

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

REQUEST: Request from Diligent Development to approve a replat of the Preliminary Plat for *Blooming Heights*

MEETING DATE: August 8, 2016

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): Diligent Development Cooper Crawford & Associates
12119 Stratford Dr. Ste B 475 S. 50th Street, Suite 800
Clive, Iowa 50325 West Des Moines, Iowa 50265

GENERAL DESCRIPTION: The original preliminary plat was approved on October 2, 2014. It included 35 single family lots that met the R-1(100) zoning of the land. Many of these lots far exceeded the 100' minimum width. This replat of the development is to reduce the size of the lots and add six additional lot within the same street layout as originally approved.

IMPACT ON NEIGHBORHOOD: The properties surrounding the replat area is primarily agricultural with the new Timber View development back to the west.

VEHICULAR & PEDESTRIAN TRAFFIC: Traffic will access the subdivision through a connection onto 50th Avenue. The street layout of the subdivision remains the same as originally proposed.

TRAIL PLAN: The plat includes standard 5' sidewalks.

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY: This site is zoned R-1(100). Surrounding ground is zoned Agricultural Reserve. The Timber View subdivision to the west is zoned R-1(70) and R-1(80).

BUFFERS REQUIRED/ NEEDED: N/A

DRAINAGE: Drainage for the residential lots overland and to the storm sewer system on the streets. Detention is handled through the adjacent pond to the west.

DEVELOPMENT HISTORY: The site was rezoned and platted in 2014. The adjacent Timber View development was rezoned and platted in 2015.

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 41 lots and is required to provide 0.74 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. The design for sanitary sewer, storm sewer, and water main did not change from the original preliminary plat.

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

STAFF ANALYSIS – ZONING ORDINANCE: The Preliminary Plat consists of 41 residential lots. The plat consists of 77.2 acres of land west of 50th Avenue. The residential lots vary in size measuring from 16,047 SF to 94,534 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 on all streets. Redbud Street and Crabapple Drive are both 28' wide streets. The Crabapple Drive cul-de-sac and Dogwood Circle are both 26' wide streets.

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 – 15,000 SF
- Minimum lot width – 100'
- Front Setback – 40'
- Side setback – 25' total (min. 12' one side)
- Rear setback – 40'
- Height – 35'

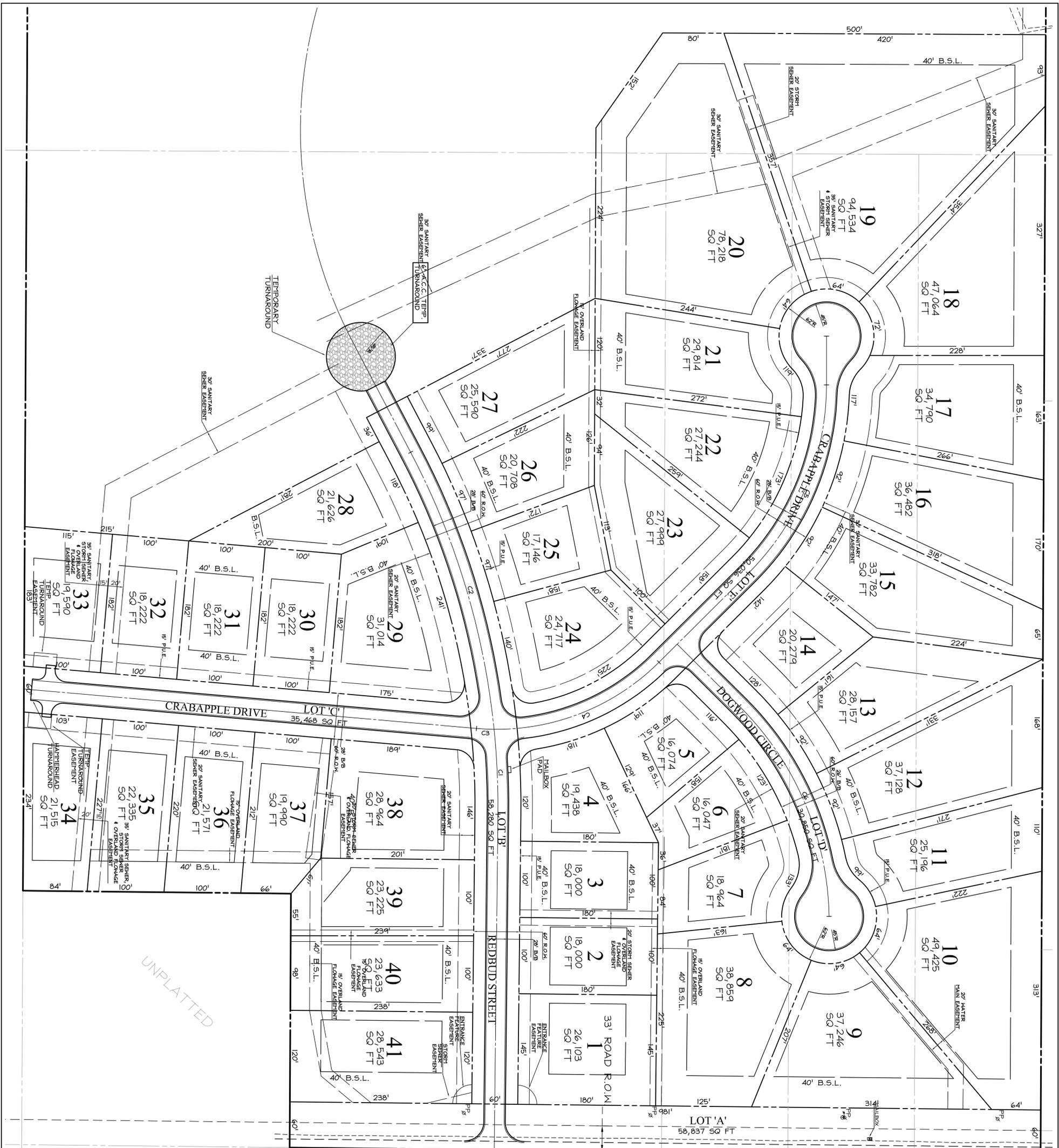
STAFF ANALYSIS – SUBDIVISION ORDINANCE: The Subdivision Ordinance requires that Preliminary Plat submissions details on lot design, street layout, sanitary sewer layout, water main layout, grading, and storm water management. All information has been submitted by the applicant.

**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the replat of the Preliminary Plat of Blooming Heights 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.

PRELIMINARY PLAT BLOOMING HEIGHTS SHEET 2 OF 4



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	6°23'48"	1000.00	111.64	55.85	111.58	S87°25'51"W
C2	2°15'15"	1000.00	381.60	193.15	376.24	S73°16'02"W
C3	4°24'02"	300.00	23.04	11.53	23.04	N02°41'55"E
C4	48°28'55"	350.00	532.66	144.97	232.83	N62°55'06"W
C5	43°55'11"	400.00	305.97	161.49	299.49	S66°55'06"W

- LEGEND**
- EXISTING/PROPOSED
 - PLAT BOUNDARY
 - STORM SEWER & SIZE
 - SANITARY SEWER & SIZE
 - WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - F.E.S.
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK
 - LIGHT POLE

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

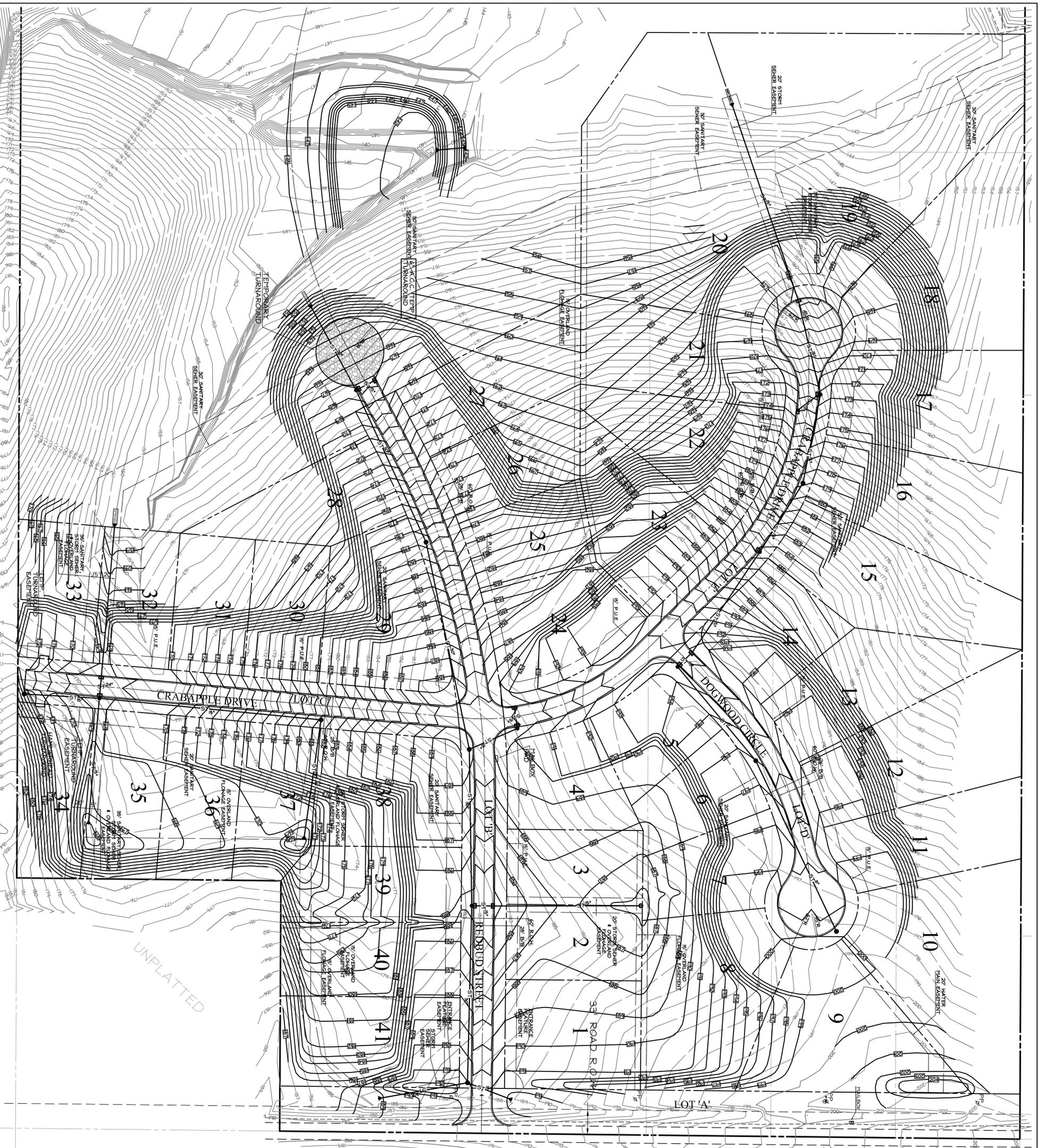
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345
DATE: 7-18-2016

APPROVED: [Signature] INITIALS: [Signature] AS-BUILT: [Signature]
SCALE: 1"=60'
JOB NUMBER: **CC 1459**
SHEET 2 OF 4



UNPLATTED

PRELIMINARY PLAT BLOOMING HEIGHTS SHEET 3 OF 4



50th AVENUE

NOTES
1. IN THE AREA OF LOTS 17-24, ADJOINING LOTS WILL FLOW OVERLAND TRAVERSING THE FUTURE BUILDING SITE AND THAT ANY BUILDING ON THE LOT MUST TAKE INTO ACCOUNT THE UPSTREAM DRAINAGE.

- LEGEND**
- EXISTING/PROPOSED
 - PLAT BOUNDARY
 - ST^{10"} STORM SEWER & SIZE
 - SAN^{12"} SANITARY SEWER & SIZE
 - M^{6"} WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - F.E.S.
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK
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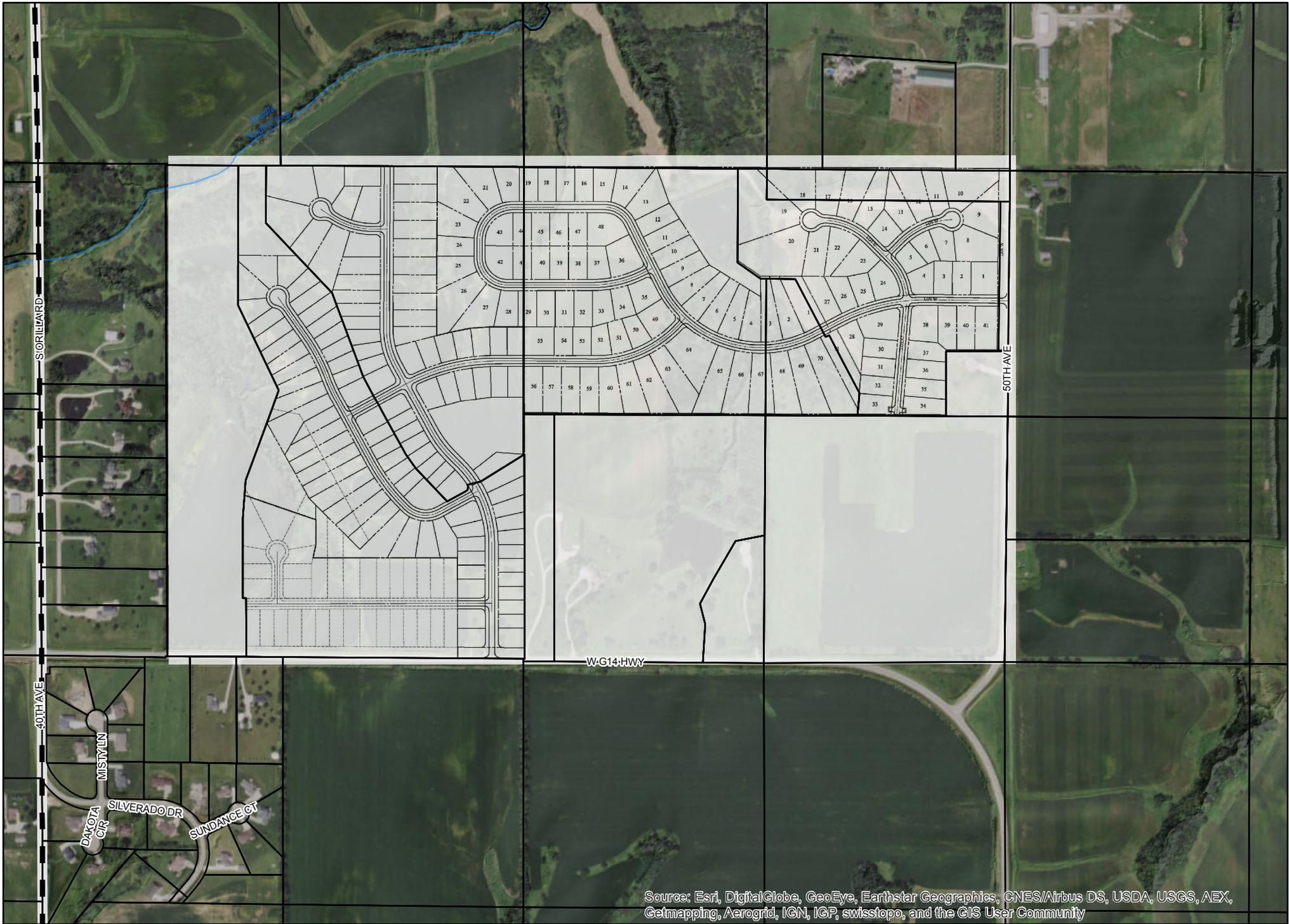
IOWA ONE-CALL
800-368-3683
CALL BEFORE YOU DIG

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

SCALE: 1"=60'
0 30 60

GRADING PLAN
BLOOMING HEIGHTS

SHEET 3 OF 4



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



Timber View & Blooming Heights Layout

