NORWALK LAND USE PLAN UPDATE + SUB AREA 1 MASTER PLAN

MARVIN PLANNING CONSULTANTS
Specializing in Municipal, County and Neighborhood Planning

Olson Consultants
Architecture-Planning-Appraising

Bishop Engineering
"Planning Your Successful Development"

CONFLUENCE

AGENDA

- TEAM INTRODUCTIONS
- FUTURE LAND USE PLAN UPDATE PROCESS
- COMPREHENSIVE PLANNING OVERVIEW
- 2013 COMPREHENSIVE PLAN
- SUB AREA 1 MASTER PLAN PROCESS
- NEXT STEPS

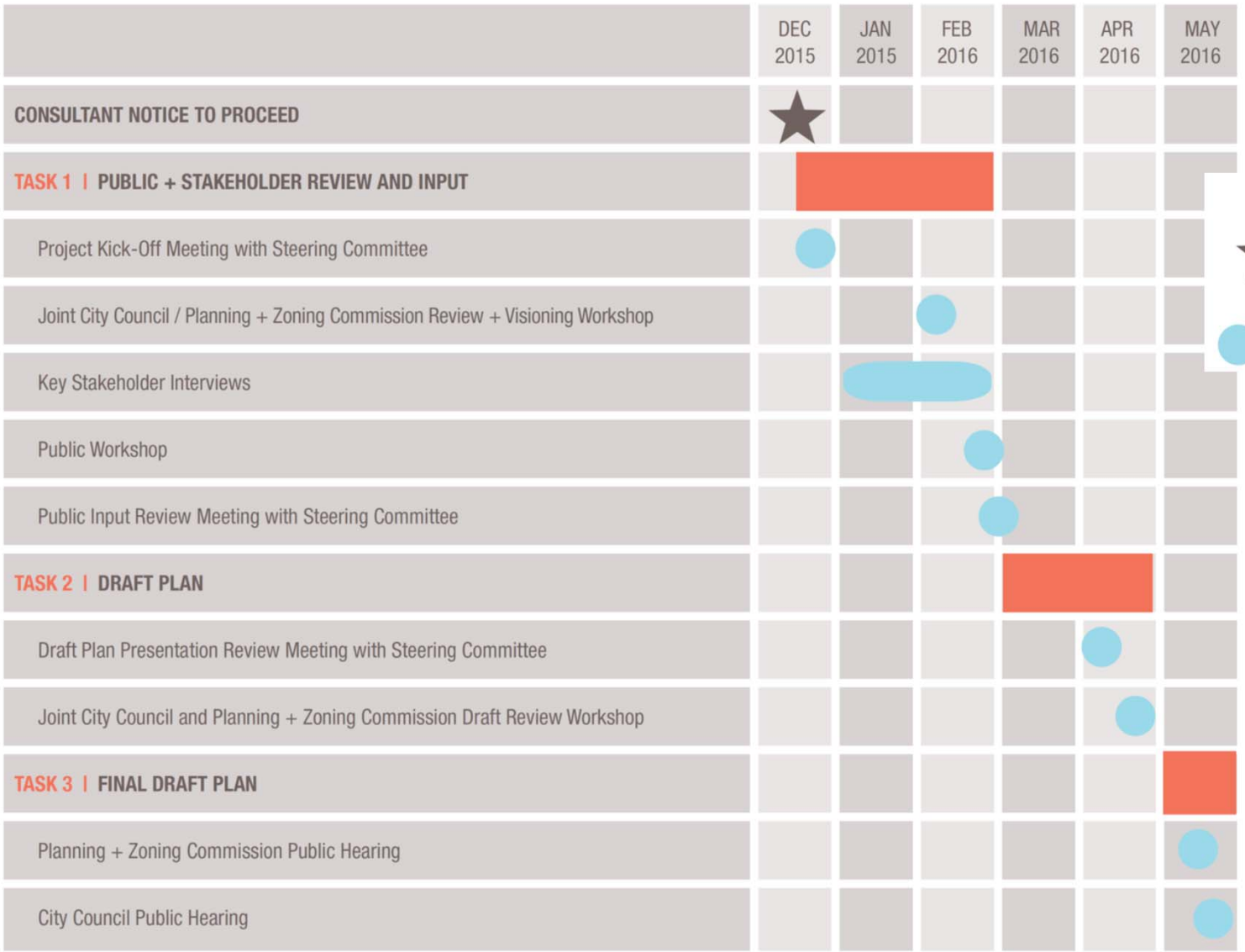
2013 COMPREHENSIVE PLAN
FUTURE LAND USE PLAN
REVIEW AND UPDATE

PART I - PUBLIC INPUT

PART II - DRAFT PLAN

PART III - PUBLIC HEARINGS

TIMELINE: LAND USE PLAN UPDATE + SUB AREA 1 MASTER PLAN



WHAT IS A COMPREHENSIVE PLAN?

"A COMPREHENSIVE PLAN, ALSO KNOWN AS A MASTER OR GENERAL PLAN, IS A COLLECTION OF INFORMATION AND MATERIALS DESIGNED TO GUIDE THE FUTURE DEVELOPMENT OF A CITY OR COUNTY. SUCH A PLAN CAN PROVIDE A COMMUNITY WITH A FIRM FOUNDATION FOR POLICY AND ACTION THAT WILL ALLOW IT TO FUNCTION MORE EFFICIENTLY AND EFFECTIVELY. IT CAN STRENGTHEN COMMUNITIES' POLICIES AND LEGISLATION, AND IT ALSO CAN PROMOTE A MORE CERTAIN FUTURE."

- ISU EXTENSION LAND USE SERIES

IOWA SMART PLANNING

10 PRINCIPLES

- COLLABORATION
- EFFICIENCT, TRANSPARENCY, & CONSISTENCY
- CLEAN, RENEWABLE, AND EFFICIENT ENERGY
- OCCUPATIONAL DIVERSITY
- REVITALIZATION
- HOUSING DIVERSITY
- COMMUNITY CHARACTER
- NATURAL RESOURCES AND AGRICULTURAL PROTECTION
- SUSTAINABLE DESIGN
- TRANSPORATION DIVERSITY

13 ELEMENTS

- PUBLIC PARTICIPATION
- ISSUES AND OPPORTUNITIES
- LAND USE
- HOUSING
- PUBLIC INFRASTRUCTURE AND UTILITIES
- TRANSPORTATION
- ECONOMIC DEVELOPMENT
- AGRICULTURAL AND NATURAL RESOURCES
- COMMUNITY FACILITIES
- COMMUNITY CHARACTER
- HAZARDS ELEMENT
- INTERGOVERNMENTAL COLLABORATION
- IMPLEMENTATION

2013 COMPREHENSIVE PLAN

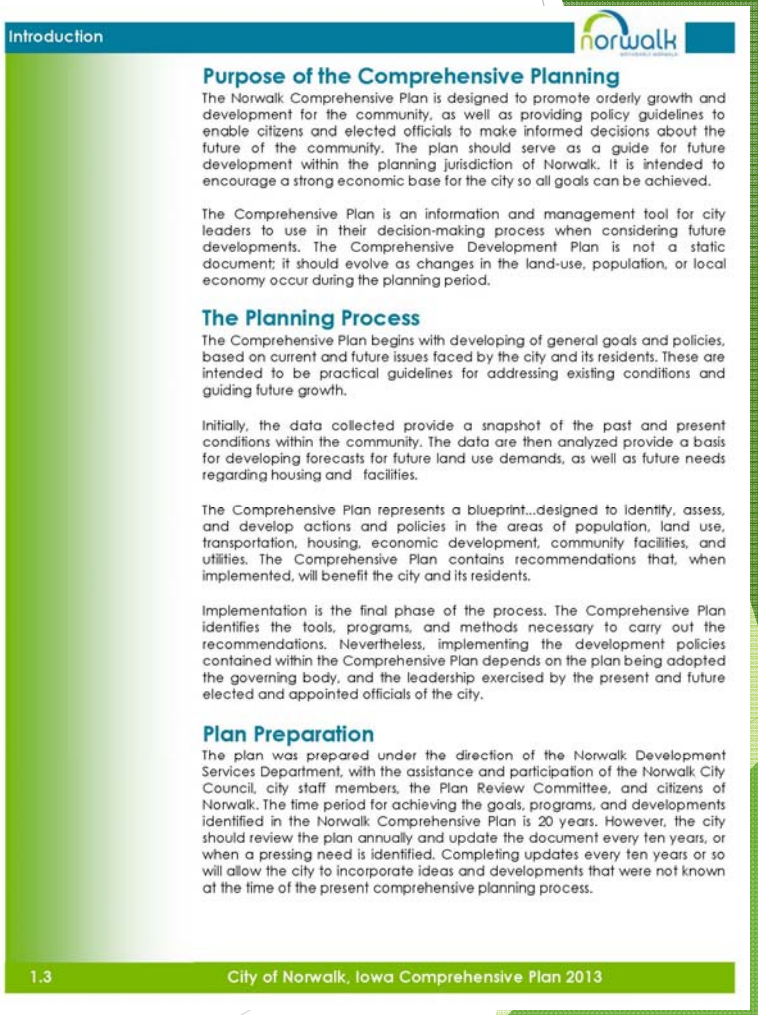
COMPONENTS OF THE PLAN:

- INTRODUCTION
- PUBLIC PARTICIPATION AND COLLABORATION
- NATURAL RESOURCES
- COMMUNITY CHARACTER AND REDEVELOPMENT
- LAND USE
- TRANSPORTATION
- HOUSING
- ECONOMIC DEVELOPMENT
- HAZARD
- DEMOGRAPHICS
- COMMUNITY FACILITIES
- IMPLEMENTATION

2013 COMPREHENSIVE PLAN

PURPOSE OF THE PLAN:

- PROMOTE ORDERLY GROWTH
- PROVIDE POLICY GUIDELINES
- GUIDE FUTURE DEVELOPMENT
- ENCOURAGE A STRONG ECONOMIC BASE
- SERVE AS AN INFORMATION/MANAGEMENT TOOL
- ANALYZE EXISTING CONDITIONS
- EVOLVE AS THE COMMUNITY CHANGES
- ESTABLISH GOALS
- GUIDE WITH RECOMMENDATIONS
- ENCOURAGE COMMUNITY ENGAGEMENT
- IDENTIFY AND BUILDS UPON COMMUNITY CHARACTER



Introduction

Purpose of the Comprehensive Planning

The Norwalk Comprehensive Plan is designed to promote orderly growth and development for the community, as well as providing policy guidelines to enable citizens and elected officials to make informed decisions about the future of the community. The plan should serve as a guide for future development within the planning jurisdiction of Norwalk. It is intended to encourage a strong economic base for the city so all goals can be achieved.

The Comprehensive Plan is an information and management tool for city leaders to use in their decision-making process when considering future developments. The Comprehensive Development Plan is not a static document; it should evolve as changes in the land-use, population, or local economy occur during the planning period.

The Planning Process

The Comprehensive Plan begins with developing of general goals and policies, based on current and future issues faced by the city and its residents. These are intended to be practical guidelines for addressing existing conditions and guiding future growth.

Initially, the data collected provide a snapshot of the past and present conditions within the community. The data are then analyzed provide a basis for developing forecasts for future land use demands, as well as future needs regarding housing and facilities.

The Comprehensive Plan represents a blueprint...designed to identify, assess, and develop actions and policies in the areas of population, land use, transportation, housing, economic development, community facilities, and utilities. The Comprehensive Plan contains recommendations that, when implemented, will benefit the city and its residents.

Implementation is the final phase of the process. The Comprehensive Plan identifies the tools, programs, and methods necessary to carry out the recommendations. Nevertheless, implementing the development policies contained within the Comprehensive Plan depends on the plan being adopted the governing body, and the leadership exercised by the present and future elected and appointed officials of the city.

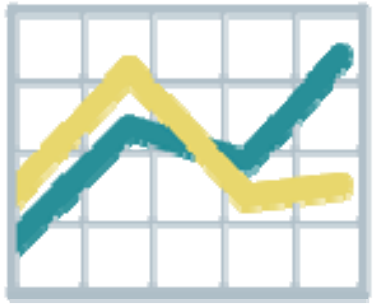
Plan Preparation

The plan was prepared under the direction of the Norwalk Development Services Department, with the assistance and participation of the Norwalk City Council, city staff members, the Plan Review Committee, and citizens of Norwalk. The time period for achieving the goals, programs, and developments identified in the Norwalk Comprehensive Plan is 20 years. However, the city should review the plan annually and update the document every ten years, or when a pressing need is identified. Completing updates every ten years or so will allow the city to incorporate ideas and developments that were not known at the time of the present comprehensive planning process.

1.3 City of Norwalk, Iowa Comprehensive Plan 2013

2013 COMPREHENSIVE PLAN

- SINCE 1980, NORWALK HAS INCREASED ITS POPULATION BY 315% FROM 2,376 TO 9,859*
- NORWALK HAS BEEN THE FASTEST GROWING CITY IN WARREN COUNTY DURING THE SAME TIME PERIOD

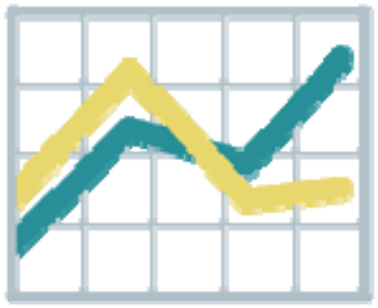


*2014 US CENSUS POPULATION ESTIMATE

2013 COMPREHENSIVE PLAN

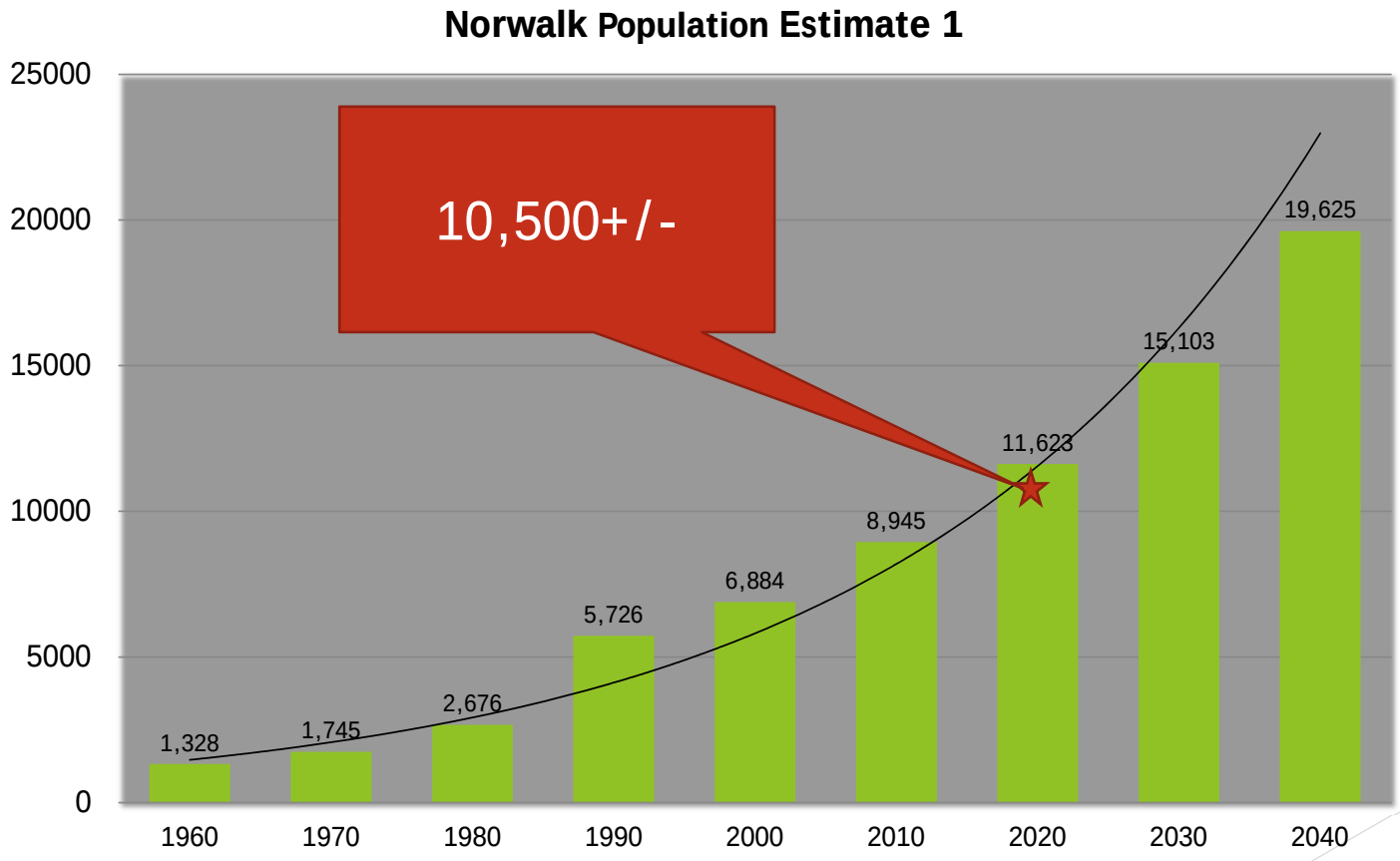
LOCAL POPULATION PROJECTION

- VARIOUS METHODOLOGIES
- TREND LINE ANALYSIS
  - 1960 TO 2010
  - 1970 TO 2010
  - 1980 TO 2010
  - 2000 TO 2010
- COHORT SURVIVAL ANALYSIS



2013 COMPREHENSIVE PLAN

Local population projection



2013 COMPREHENSIVE PLAN

GROWTH RATE

POPULATION ESTIMATE 1

- WHAT DO THE NUMBERS TELL US?
- ADDITIONAL 10,680 PEOPLE OVER 30 YEARS
- 8,945 IN 2010 GROWING TO 19,625 IN 2040

GROWTH RATE:

- 119% TOTAL GROWTH OVER 30 YEARS

2013 COMPREHENSIVE PLAN

IMPACT ON HOUSING

RESIDENTIAL UNIT DEMAND
BASED ON POPULATION ESTIMATE 1

- 4,151 RESIDENTIAL UNITS
- 3,118 OWNER OCCUPIED
- 1,033 RENTAL

2013 COMPREHENSIVE PLAN

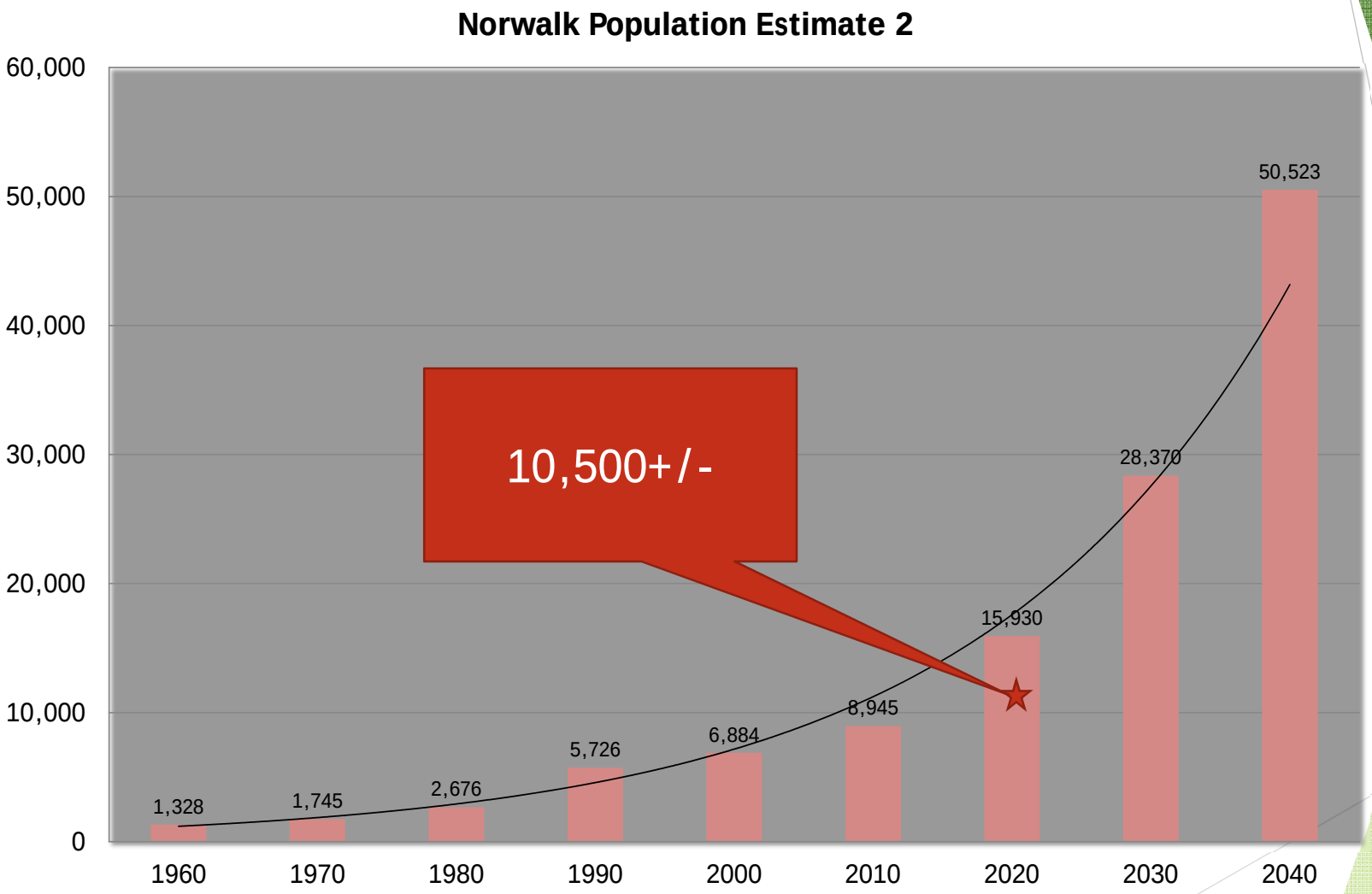
IMPACTS ON LAND CONSUMPTION

POPULATION ESTIMATE 1 - 19,625 IN 2040

RESIDENTIAL LAND USE	811 ACRES
COMMERCIAL LAND USE	176 ACRES
INDUSTRIAL LAND USE	68 ACRES
PUBLIC LAND USE	400 ACRES
ROW	692 ACRES
OTHER LAND USE	557 ACRES
TOTAL NEW DEVELOPMENT	**2,702 ACRES**

LAND AREA IS EQUAL TO 4.2 SQUARE MILES

2013 COMPREHENSIVE PLAN



2013 COMPREHENSIVE PLAN

POPULATION ESTIMATE 2

WHAT DO THE NUMBERS TELL US?

- ADDITIONAL 41,578 PEOPLE OVER 30 YEARS
- 8,945 IN 2010 GROWING TO 50,523 IN 2040

GROWTH RATE:

- 465% TOTAL GROWTH OVER 30 YEARS

2013 COMPREHENSIVE PLAN

IMPACT ON HOUSING

RESIDENTIAL UNIT DEMAND BASED ON POPULATION ESTIMATE 2

- 16,162 RESIDENTIAL UNITS
- 12,139 OWNER OCCUPIED
- 4,023 RENTAL

2013 COMPREHENSIVE PLAN

IMPACTS ON LAND CONSUMPTION

POPULATION ESTIMATE 2 - 50,523 IN 2040

RESIDENTIAL LAND USE	3,156 ACRES
COMMERCIAL LAND USE	684 ACRES
INDUSTRIAL LAND USE	263 ACRES
PUBLIC LAND USE	1,557 ACRES
ROW	2,693 ACRES
OTHER LAND USE	2,167 ACRES
TOTAL NEW DEVELOPMENT	**10,520 ACRES**

LAND AREA IS EQUAL TO 16.4 SQUARE MILES

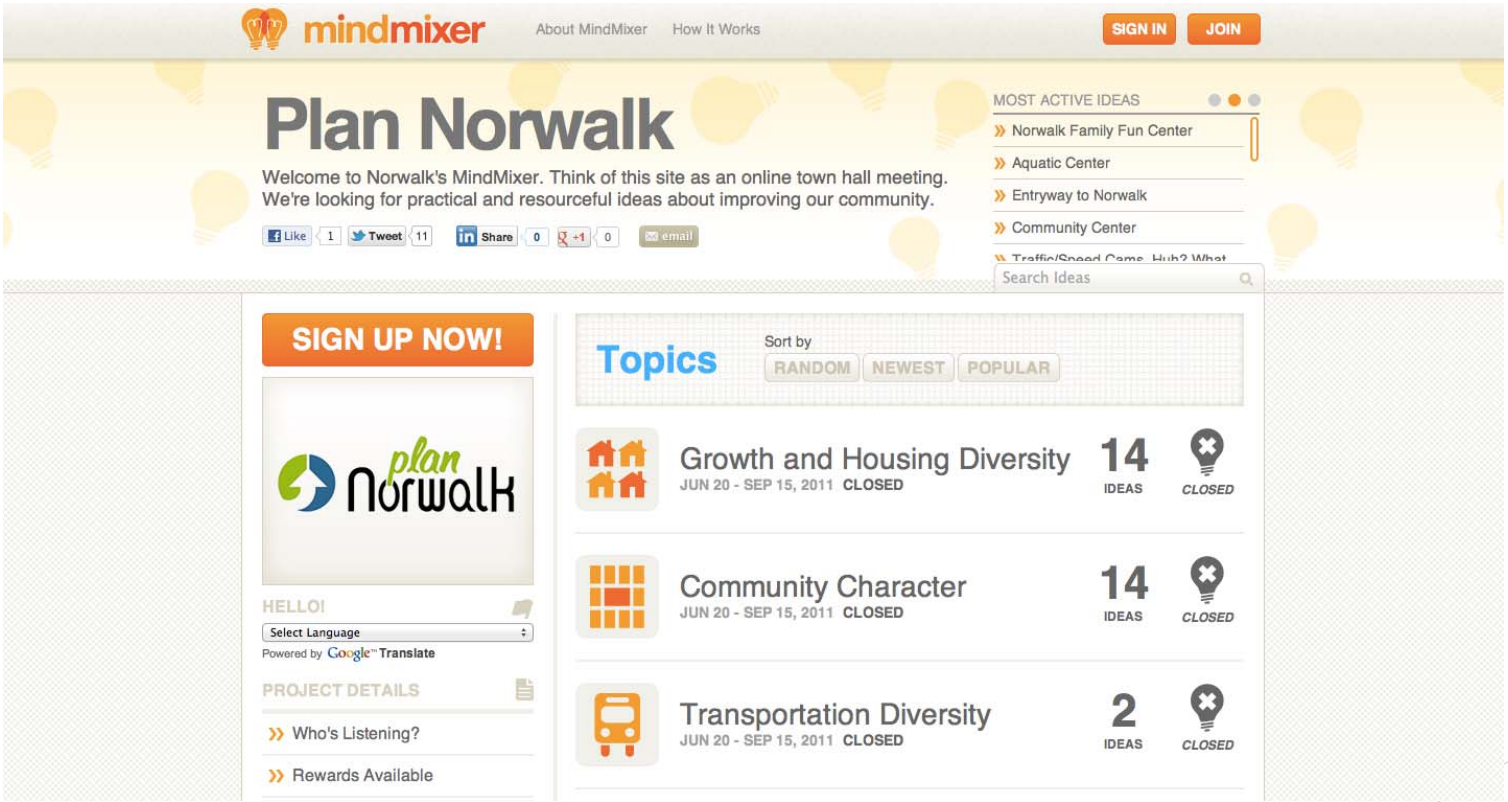
2013 COMPREHENSIVE PLAN

COMMUNITY ENGAGEMENT

- EDUCATION: PLANNING 101
- USE OF A STEERING COMMITTEE
- MINDMIXER: A VIRTUAL TOWN HALL DISCUSSION FORUM
- YOUTH PARTICIPATION
- TOWN HALL MEETINGS
- KEY PERSON INTERVIEWS
- PUBLIC HEARINGS
- CITY COUNCIL AND MAYOR PARTICIPATION

2013 COMPREHENSIVE PLAN

COMMUNITY ENGAGEMENT



2013 COMPREHENSIVE PLAN

COMMUNITY ENGAGEMENT

PLAN NORWALK USER STATISTICS

- 661 unique visitors
- 1,731 visits
- 12,006 pageviews
- 6.94 pageviews per visit
- Average visit lasts 5 minutes, 34 seconds
- 47 ideas submitted
- 198 comments

plan Norwalk

mindmixer
IDEA COLLABORATION for BETTER COMMUNITIES

Community Character

Ideas	Supports
Entryway to Norwalk	22
North Avenue	9
Pedestrian Improvements	8
Amphitheater	6

Theme: improve the Hwy. 28 entrance to Norwalk

Community Health

Ideas	Supports
Bike trail	12
Community center	6
Walkable neighborhoods	6

Theme: provide connections to the Great Western Bike Trail and create connections to city parks.

Growth and Housing Diversity

Ideas	Supports
Aquatic center	9
Current pool	4
Senior housing	4
Family fun center	2

Theme: "John's project", TIF, taxes and land use policy in Norwalk

Public Safety

Ideas	Supports
More cruisers than cameras	17
Lower speed limits on Hwy. 28	7
Ped/bike bridge over Hwy. 28	5

Theme: cameras = "Big Brother" or "cash cow" or legitimate traffic safety control

Stormwater

Ideas	Supports
Regional stormwater	8
Land developer's responsibility	4

Theme: cameras = more public awareness and education about stormwater management

Transportation Diversity

Ideas	Supports
Bike paths	11
Mass transit	8

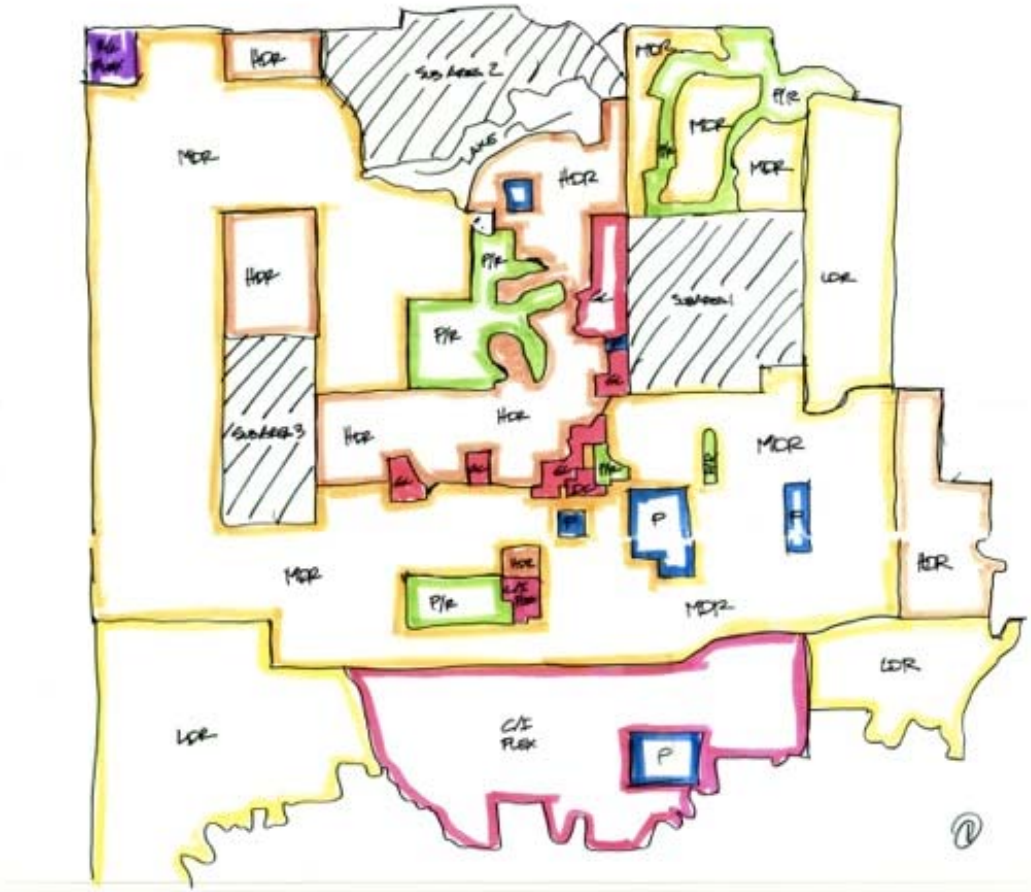
Theme: cameras = Connections to the metro trail system and to DART

NEXT STEPS

Idea generation phase extended to August 15th

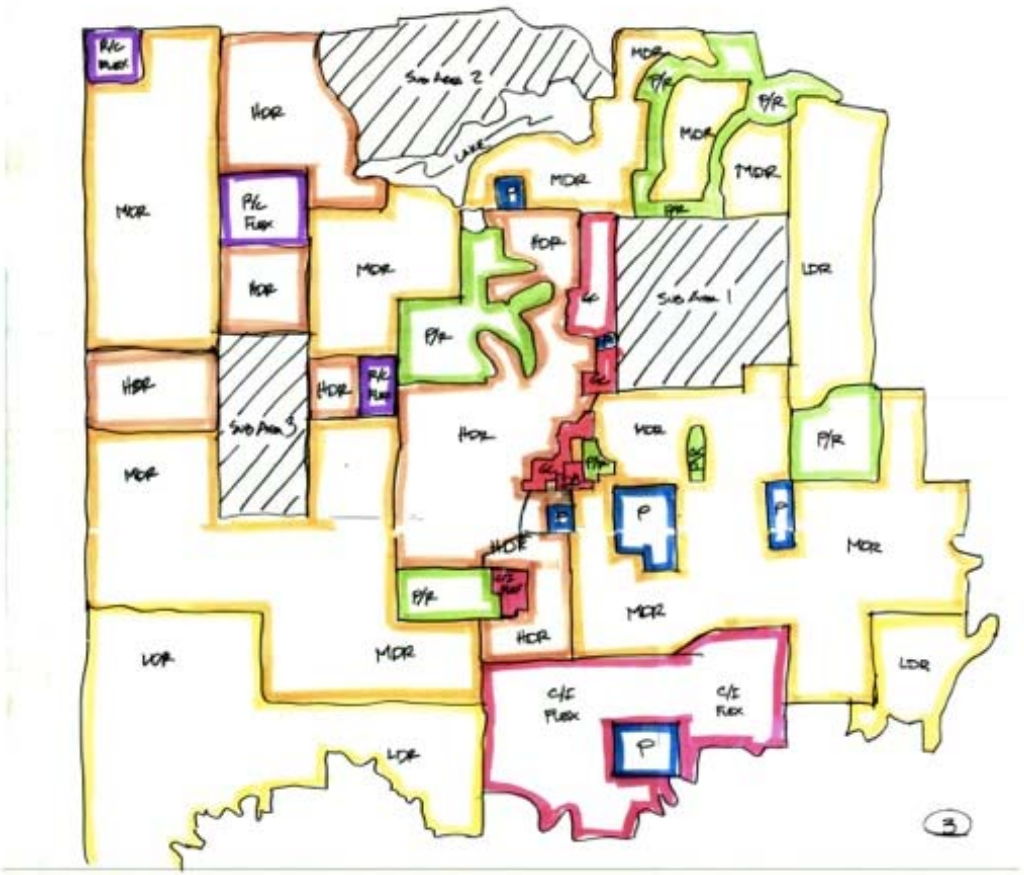
2013 COMPREHENSIVE PLAN

SCENARIO 1-MULTI DIRECTIONAL GROWTH



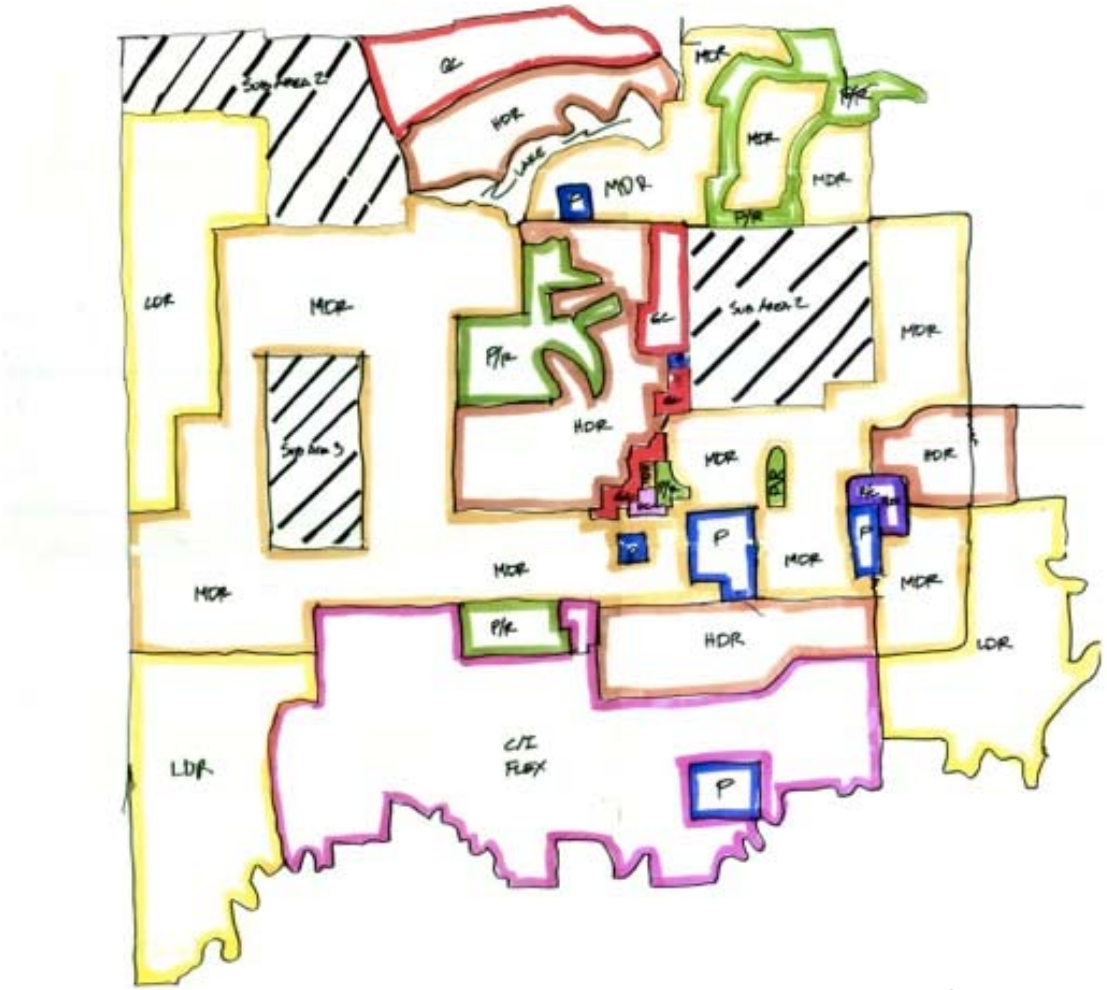
2013 COMPREHENSIVE PLAN

SCENARIO 2-WESTERN GROWTH



2013 COMPREHENSIVE PLAN

SCENARIO 3-NORTHWEST AND EASTERN GROWTH



2013 COMPREHENSIVE PLAN

CURRENT RESIDENTIAL LAND USE POLICIES

- RES-LU-1. THE CITY SHOULD MANAGE RESIDENTIAL DEVELOPMENT BY PRESERVING AND REDEVELOPING EXISTING RESIDENTIAL NEIGHBORHOOD SUBDIVISIONS.
- RES-LU-2. RESIDENTIAL DEVELOPMENT SHOULD BE SEPARATED FROM MORE INTENSIVE USES, SUCH AS AGRICULTURE AND INDUSTRIAL DEVELOPMENT, BY USING SETBACKS, BUFFER ZONES, OR IMPACT EASEMENTS.
- RES-LU-3. WORK WITH COMMUNITY OFFICIALS AND DEVELOPERS ON A CONTINUAL BASIS TO MONITOR AND EVALUATE THE EFFECTIVENESS OF EXISTING REGULATIONS AND TO IDENTIFY PROPER AREAS TO LOCATE NEW DEVELOPMENT.
- RES-LU-4. PROMOTE THE DEVELOPMENT OF HOUSING THAT VARIES IN SIZE, DENSITY, AND LOCATION.

2013 COMPREHENSIVE PLAN

CURRENT RESIDENTIAL LAND USE POLICIES

- RES-LU-5. SUBDIVISION REGULATIONS SHOULD PROVIDE FOR A QUALITY LIVING ENVIRONMENT WHILE AVOIDING INEFFICIENT AND EXPENSIVE PUBLIC INFRASTRUCTURE EXPANSIONS.
- RES-LU-6. NEW RESIDENTIAL DEVELOPMENTS SHOULD BE ACCOMPANIED BY COVENANTS, WHEN APPROPRIATE, WHICH PROVIDE FOR THE MAINTENANCE OF COMMON AREAS, EASEMENTS, AND DRAINAGE.
- RES-LU-7. ENCOURAGE THE ESTABLISHMENT OF A REHABILITATION PROGRAM TO MAINTAIN AND IMPROVE THE EXISTING HOUSING STOCK.
- RES-LU-8. NORWALK SHOULD PROMOTE LOW TO ZERO NON-FARM DENSITIES IN AGRICULTURAL DISTRICTS BY PROVIDING PROPER DISTANCES BETWEEN RESIDENTIAL AND AGRICULTURAL USES.

2013 COMPREHENSIVE PLAN

CURRENT RESIDENTIAL LAND USE POLICIES

- RES-LU-9. NORWALK SHOULD ESTABLISH ZONING AND SUBDIVISION DESIGN STANDARDS THAT REQUIRE BUFFERS AND SCREENING STANDARDS FOR NEW DEVELOPMENTS WHERE NECESSARY.
- RES-LU-10. ENCOURAGE THE DEVELOPMENT OF ADDITIONAL ELDERLY HOUSING THROUGHOUT THE CITY.
- RES-LU-11. THE PLANNED UNIT DEVELOPMENT (PUD) CONCEPT SHOULD BE IMPLEMENTED WHERE NEEDED TO PROVIDE A VIABLE QUALITY ALTERNATIVE TO CONVENTIONAL URBAN DEVELOPMENT PATTERNS. PUDS NEED TO BE A WIN-WIN SCENARIO FOR THE COMMUNITY AND THE DEVELOPER, WHILE PROVIDING A MEANS TO ENCOURAGE CREATIVE YET RESPONSIBLE/SENSITIVE DEVELOPMENTS.

HOUSING OPTIONS

HOUSING OPTIONS

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HOUSING OPTIONS

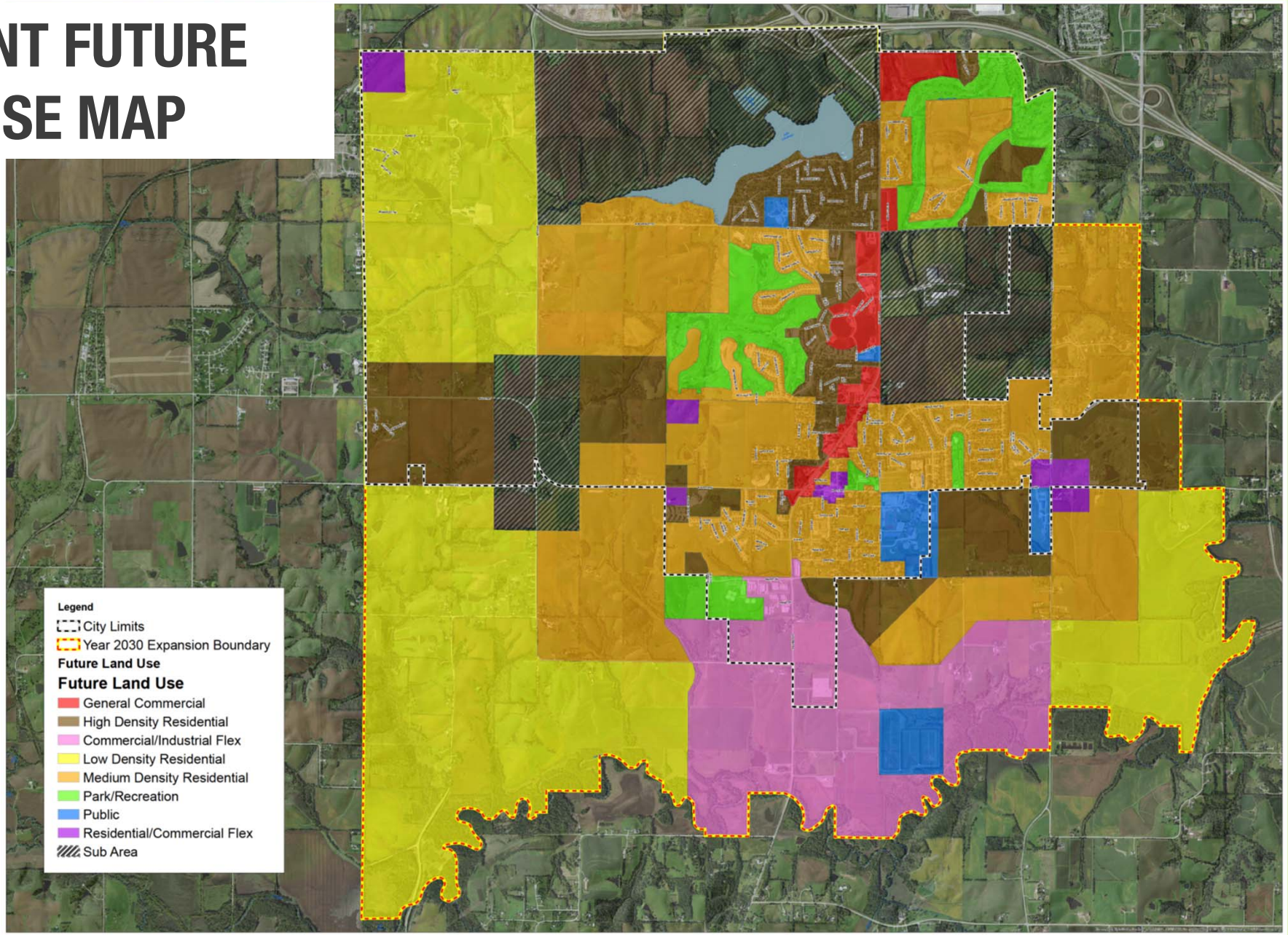
NORWALK 2016 AND BEYOND

- LONG RANGE VISION APPEARS TO HAVE CHANGED
- BASED UPON THE DEMOGRAPHICS
  - WHAT SHOULD THE LAND USE POLICIES BE?
  - HOW DOES NORWALK ADDRESS GROWTH?
- WHAT IS DENSITY?
- WHAT ARE THE COSTS ASSOCIATED WITH DENSITY?

NORWALK 2016 AND BEYOND

- AN ECONOMICALLY STRONG COMMUNITY NEEDS ALL TYPES OF HOUSING AVAILABLE.
- AN ECONOMICALLY STRONG COMMUNITY NEEDS A SOLID MIXTURE OF RETAIL, OFFICE AND OTHER COMMERCIAL.
- HOW DOES NORWALK GET THERE AS FAR AS HOUSING?

CURRENT FUTURE LAND USE MAP



SUB AREA 1 MASTER PLAN

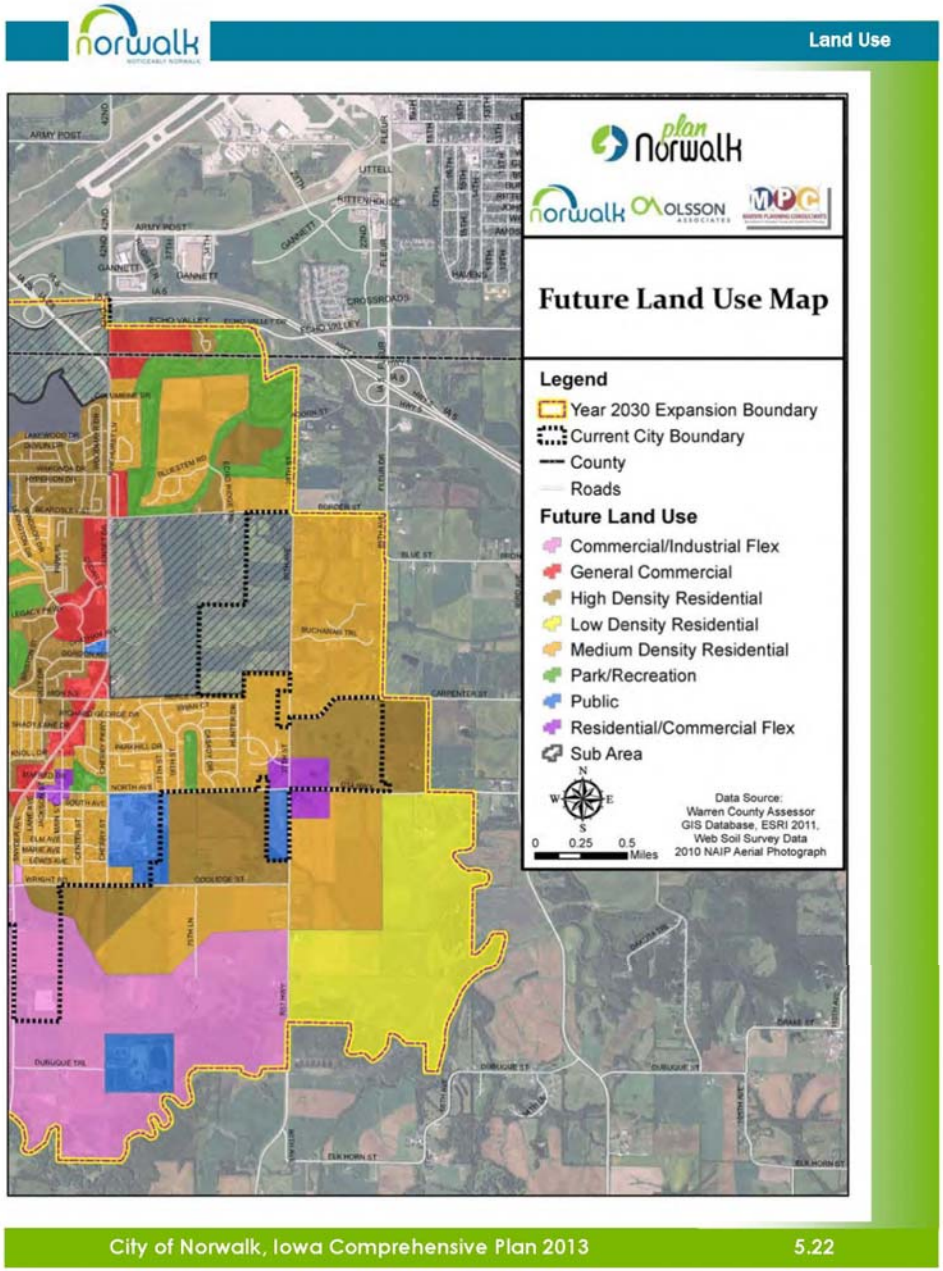
PART I - PUBLIC INPUT

PART II - DRAFT PLAN

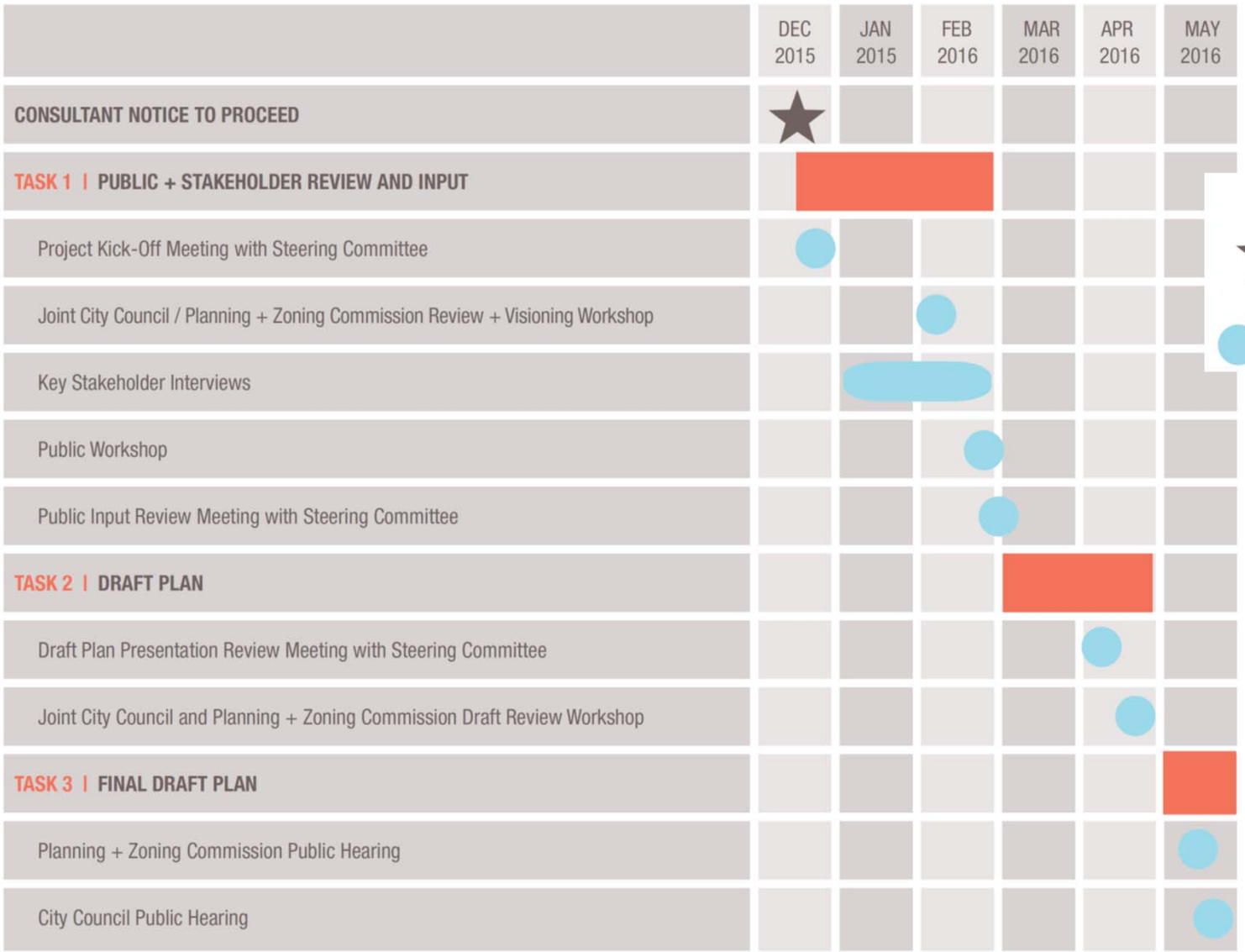
PART III - PUBLIC HEARINGS

MASTER PLAN ELEMENTS:

1. LAND USES
2. BUILDING FORM
3. TRANSPORTATION
4. UTILITIES
5. IMPLEMENTATION



TIMELINE: LAND USE PLAN UPDATE + SUB AREA 1 MASTER PLAN

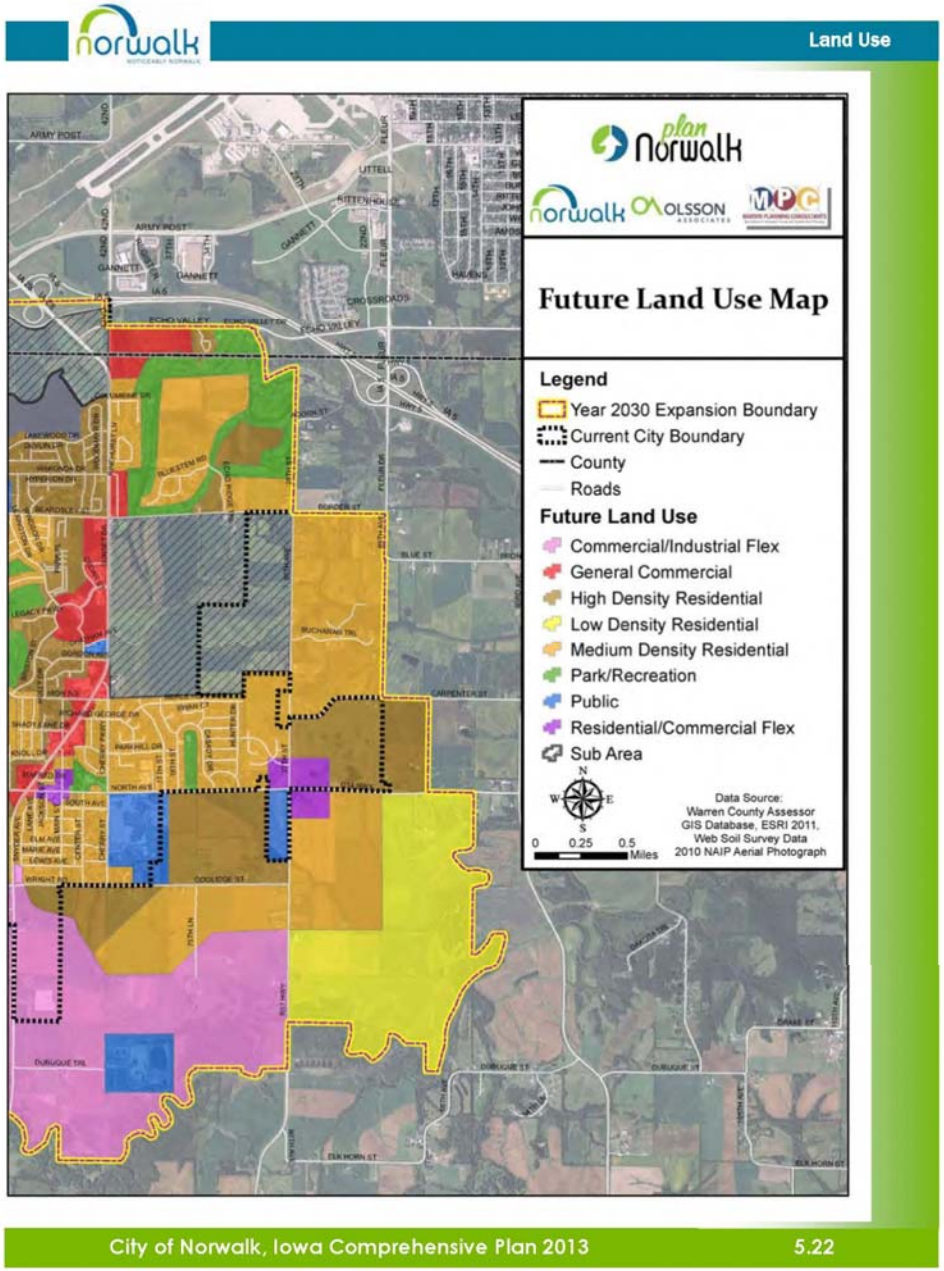


SUB AREA 1 MASTER PLAN

GENERAL PURPOSE

SUB AREA 1 IS LOCATED TO THE EAST OF IOWA HIGHWAT 28, WEST OF 80TH STREET, SOUTH OF BEARDSLY STRET AND NORTH OF MERLE HUFF AVENUE. THE SUB AREA IS A DEVELOPMENT CONCEPT THAT BUILDS AROUND A MIXED-USE CONCEPT.

THE MIXED-USE CONCEPT CONTAINS RESIDENTIAL, COMMERCIAL, INDUSTRIAL COMMERCE, AND PUBLIC USES. WITHIN A PORTION OF THE COMMERCIAL AREAS IS A NEW URBANISM CONCEPT THAT FOCUSES ON CREATING A NEWER MORE WELCOMING DOWNTOWN CENTER.



SUB AREA 1 MASTER PLAN

TYPICAL USES

- SINGLE-FAMILY RESIDENTIAL
- TOWNHOUSE DEVELOPMENT
- UPPER LEVEL RESIDENTIAL
- RETAIL USES
- OFFICE USES
- EDUCATIONAL FACILITIES
- MUNICIPAL FACILITIES
- NECESSARY ACCESSORY USES AND STRUCTURES THAT ARE SUBORDINATE TO THE PRIMARY STRUCTURE
- RELIGIOUS USES AND STRUCTURES
- COMMUNITY/RECREATIONAL CENTER

Sub Area 1

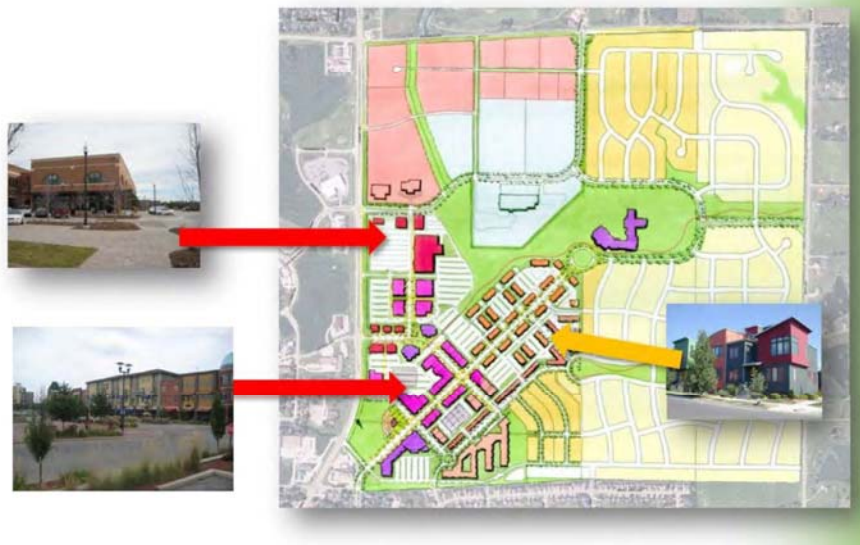
General Purpose

Sub Area 1 is located to the east of Iowa Highway 28, west of 80th Street, south of Beardsley Street and north of Merle Huff Avenue. The Sub Area is a development concept that builds around a mixed-use concept.

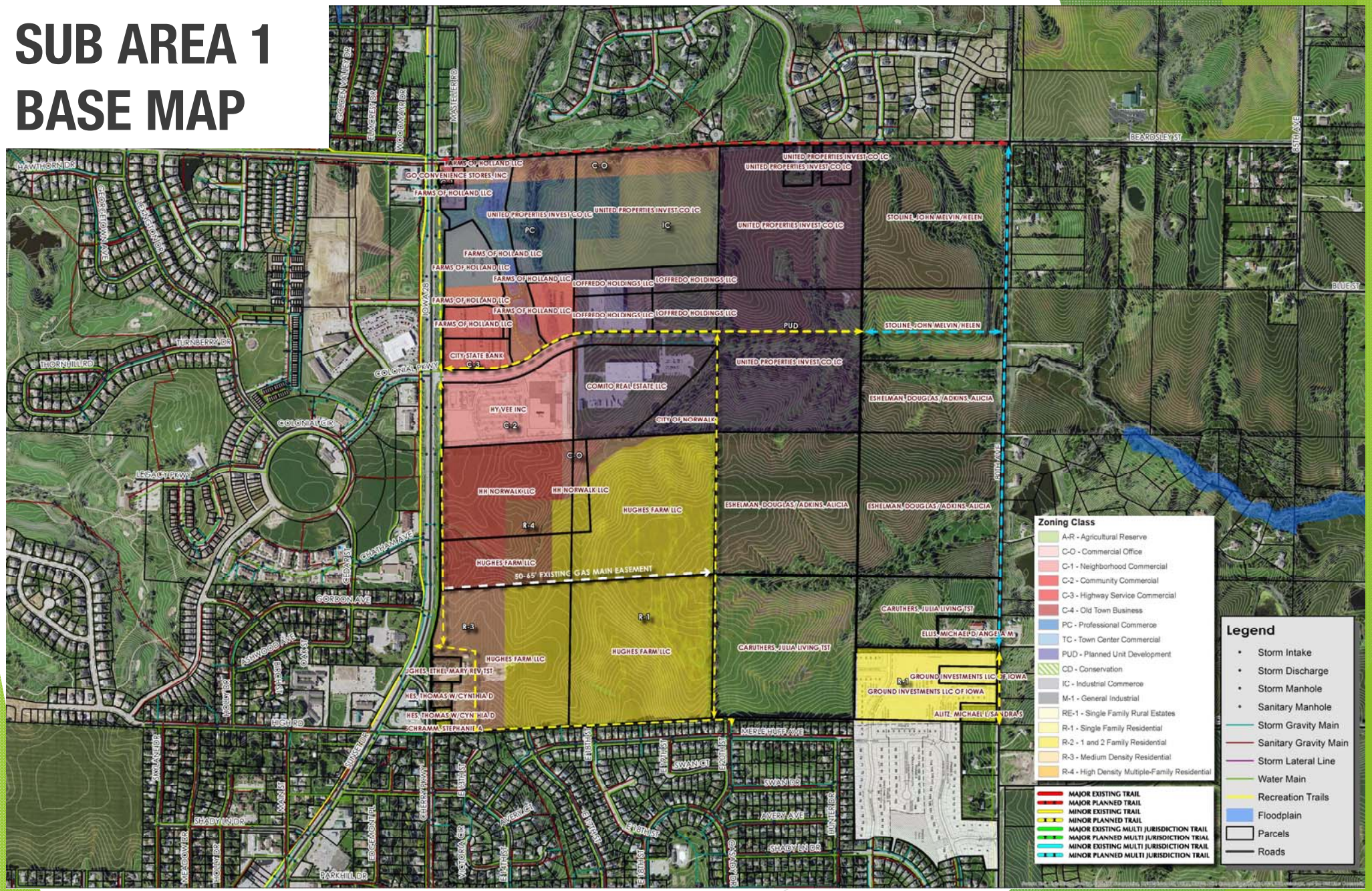
The mixed-use concept contains residential, commercial, industrial commerce, and public uses. Within a portion of the commercial areas is a new urbanism concept that focuses on creating a newer more welcoming downtown center.

Typical uses

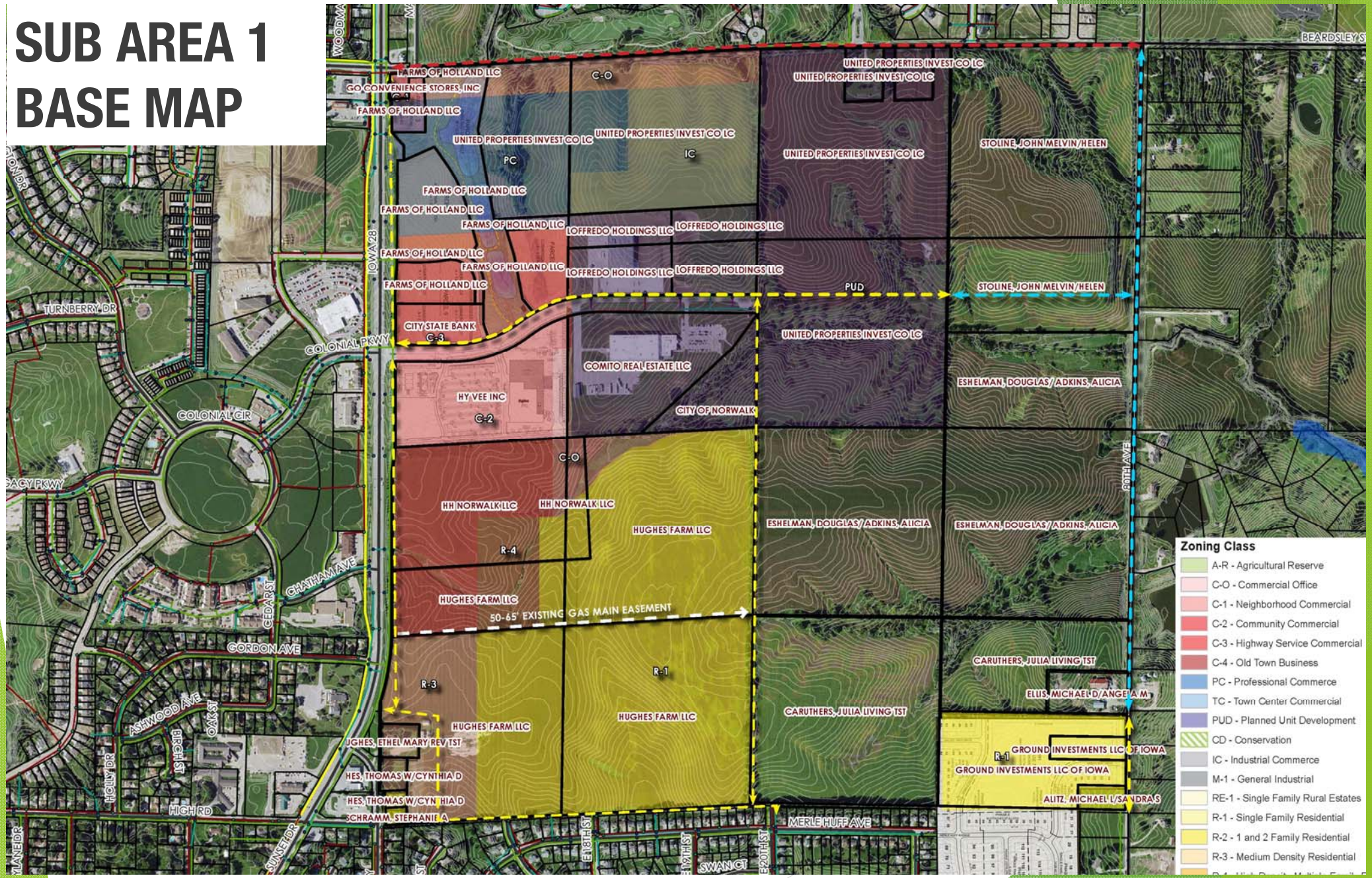
1. Single-family residential
2. Townhouse development
3. Upper level residential
4. Retail uses
5. Office uses
6. Educational facilities
7. Municipal facilities
8. Necessary accessory uses and structures that are subordinate to the primary structure
9. Religious uses and structures
10. Community/recreational center



SUB AREA 1 BASE MAP



SUB AREA 1 BASE MAP



NEXT STEPS

- STAKEHOLDER INTERVIEWS + PUBLIC INPUT WORKSHOP
- PUBLIC INPUT REVIEW WITH STEERING COMMITTEE
- DRAFT PLAN
- DRAFT PLAN REVIEW WITH STEERING COMMITTEE
- 2ND JOINT COUNCIL/P&Z WORKSHOP – DRAFT PLAN REVIEW
- FINAL DRAFT
- PUBLIC HEARINGS