	1,000	5.81	7.55	9.82	12.76
Regional Parks (Acres)	10	1.65	Acre per	1,000	14.76	19.18	24.92	32.38
Multi-generational Recreational C	0	0.08	Per	10,000	0.07	0.09	0.12	0.16
Family Aquatic Centers	1	0.15	Per	10,000	0.13	0.17	0.23	0.29
Sports Fields/Complex	1	0.2	Per	10,000	0.18	0.23	0.30	0.39
Special Use Facilities	0	0.56	Per	10,000	0.50	0.65	0.85	1.10

Source: Olsson Associates/Marvin Planning Consultants – 2011

Table 11.2 examines the basic parks and recreational facilities for Norwalk and projects the potential need to 2040. The indicated projections are based upon the Low Series (population projections) becoming reality.

Based on this projection, Norwalk would have sufficient aquatic centers and sports field/complex for the planning period. However, those items that the community would be deficient on are neighborhood and regional parks and multi-generational recreational centers; both of which the community is deficient on at the time of this plan.

The numbers in each decade represent the total number of facilities or acres needed at that point in time. For example, in 2020 Norwalk will need 19.18 acres in regional parks and by 2030 the community will need 24.92 acres; therefore, between 2020 and 2030 the community will need to add 5.73 acres.

TABLE 11.3
PARK NEEDS w/ Medium SERIES POPULATION PROJECTION

Facility	Existing Facilities	Recommended Standards		Existing demand 2010	Total Demand			
					2020	2030	2040	
Neighborhood Parks (Acres)	0	1	Acre per	1,000	8.95	15.93	28.37	50.52
Community Parks (acres)	30	0.65	Acre per	1,000	5.81	10.35	18.44	32.84
Regional Parks (Acres)	10	1.65	Acre per	1,000	14.76	26.28	46.81	83.36
Multi-generational Recreational C	0	0.08	Per	10,000	0.07	0.13	0.23	0.40
Family Aquatic Centers	1	0.15	Per	10,000	0.13	0.24	0.43	0.76
Sports Fields/Complex	1	0.2	Per	10,000	0.18	0.32	0.57	1.01
Special Use Facilities	0	0.56	Per	10,000	0.50	0.89	1.59	2.83

Source: Olsson Associates/Marvin Planning Consultants – 2011

Table 11.3 examines the basic parks and recreational facilities for Norwalk and projects the potential need to 2040. The indicated projections are based upon the Medium Series (population projections) becoming reality.

Based on this projection, Norwalk would have a sufficient number of aquatic centers for the planning period. However, in 2040, the community would be deficient on Sports fields/complex and the community will need increase the number of acres in community parks.

Those items that the community are currently deficient on include neighborhood parks, regional parks and multi-generational recreational centers will continue to be deficient at the end of the planning period.

The numbers in each decade represent the total number of facilities or acres needed at that point in time. For example, in 2020 Norwalk will need 26.28 acres in regional parks and by 2030 the community will need 46.81 acres; therefore, between 2020 and 2030 the community will need to add 20.53 acres.

Table 11.4
Park Needs w/ High Series Population Projection

Facility	Existing Facilities	Recommended Standards	Existing demand 2010	Total Demand			
				2020	2030	2040	
Neighborhood Parks (Acres)	0	1 Acre per	1,000	8.95	19.21	41.24	88.54
Community Parks (acres)	30	0.65 Acre per	1,000	5.81	12.48	26.80	57.55
Regional Parks (Acres)	10	1.65 Acre per	1,000	14.76	31.69	68.04	146.10
Multi-generational Recreational C	0	0.08 Per	10,000	0.07	0.15	0.33	0.71
Family Aquatic Centers	1	0.15 Per	10,000	0.13	0.29	0.62	1.33
Sports Fields/Complex	1	0.2 Per	10,000	0.18	0.38	0.82	1.77
Special Use Facilities	0	0.56 Per	10,000	0.50	1.08	2.31	4.96

Source: Olsson Associates/Marvin Planning Consultants – 2011

Table 11.4 similarly to the previous three tables, examines the basic parks and recreational facilities for Norwalk and projects the potential need to 2040. The indicated projections are based upon the High Series (population projections) becoming reality.

Tables 11.5, 11.6 and 11.7 are similar to Tables 11.2, 11.3, and 11.4 in that each table reviews current supply of recreational facilities in the community. The tables are based upon the three different population projection models and each has an end result of what will be demanded at the end of the planning period. As with the previous tables the demand indicated in each decade to the total needed in the community at that specific year.

Table 11.5
Recreation Needs - Low Series Projection

Facility Type	Existing Facilities	Recommended Standards			Existing Demand	Total Facilities Needed		
					2010	2020	2030	2040
Natural surface trails (mileage)		1.25	per	10,000	1.12	1.45	1.89	2.45
Improved surface trails (mileage)		0.75	per	10,000	0.67	0.87	1.13	1.47
Active Open Space Areas	3	1.8	per	10,000	1.61	2.09	2.72	3.53
Diamond Ball Fields	6	0.7	per	10,000	0.63	0.81	1.06	1.37
Rectangular Sports Fields	23	0.5	per	10,000	0.45	0.58	0.76	0.98
Basketball courts	4	2.1	per	10,000	1.88	2.44	3.17	4.12
Tennis courts		1.5	per	10,000	1.34	1.74	2.27	2.94
Racquetball courts		1.75	per	10,000	1.57	2.03	2.64	3.43
Volleyball courts		1.65	per	10,000	1.48	1.92	2.49	3.24
Splash pad		0.12	per	10,000	0.11	0.14	0.18	0.24
Picnic areas	3	2.52	per	10,000	2.25	2.93	3.81	4.95
Playgrounds	3	3.88	per	10,000	3.47	4.51	5.86	7.61
Skatepark/BMX	1	0.08	per	10,000	0.07	0.09	0.12	0.16
Dog park		0.12	per	10,000	0.11	0.14	0.18	0.24
Restrooms	6	0.84	per	10,000	0.75	0.98	1.27	1.65
Amphitheater		0.12	per	10,000	0.11	0.14	0.18	0.24
Natural aquatic access area		0.08	per	10,000	0.07	0.09	0.12	0.16
Swimming pool (city owned)	1	0.08	per	10,000	0.07	0.09	0.12	0.16
Gardens	1	0.04	per	10,000	0.04	0.05	0.06	0.08
Golf Course: 9 holes	9	0.08	per	10,000	0.07	0.09	0.12	0.16
Indoor Multi-purpose space	3	0.24	per	10,000	0.21	0.28	0.36	0.47
Indoor fitness/recreation space		0.12	per	10,000	0.11	0.14	0.18	0.24

Source: Olsson Associates/Marvin Planning Consultants – 2011

Table 11.6
Recreation Needs -Medium Series Projection

Facility Type	Existing Facilities	Recommended Standards			Existing Demand	Total Facilities Needed		
					2010	2020	2030	2040
Natural surface trails (mileage)		1.25	per	10,000	1.12	1.99	3.55	6.32
Improved surface trails (mileage)		0.75	per	10,000	0.67	1.19	2.13	3.79
Active Open Space Areas	3	1.8	per	10,000	1.61	2.87	5.11	9.09
Diamond Ball Fields	6	0.7	per	10,000	0.63	1.12	1.99	3.54
Rectangular Sports Fields	23	0.5	per	10,000	0.45	0.80	1.42	2.53
Basketball courts	4	2.1	per	10,000	1.88	3.35	5.96	10.61
Tennis courts		1.5	per	10,000	1.34	2.39	4.26	7.58
Racquetball courts		1.75	per	10,000	1.57	2.79	4.96	8.84
Volleyball courts		1.65	per	10,000	1.48	2.63	4.68	8.34
Splash pad		0.12	per	10,000	0.11	0.19	0.34	0.61
Picnic areas	3	2.52	per	10,000	2.25	4.01	7.15	12.73
Playgrounds	3	3.88	per	10,000	3.47	6.18	11.01	19.60
Skatepark/BMX	1	0.08	per	10,000	0.07	0.13	0.23	0.40
Dog park		0.12	per	10,000	0.11	0.19	0.34	0.61
Restrooms	6	0.84	per	10,000	0.75	1.34	2.38	4.24
Amphitheater		0.12	per	10,000	0.11	0.19	0.34	0.61
Natural aquatic access area		0.08	per	10,000	0.07	0.13	0.23	0.40
Swimming pool (city owned)	1	0.08	per	10,000	0.07	0.13	0.23	0.40
Gardens	1	0.04	per	10,000	0.04	0.06	0.11	0.20
Golf Course: 9 holes	9	0.08	per	10,000	0.07	0.13	0.23	0.40
Indoor Multi-purpose space	3	0.24	per	10,000	0.21	0.38	0.68	1.21
Indoor fitness/recreation space		0.12	per	10,000	0.11	0.19	0.34	0.61

Source: Olsson Associates/Marvin Planning Consultants – 2011

**Table 11.7
Recreation Needs - High Series Projection**

Facility Type	Existing Facilities	Recommended Standards	Existing Demand	Total Facilities Needed		
				2010	2020	2030
Natural surface trails (mileage)		1.25 per 10,000	1.12	2.40	5.15	11.07
Improved surface trails (mileage)		0.75 per 10,000	0.67	1.44	3.09	6.64
Active Open Space Areas	3	1.8 per 10,000	1.61	3.46	7.42	15.94
Diamond Ball Fields	6	0.7 per 10,000	0.63	1.34	2.89	6.20
Rectangular Sports Fields	23	0.5 per 10,000	0.45	0.96	2.06	4.43
Basketball courts	4	2.1 per 10,000	1.88	4.03	8.66	18.59
Tennis courts		1.5 per 10,000	1.34	2.88	6.19	13.28
Racquetball courts		1.75 per 10,000	1.57	3.36	7.22	15.50
Volleyball courts		1.65 per 10,000	1.48	3.17	6.80	14.61
Splash pad		0.12 per 10,000	0.11	0.23	0.49	1.06
Picnic areas	3	2.52 per 10,000	2.25	4.84	10.39	22.31
Playgrounds	3	3.88 per 10,000	3.47	7.45	16.00	34.36
Skatepark/BMX	1	0.08 per 10,000	0.07	0.15	0.33	0.71
Dog park		0.12 per 10,000	0.11	0.23	0.49	1.06
Restrooms	6	0.84 per 10,000	0.75	1.61	3.46	7.44
Amphitheater		0.12 per 10,000	0.11	0.23	0.49	1.06
Natural aquatic access area		0.08 per 10,000	0.07	0.15	0.33	0.71
Swimming pool (city owned)	1	0.08 per 10,000	0.07	0.15	0.33	0.71
Gardens	1	0.04 per 10,000	0.04	0.08	0.16	0.35
Golf Course: 9 holes	9	0.08 per 10,000	0.07	0.15	0.33	0.71

Source: Olsson Associates/Marvin Planning Consultants – 2011

Golf Courses

The following is a brief description of the local golf courses in Norwalk.

Echo Valley Country Club

Echo Valley Country Club is divided into three different 9-hole courses, Vale Course, Creek Course, and Ridge Course for a total of 27 holes. The total yardage of the three courses is 10,495 yards. Echo Valley is a private/non-equity club.

The facility also has an Olympic-size pool including a diving area, a children's pool, as well as a concession stand and lockers. In addition, the facility is supplemented by a fitness center.

Rolling Hills Golf Course – Par 3 Course

Rolling Hills Golf Course has two separate facilities: a par-3 course and a par-4 course. The par 3 course has a total distance of 1,713 yards. The par 4 course has a total distance of 2,800 yards. Both courses are public courses.

The Legacy Golf Club

The Legacy Golf Club is an 18-hole, par-72 course. The course has a total distance of 7,199 yards. The course is a public course. The course was completed in 2002 and is considered a championship public golf course.

Countryside Golf Course

Countryside Golf Course is an 18-hole, par 72 course that lists at 6,366 yards. Countryside Golf Course is a public course. The course opened in 2000.



Other golf courses serving the Norwalk area include:

Course	Community
Willow Creek Golf Course	West Des Moines
A.H. Blank Municipal Course	Des Moines
Wakonda Club	Des Moines
Glen Oaks Country Club	West Des Moines
Indianola Golf and Country Club	Indianola
Deer Run Golf Club	Indianola
Waveland Golf Course	Des Moines
Des Moines Golf and Country Club	Des Moines
Sleepy Hollow Sports Park	Des Moines
Urbandale Golf and Country Club	Urbandale
Grand View Golf Course	Des Moines
Toad Valley Public Golf Course	Des Moines
Copper Creek Golf Course	Pleasant Hill
Shady Oaks Golf Course	Ackworth
Sugar Creek Golf Course	Waukee
Woodland Hills	Des Moines
Hyperion Field Club	Johnston
Terrace Hills Golf Course	Altoona
Beaver Creek Golf Course	Grimes
Otter Creek Golf Course	Ankeny
Brairwood Golf Course	Ankeny
Jester Park Golf Course	Granger
Terrace Hills Golf Course	Altoona
Tournament Club of Iowa	Polk City

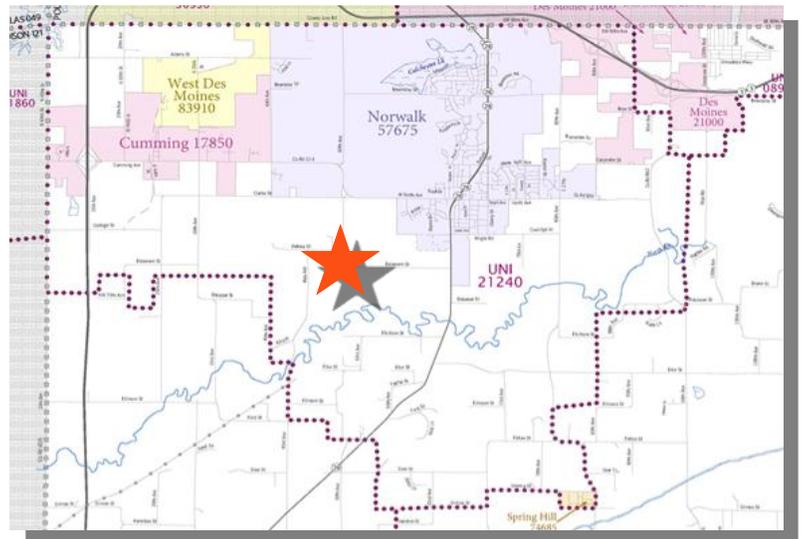
Educational

Public Schools

Norwalk Community Schools maintains five facilities; these include:

- Don Oviatt Elementary (PreK-2nd Grade)
- Lakewood (3rd – 5th Grade)
- Norwalk Middle School (6th – 7th Grade)
- Eastview 8-9 (8th – 9th Grade)
- Norwalk High School (10th – 12th Grade)

The map to the right shows the area that is covered by the Norwalk Community Schools.



CITY OF NORWALK REPORT TO THE NORWALK PLANNING COMMISSION
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ITEM: Discussion on the second, third, and fourth chapters of *Suburban Nation*

MEETING DATE: July 11, 2016

STAFF CONTACT: Luke Parris, AICP
City Planner
Wade Wagoner, AICP
Planning & Economic Development Director

GENERAL DISCUSSION: City staff asked the Planning Commission to read and provide feedback from chapter 2, 3, and 4 of the book *Suburban Nation*. The purpose of this exercise is to have the Planning Commission gain a better understanding of past development patterns used across the U.S and to learn new practices to implement when developing future plans for the City of Norwalk. As we move forward on the Subdivision Regulation update, we feel the takeaways from Chapter 4 are particularly important.

The following are key takeaways identified from City Staff after reading and review of the second chapter of *Suburban Nation*:

- Identifying why there are more traffic congestions in the suburbs than in the city (everyone is forced to drive)
- Creating a distinction between adjacency & accessibility.
- Visualizing structures in a different light: the convenience store as the corner store, the shopping center as the main street, and the office park included on main street.
- Rethinking how we use open space in the suburbs.
- Reevaluate the need to have curving streets and cul-de-sacs.
- Traffic Calming

The following are key takeaways identified from City Staff after reading and review of the third chapter of *Suburban Nation*:

- Considering why housing trends help support the spread of sprawl. "Isolation en masse"
- An examination of differences between the private and public realm of the 'McMansions' and subdivisions.
- Why suburbs fuel segregation by how much you earn.
- Cookie cutter housing and the value of diverse housing styles
- The two types of affordable housing that are illegal: The home above the store and the outbuilding.
- The two forgotten rules of affordable housing: affordable housing should not look different from market rate housing and that affordable housing shouldn't be concentrated in large quantities.
- The middle class housing crisis.

The following are key takeaways identified from City Staff after reading and review of the fourth chapter of Suburban Nation:

- Identifying the increasingly reluctance to participate in civic life: family, community, the public realm, the motorist.
- The relationship between drivers and pedestrians.
- Prerequisites for street life: meaningful destinations, safe streets, comfortable streets, and interesting streets.



A small curb radius slows down vehicles and shortens crossing distance. Meanwhile, highway geometry applied to local streets encourage speeding and increases crossing distance



Poor street design severs walking connections and precludes pedestrian life. Proper design can create a street that is a sociable space with many purposes.