

**ORDINANCE NO. 19-08**

**AN ORDINANCE AMENDING THE MASTER PLAN AND RULES, REGULATIONS, AND GUIDELINES FOR THE ECHO VALLEY COMMUNITY PLANNED UNIT DEVELOPMENT AS CONTAINED IN ORDINANCE NO. 03-08**

**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, regulations, and guidelines for the Echo Valley Community Planned Unit Development as contained in Ordinance No. 03-08.

**Section 2. Amendment.** The Echo Valley Community Planned Unit Development is hereby amended with the following:

Echo Valley Community Planned Unit Development Master Plan Map:

Property identified in the Legal Description in Exhibit "A" is removed from Parcel G and Parcel H and classified as Parcel S.

Section 6: Land Use Design Criteria:

Delete Parcel G from the Land Use and Density Schedule.

Delete Parcel G from the Bulk Regulations table.

Delete Parcel G from the "Specific Information Not In Tables" section.

Add the following to the Land Use and Density Schedule:

<b>LAND USE AND DENSITY SCHEDULE</b>					
Parcel #	Land Use/Zoning	Density	Area/Acre s	# Units	Density DU/Acre
Parcel S	R-1 Single Family	3 units per acre	42.60	127	3

Add the following to the Bulk Regulations table:

BULK REGULATIONS							
Parcel #	Lot Area	Lot Width	Yard				Height
	Min. Sq Ft	Feet	Front Feet	Side Feet	Rear Feet	Golf Feet	Feet
Parcel S	8,000	65'	30'	Lots less than 75' wide: 10' total (5 min. one side) Lots 75' wide & wider: 14' total (7' min. one side)	30'	50'	35'

Add the following to the “Specific Information Not In Tables” section:

Parcel S. This parcel is intended to have a variety of lot widths throughout the development. Wider lots are intended to have greater setback than smaller lots, as identified in the Bulk Regulations table above. All parkland dedication requirements for this parcel are fulfilled by the presence of the Echo Valley Country Club.

**Section 3. Repealer.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 4. Severability Clause.** If 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 5. Effective Date.** This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the 2nd day of May, 2019.

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Tom Phillips, Mayor

Attest:

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Lindsey Offenburger, City Clerk

First Reading: May 2, 2019

Second Reading: May 2, 2019

Third Reading: May 2, 2019

Clerk's Certificate

I certify that the foregoing was published as Ordinance No. 19-08 on the 16th day of May, 2019.

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City Clerk

# EXHIBIT "A"

## NW ECHO VALLEY - PUD AMENDMENT REZONING DESCRIPTION

A PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST FRACTIONAL QUARTER OF THE NORTHWEST 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:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST FRACTIONAL QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH  $89^{\circ}58'51''$  EAST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 890.04 FEET, THENCE SOUTH  $0^{\circ}01'09''$  EAST, 50.00 FEET TO THE NORTHWEST CORNER OF THE GREENS OF ECHO VALLEY, AN OFFICIAL PLAT IN SAID CITY OF NORWALK; THENCE SOUTH  $4^{\circ}14'17''$  EAST ALONG THE WESTERLY LINE OF SAID THE GREENS OF ECHO VALLEY, 754.26 FEET; THENCE SOUTH  $38^{\circ}56'06''$  EAST CONTINUING ALONG SAID WESTERLY LINE, 47.62 FEET; THENCE NORTH  $68^{\circ}19'56''$  WEST, 70.67 FEET; THENCE NORTH  $81^{\circ}09'16''$  WEST, 456.40 FEET; THENCE SOUTH  $76^{\circ}32'10''$  WEST, 246.75 FEET; THENCE SOUTH  $78^{\circ}14'31''$  WEST, 441.25 FEET; THENCE SOUTH  $56^{\circ}47'09''$  WEST, 304.42 FEET; THENCE SOUTH  $18^{\circ}21'22''$  WEST, 262.31 FEET; THENCE NORTH  $50^{\circ}55'09''$  WEST, 708.44 FEET; THENCE NORTH  $2^{\circ}01'09''$  WEST, 762.56 FEET; THENCE NORTH  $61^{\circ}12'42''$  EAST, 65.83 FEET; THENCE NORTH  $0^{\circ}23'35''$  EAST, 65.00 FEET TO THE NORTH LINE OF SAID SECTION 6; THENCE NORTH  $89^{\circ}58'51''$  EAST ALONG SAID NORTH LINE, 1068.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.60 ACRES (1,855,741 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.