CITY OF NORWALK
REPORT TO THE NORWALK PLANNING COMMISSION

REQUEST:	Request from Diligent Orchard Hills, LLC to approve the Preliminary Plat of the ***Orchard Trail Plat 5***
MEETING DATE:	August 8, 2016
STAFF CONTACT:	Luke Parris, AICP City Planner
APPLICANT(S):	Diligent Orchard Hills, LLC 12119 Stratford Dr. Ste B Clive, Iowa 50325 Civil Engineering Consultants, Inc. 2400 86th St. Unit 12 Des Moines, Iowa 50322
GENERAL DESCRIPTION:	This request would create 33 lots along the continuation of the Rellim Drive stub off of West Pine Avenue
IMPACT ON NEIGHBORHOOD:	The properties surrounding the new area are single-family homes.
VEHICULAR & PEDESTRIAN TRAFFIC:	The plat shows the construction of two new streets. Rellim Drive provides a north/south street between Sycamore Drive and West Pine Avenue. The plat includes a section of Sycamore Drive that completes the development of this street, providing a connection from Orchard Hills Drive to North Avenue.
TRAIL PLAN:	The plat includes standard 5' sidewalks. A 6' trail is included on the south side of Sycamore Drive.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	This site is zoned in the Orchard Hills PUD. Surrounding land is zoned in the Orchard Hills PUD and Orchard View PUD. The majority of the surround ground is R-1 Single Family with the exception of the R-3 parcel of the Orchard View PUD to the southwest and the existing R-3 townhome project to the northwest.
BUFFERS REQUIRED/ NEEDED:	N/A
DRAINAGE:	Drainage for the residential lots overland and to the storm sewer system on the streets. The storm sewer system eventually connects to the detention basin in Orchard Trail Plat 4 which is sized accordingly to handle storm water from the site.

DEVELOPMENT HISTORY: Development of single family homes in the area has been occurring since the mid 2000's.

FLOODPLAIN: None of the proposed lots are located within a floodplain.

PARKLAND: The subdivision ordinance requires 783 square feet of parkland per single family dwelling unit. The development has 33 lots and is required to provide 0.59 acres of parkland, or the equivalent per Subdivision Regulations, to the City. No park is shown on site. Parkland dedication requirements will be finalized during final platting.

UTILITIES: WATER, SANITARY SEWER, STORM SEWER.

- An 8" water main is provided on the east side of Rellim and on the south side of Sycamore.
- Hydrants are shown along Rellim and Sycamore with adequate coverage .
- An 8" sanitary sewer is provided on the west side of Rellim and provides service to the 33 lots.
- A 15" storm sewer is along Rellim and connects to an 18" storm sewer that connects offsite to the south.

RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN: The future land use plan designates this location medium density residential.

STAFF ANALYSIS – ZONING ORDINANCE: The Preliminary Plat consists of 33 residential lots. The plat consists of 10.06 acres of land south of West Pine Avenue and east of Orchard Hills Drive. The residential lots vary in size measuring from 8,714 SF to 17,246 SF.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. The designated street right-of-way is 60 feet with a 28' wide road on Rellim and 60 feet with a 31' wide road on Sycamore.

The proposed preliminary plat would be for any residential lots to be in the R-1 district with the following bulk regulations:

- Minimum lot area – 7,500 SF
- Minimum lot width – 60'
- Front Setback – 25' on Rellim, 30' on Sycamore
- Side setback – 12' total (min. 5' one side)
- Rear setback – 30'
- Height – 35'

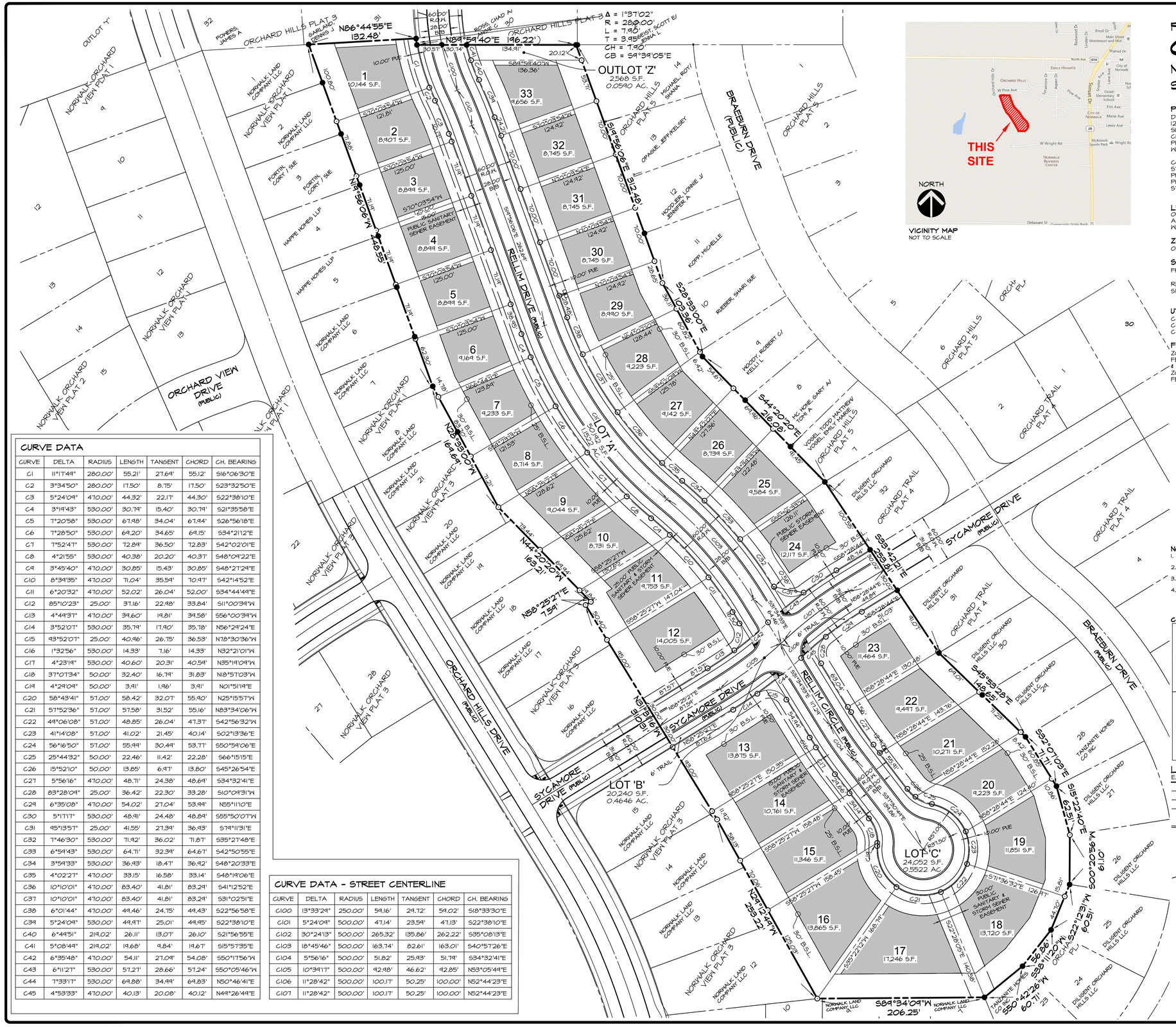
STAFF ANALYSIS – SUBDIVISION ORDINANCE:

The Subdivision Ordinance requires that Preliminary Plat submissions details on lot design, street layout, sanitary sewer layout, water main layout, grading, and storm water management. All information has been submitted by the applicant.

STAFF RECOMMENDATION:

Therefore, staff recommends that the request for the Preliminary Plat of Orchard Trail Plat 5 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.


ORCHARD HILLS PLAT 3
N86°44'55"E 132.48'
N89°59'40"E 196.22'
Δ = 1°37'02"
R = 280.00'
L = 7.95'
T = 3.95
CH = 7.90'
CB = S4°39'05"E
OUTLOT 'Z'
2,568 S.F.
0.0590 AC.
S14°58'06"E 312.49'
S26°58'06"E 103.36'
S44°20'20"E 216.09'
S39°42'01"E 253.81'
S9°42'01"E 148.65'
S22°07'09"E 61.71'
S15°22'40"E 62.51'
S39°11'30"W 56.86'
S50°42'26"W 60.71'
S89°34'09"W 206.25'
N24°12'48"W 259.22'
N44°20'20"W 163.21'
N39°33'00"W 164.61'
N29°08'55"W 248.55'
N58°25'27"E 7.59'
N58°25'27"E 87.57'
N58°25'27"E 87.82'
N58°25'27"E 150.35'
N58°25'27"E 158.48'
N58°25'27"E 158.48'
N58°25'27"E 150.62'
N58°25'27"E 150.62'
N58°25'27"E 141.04'
N58°28'44"E 130.46'
N58°28'44"E 143.76'
N58°28'44"E 152.28'
N58°28'44"E 124.40'
N58°28'44"E 128.44'
N58°28'44"E 125.18'
N58°28'44"E 127.90'
N58°28'44"E 122.48'
N58°28'44"E 126.11'
N58°28'44"E 48.74'
N58°28'44"E 47.82'
N58°28'44"E 124.92'
N58°28'44"E 124.92'
N58°28'44"E 124.92'
N58°28'44"E 124.92'
N58°28'44"E 125.00'
N58°28'44"E 125.00'
N58°28'44"E 125.00

PRELIMINARY PLAT

ORCHARD TRAIL PLAT 5

NORWALK, IOWA

SHEET 1 OF 2

PROPERTY OWNER / APPLICANT:
DILIGENT ORCHARD HILLS, L.L.C.
12119 STRATFORD DRIVE
SUITE B
CLIVE, IOWA 50325
PHONE: 515-240-7500
WWW.DILIGENTDEVELOPMENT.COM

CONTACT:
STEVE BRUERE
PRESIDENT
PHONE: 515-240-7500
STEVE@DILIGENTDEVELOPMENT.COM

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 940 — EXISTING CONTOURS
- 942 — PROPOSED CONTOURS
- SILT FENCE
- EXISTING TREE LINE
- P.O.B. — POINT OF BEGINNING
- B.S.L. — BUILDING SETBACK LINE
- MAIL BOX CLUSTER
- STREET LIGHT POLE

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

SCALE: 1"=60'
0' 20' 40' 60' 120'

NORTH

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

DATE:	REVISIONS	COMMENTS
JUNE 13, 2016	1 JULY 6, 2016	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY:
DESIGNED BY: JPO
DRAWN BY: MEH

ORCHARD TRAIL PLAT 5
NORWALK, IOWA
GRADING AND UTILITIES

SHEET 2 OF 2

E-7518

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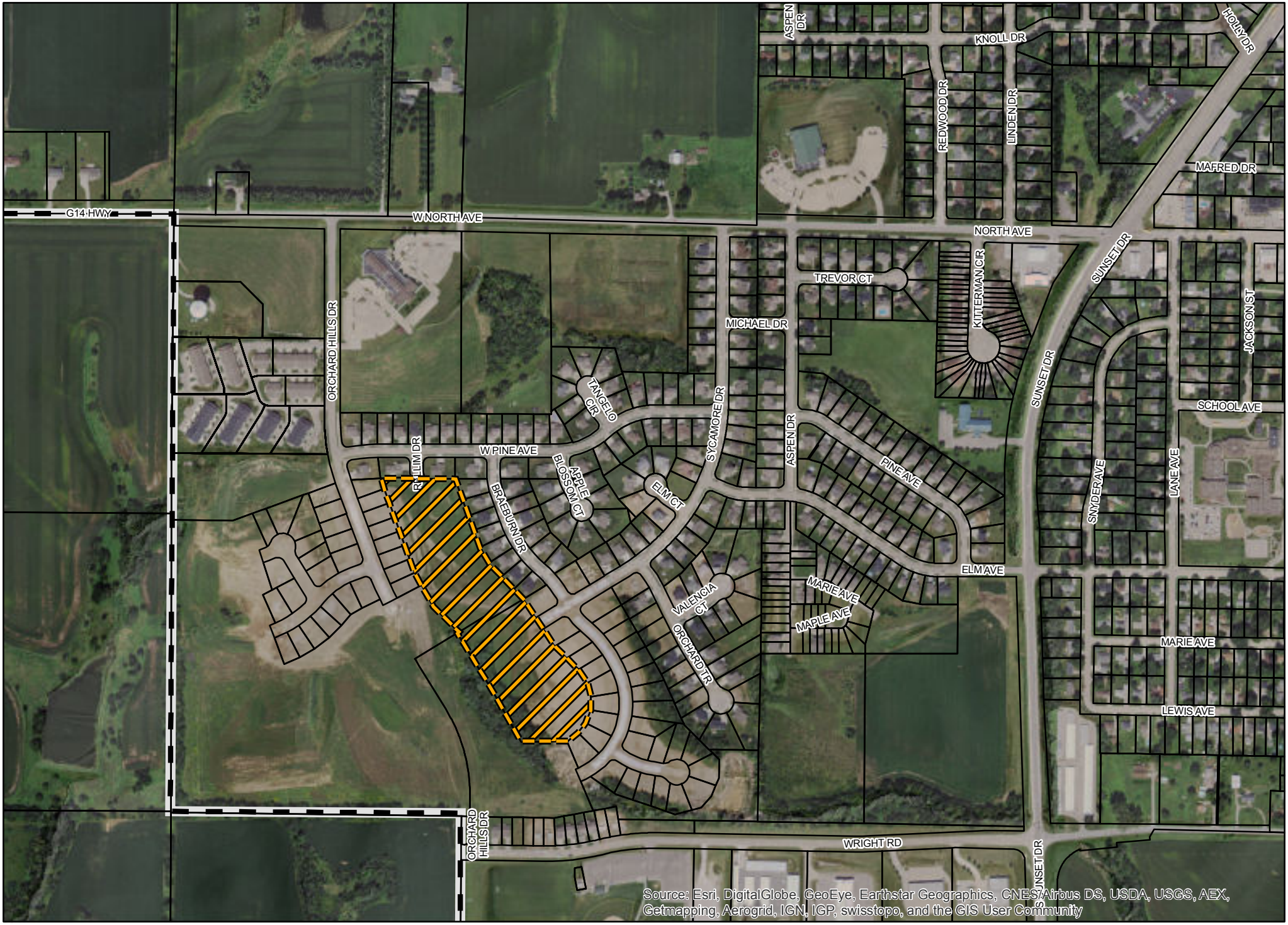

norwalk
NOTICEABLY NORWALK

Orchard Trail Plat 5 Vicinity Map

N

0 0.1 0.2 Miles

Print Date: 07/21/2016