

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE MASTER PLAN AND RULES, REGULATION, AND GUIDELINES FOR THE LEGACY PLANNED UNIT DEVELOPMENT AS CONTAINED IN ORDINANCE NO. 01-01**

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:**

**SECTION 1. PURPOSE.** The purpose of this ordinance is to amend the master plan and rules, regulation, and guidelines for Parcel 10 of the Legacy Planned Unit Development as contained in Ordinance No. 01-01.

**SECTION 2. AMENDMENT.** Section five (5) subsection eight (8) is hereby amended to include to following:

Land classified as Flex Space in Parcel 10 (specifically the area known as outlot Z of the Legacy Commercial Plat 6, lot B of The Legacy Commercial Plat 6, lot 2 and 3 of The Legacy Commercial Plat 1, lot 1 The Legacy Commercial Plat 4) R-3 and R-4 shall be prohibited with the following permitted exception:

- Assisted Living Residential Facilities, Nursing or Convalescent Home, not exceeding sixteen (16) dwelling units per acre of lot area exclusive of public street right-of-way, or for those facilities which do not provide separate living quarters defined as dwelling units within this ordinance, a maximum of thirty-two (32) beds or residents per acre of lot area exclusive of public street right-of-way.
- Mixed-use buildings that include a mixture of commercial, office, and residential uses. Specific council approval of a mixed-use concept is required for any proposal. The concept shall include information on location and intensity of use.

**SECTION 3. SEVERABILITY CLAUSE.** In any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the \_\_\_\_ day of \_\_\_\_\_, 2014.

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Tom Phillips, Mayor

ATTEST:

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Jeff Rosien, City Clerk

PREPARED BY: Luke Parris, City Planner