

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

REQUEST: Request from United Properties LC to approve the Final Plat of the *Marketplace at Echo Valley*

MEETING DATE: September 12, 2016

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): United Properties LC Civil Design Advantage, LLC
4521 Fleur Drive, Suite C 34-5 SE Crossroads Dr. Suite G
Des Moines, Iowa 50321 Grimes, Iowa 50111

GENERAL DESCRIPTION: This request would create 5 lots along Iowa Highway 28 that are zoned C-2 as part of the Echo Valley Community PUD amendment request. The request also creates a large outlot to the east of Marketplace Drive for future development and a smaller outlot to serve as a buffer between the development and existing single family homes to the east.

IMPACT ON NEIGHBORHOOD: Single family homes are to the north of the proposed development. The majority of the single family homes are adjacent to Outlot Y. Three lots are adjacent to the proposed commercial lot 1. This lot requires a buffer wall per the approved Echo Valley Community PUD amendment. To the west across Iowa Highway 28 are single family homes and the New Life Lutheran Church.

VEHICULAR & PEDESTRIAN TRAFFIC: The plat shows the construction of a new street, named Marketplace Drive. The developer has worked with Hy-Vee regarding a similar named street that had been planned by Hy-Vee.

Marketplace Drive maintains the current intersection with Iowa Highway 28. The City is currently in the process of developing a traffic signal at the intersection. There is a new intersection with Beardsley Street that is approximately 350' from Iowa Highway 28.

The removal of the old Masteller intersection with Beardsley and relocating further to the east will improve traffic operation through the area.

The street is 28' wide on the plat with it widening to 37' at the intersection of Beardsley Street.

TRAIL PLAN: An 8' wide trail is planned for the east side of Marketplace Drive. A 10' wide trail easement is shown along Beardsley Street. The trail along Beardsley Street would eventually connect back to the east. The trails on the site will be built as development occurs.

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY: The site was rezoned with an amendment to the Echo Valley Community PUD in May 2016. The zoning for the 5 platted lots is C-2 Community Commercial District. The rest of the site, located in Outlot Y, allowed to be a mix of C-2, R-4, R-3, & R-2. Outlot Y will need to be replatted prior to any development occurring in that area.

BULK REGULATIONS:

- Minimum lot area – 20,000 SF
- Minimum lot width – 100'
- Front Setback – 30'
- Side setback – 10' and 20' total
- Rear setback – 10'
- Height – 50'

DRAINAGE: Drainage for the commercial lots is identified in two detention areas located on Outlot Y. Drainage is collected in a storm sewer system and discharged overland to the detention areas. There is no concern on the overland flow because the project is a single owner and Outlot Y will require further platting to be developed. At that time the overland flow will need to be addressed, either through the creation of easements or the development of an additional storm sewer system.

DEVELOPMENT HISTORY: The area was planned as a PUD on July 14, 2004 and amended on May 9, 2016.

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

PARKLAND: No parkland dedication is required for the platting of commercial lots. Any future residential development would need to meet the City's parkland dedication requirements.

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 plan the majority of this area as General Commercial with a portion shown as Park/Recreation near the Golf Course. The plat will create commercial lots that are in accordance with the future land use plan.

**STAFF ANALYSIS –
ZONING ORDINANCE:**

The Final Plat consists of 5 commercial lots and 1 outlot for future development. The plat consists of 27.85 acres of land east of Iowa Highway 28 and north of Beardsley Street. The commercial lots vary in size measuring from 44,858 SF to 94,593 SF. Outlot Y is 635,666 SF of future development ground and will require further platting.

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. At the intersection of Marketplace Drive and Beardsley Street, the right-of-way widens to 65' with a 37' wide road to allow for turn lanes.

The area was rezoned via a PUD amendment to the Echo Valley Community PUD in May 2016. The PUD requires any commercial lots in the C-2 district regulations. Lot 1 will be required to install a masonry and wood slat buffer wall along the north boundary.

Outlot Y would allow for a mix of C-2, R-4, R-3, and R-2 uses. Outlot Y will need to be replatted prior to any future development on the ground.

**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.

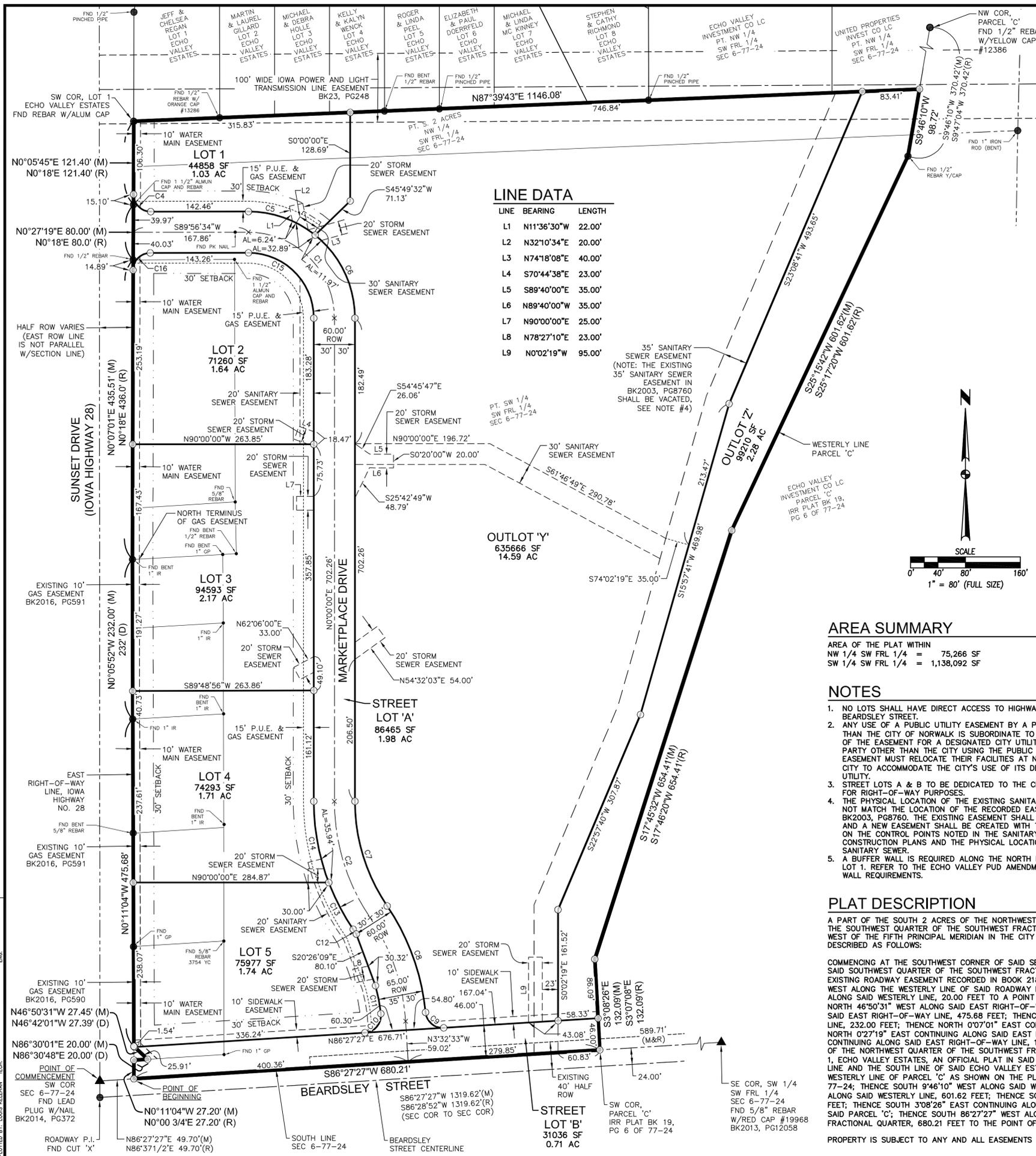
**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the Final Plat of Marketplace at Echo Valley 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.

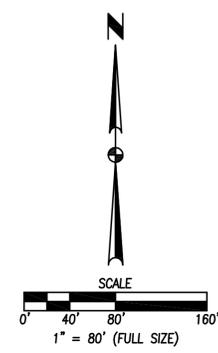
MARKETPLACE AT ECHO VALLEY

FINAL PLAT



LINE DATA

LINE	BEARING	LENGTH
L1	N11°36'30"W	22.00'
L2	N32°10'34"E	20.00'
L3	N74°18'08"E	40.00'
L4	S70°44'38"E	23.00'
L5	S89°40'00"E	35.00'
L6	N89°40'00"W	35.00'
L7	N90°00'00"E	25.00'
L8	N78°27'10"E	23.00'
L9	N0°02'19"W	95.00'



AREA SUMMARY

AREA OF THE PLAT WITHIN
 NW 1/4 SW FRL 1/4 = 75,266 SF
 SW 1/4 SW FRL 1/4 = 1,138,092 SF

- ### NOTES
- NO LOTS SHALL HAVE DIRECT ACCESS TO HIGHWAY 28 OR BEARDSLEY STREET.
 - ANY USE OF A PUBLIC UTILITY EASEMENT BY A PARTY OTHER THAN THE CITY OF NORWALK IS SUBORDINATE TO THE CITY'S USE OF THE EASEMENT FOR A DESIGNATED CITY UTILITY PURPOSE. ANY PARTY OTHER THAN THE CITY USING THE PUBLIC UTILITY EASEMENT MUST RELOCATE THEIR FACILITIES AT NO COST TO THE CITY TO ACCOMMODATE THE CITY'S USE OF ITS DESIGNATED UTILITY.
 - STREET LOTS A & B TO BE DEDICATED TO THE CITY OF NORWALK FOR RIGHT-OF-WAY PURPOSES.
 - THE PHYSICAL LOCATION OF THE EXISTING SANITARY SEWER DID NOT MATCH THE LOCATION OF THE RECORDED EASEMENT IN BK2003, PG8760. THE EXISTING EASEMENT SHALL BE VACATED AND A NEW EASEMENT SHALL BE CREATED WITH THIS PLAT BASED ON THE CONTROL POINTS NOTED IN THE SANITARY SEWER CONSTRUCTION PLANS AND THE PHYSICAL LOCATION OF THE SANITARY SEWER.
 - A BUFFER WALL IS REQUIRED ALONG THE NORTH BOUNDARY OF LOT 1. REFER TO THE ECHO VALLEY PUD AMENDMENT FOR BUFFER WALL REQUIREMENTS.

PLAT DESCRIPTION

A PART OF THE SOUTH 2 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER, ALL IN SECTION 6, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF NORWALK, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 86°27'27" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER, 49.70 FEET TO THE SOUTHWEST CORNER OF AN EXISTING ROADWAY EASEMENT RECORDED IN BOOK 218, PAGES 85-86 AND THE POINT OF BEGINNING; THENCE NORTH 0°11'04" WEST ALONG THE WESTERLY LINE OF SAID ROADWAY EASEMENT, 27.20 FEET; THENCE NORTH 86°30'01" EAST CONTINUING ALONG SAID WESTERLY LINE, 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 28; THENCE NORTH 46°50'31" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 27.45 FEET; THENCE NORTH 0°05'52" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 232.00 FEET; THENCE NORTH 0°07'01" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 435.51 FEET; THENCE NORTH 0°27'19" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 80.00 FEET; THENCE NORTH 0°05'45" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 121.40 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 2 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, ECHO VALLEY ESTATES, AN OFFICIAL PLAT IN SAID CITY OF NORWALK; THENCE NORTH 87°39'43" EAST ALONG SAID NORTH LINE AND THE SOUTH LINE OF SAID ECHO VALLEY ESTATES AND THE EASTERLY EXTENSION THEREOF, 1146.08 FEET TO THE WESTERLY LINE OF PARCEL 'C' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN IRREGULAR PLAT BOOK 19, PAGE 6 OF 77-24; THENCE SOUTH 9°46'10" WEST ALONG SAID WESTERLY LINE, 98.72 FEET; THENCE SOUTH 25°15'42" WEST CONTINUING ALONG SAID WESTERLY LINE, 601.62 FEET; THENCE SOUTH 17°45'32" WEST CONTINUING ALONG SAID WESTERLY LINE, 654.41 FEET; THENCE SOUTH 3°08'26" EAST CONTINUING ALONG SAID WESTERLY LINE, 132.09 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'C'; THENCE SOUTH 86°27'27" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER, 680.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.85 ACRES (1,213,358 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER / DEVELOPER

UNITED PROPERTIES INVEST CO LC
 C/O MICHAEL COPPOLA
 4521 FLEUR DRIVE, SUITE C
 DES MOINES, IOWA 50321

ENGINEER / SURVEYOR

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

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°03'26"	125.00'	196.47'	N45°01'43"W	176.86'
C2	34°18'43"	300.00'	179.66'	N17°09'21"W	176.98'
C3	30°46'10"	300.00'	161.11'	N18°55'38"W	159.18'
C4	90°09'11"	25.00'	39.34'	S44°58'50"E	35.40'
C5	38°50'18"	155.00'	105.07'	S70°38'17"E	103.07'
C6	51°13'08"	155.00'	138.56'	S25°36'34"E	133.99'
C7	34°18'43"	270.00'	161.69'	S17°09'21"E	159.29'
C8	28°50'07"	330.00'	166.08'	S19°53'39"E	164.33'
C9	88°03'58"	25.00'	38.43'	S49°30'34"E	34.75'
C10	92°51'41"	25.00'	40.52'	S40°01'37"W	36.23'
C11	8°58'34"	265.00'	41.52'	S10°53'31"E	41.47'
C12	1°44'35"	270.00'	8.21'	S33°26'25"E	8.21'
C13	13°20'56"	330.00'	76.88'	S27°38'15"E	76.71'
C14	20°57'47"	330.00'	120.74'	N10°28'53"W	120.07'
C15	90°03'26"	95.00'	149.32'	N45°01'43"W	134.42'
C16	89°49'34"	25.00'	39.19'	S45°01'47"W	35.30'

ZONING

ECHO VALLEY COMMUNITY PLANNED UNIT DEVELOPMENT (PARCEL J)

BENCHMARKS

BM#1
 BURY BOLT ON HYDRANT NE CORNER OF BEARDSLEY STREET AND MASTELLER ROAD. ELEVATION=895.14

BM#2
 BURY BOLT HYDRANT ON WEST SIDE OF ECHO RIDGE TRAIL 500'+/- NORTH OF BEARDSLEY STREET. ELEVATION=936.02

DATE OF SURVEY

SEPTEMBER 9, 2015

PRELIMINARY

NOT FOR CONSTRUCTION

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

18660
DATE

THIS SHEET

MARKETPLACE AT ECHO VALLEY

FINAL PLAT

1 / 1

1507.367

DATE: 09/07/16
08/22/16

REVISIONS:

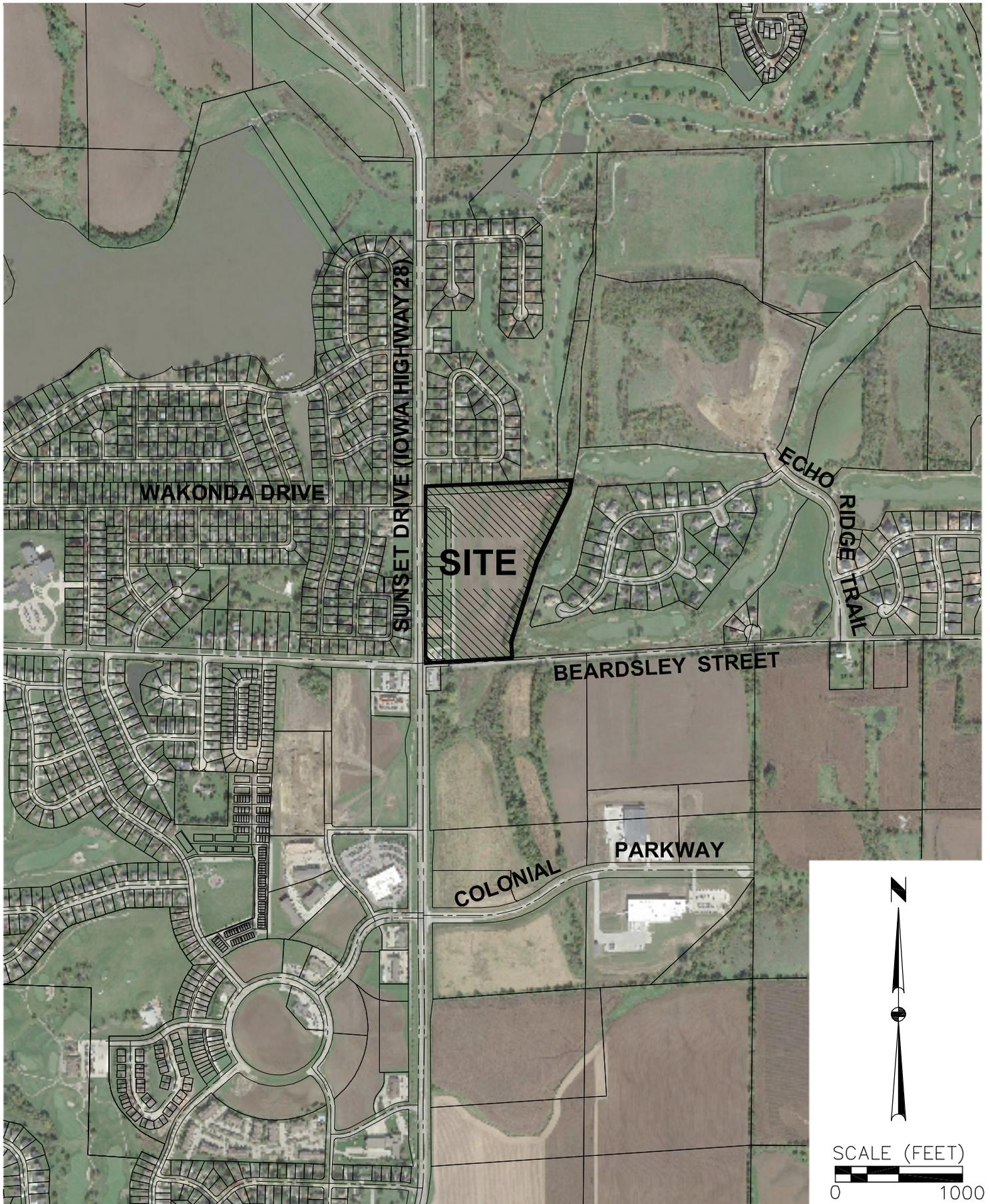
SECOND SUBMITTAL

FIRST SUBMITTAL

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

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

TECH: ENGINEER: NORWALK, IOWA



SCALE (FEET)



Luke Parris

From: Scott McMurray <scott@smcmurray.com>
Sent: Thursday, September 08, 2016 2:42 PM
To: Luke Parris
Cc: Luke Nelson; Wade Wagoner; Michael Coppola
Subject: Fwd: Market Place Drive

Scott McMurray
515-285-8880 (o)
515-490-4006 (c)

Begin forwarded message:

From: "Wadle, Rob" <RWadle@hy-vee.com>
Date: September 8, 2016 at 2:40:20 PM CDT
To: Scott McMurray <scott@smcmurray.com>
Subject: Market Place Drive

Scott

Hy-Vee relinquishes their naming rights to the street known as Market Street as described in the Development Agreement between Hy-Vee, inc., and the City of Norwalk, for a new street name to be identified later. Hy-Vee only dedicates the naming rights to Coppola Enterprises Inc, for the use in their development generally located on the northeast corner of Beardsley and Hwy 28, for the future road they call "Market Place Drive".

Thanks

Rob Wadle | *Director, Real Estate* | CCIM
Hy-Vee, Inc. | Rwadle@hy-vee.com | Phone 515.267.7889



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