

REGULAR NORWALK PLANNING AND ZONING MEETING 7-11-2016

Call to order

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, July 11, 2016. The meeting was called to order at 5:45 p.m. by acting Chairperson Judy McConnell. Those present at roll call were, Judy McConnell, John Fraser, Elizabeth Thompson, Brandon Foldes, Donna Grant and Jim Huse. Absent: Chad Ross.

Present was City Council liaison Stephanie Riva.

Staff present included: Luke Parris, City Planner and Wade Wagoner, Planning and Economic Development Director.

Approval of Agenda – 16-38

Motion by Huse and seconded by Thompson to approve the agenda as presented. Approved 6-0.

Approval of Minutes – 16-39

Parris explained some changes to the minutes submitted by Stephanie Riva.

Motion by Huse and seconded by Grant to approve the minutes as amended from the June 27, 2016 meeting. Approved 6-0.

Welcome of Guests

Acting Chairperson McConnell welcomed guests present. With no one wishing to speak, the business portion of the meeting was opened.

New Business

Public hearing and consideration of a request from Norwalk Land Co to amend the master plan and ownership requirement of Parcel 3 of the Orchard View Planned Unit Development – 16-40

Parris gave the staff report. The future land use plan for the area is identified as High Density Residential. The PUD currently calls for R-3 zoning in this area. The proposed amendment does not request a change in zoning district. The proposal requests:

1. Adoption of an updated master plan that expands the site to allow for the required setbacks and buffers for the parcel.
2. Change the owner occupied requirement from "The development of this parcel may only include owner occupied units" to "It is the intent that the parcel will be developed as an owner-occupied community. All units will initially be marketed individually for-sale."

For request #1, Parcel 3 was not adequate size to allow for the required buffer and setbacks. A previous PUD amendment requested a lessening of the buffer standards. That amendment request was denied. This new master plan expands the parcel to the west to allow for the appropriate buffer and setbacks for the site. The past request included 76 townhome lots on 6.77 acres. The new master plan would include 74 townhome lots on 7.07 acres. The new master plan also results in the shortening of a cul-de-sac to the west and the loss of 4 single-family lots.

For request #2, the current PUD requires that only owner occupied lots be developed on Parcel 3. This is problematic from a City enforcement perspective, as it would be difficult for staff to determine if a home was occupied by an owner or a renter. To enforce this code section, the City would need a mechanism to remove rental occupants from dwelling units. The City does not currently enforce the occupancy type on any other dwelling unit in the community and does not have a mechanism to enforce the requirement at this time. The request is to change the language to read "It is the intent that the parcel will be developed as an owner-occupied community. All units will initially be marketed individually for-sale." This proposed language

would not require the City to verify the occupancy status of each dwelling unit and would not require a mechanism to remove rental occupants from a dwelling unit.

During the previous meeting of the first amendment requests many concerns were raised regarding the impact that the townhome project would have on neighboring property values. Attached is an article with citations to numerous studies on the topic. Additional studies on the topic can be found at the following links:

http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/rr07-14_obrinsky_stein.pdf
https://smartech.gatech.edu/bitstream/handle/1853/10496/matthews_john_w_200605_phd.pdf

Staff recommends approval of the amendment to Parcel 3 of the Orchard View Planned Unit Development. The proposed amendments are relatively minor and do not alter the intent of what the original PUD had for Parcel 3. The proposal further locks in the layout of the townhome development through the inclusion of the Master Plan, providing further assurances on the type of development to occur on Parcel 3.

McConnell opened the public hearing at 5:53 PM.

Jim Campney from Norwalk Land Co. LLC, 475 Alice's Road, Waukee, Iowa 50263 said that the new layout is less dense in that there are 2 less units in the townhomes and 4 less homes on the cul-de-sac to the west. Melissa Hills, engineer for Campney, indicated that the units in the middle are three stories, and on the perimeter they are two stories.

Thompson asked about all of the trees shown on the site plan. Parris indicated they were a part of the buffer requirements.

Huse asked if the storm water retention is in the SW corner. Parris indicated it is.

Hills noted that all of the private streets are 26' wide. Riva added that council has directed staff to ensure that the streets are being installed to SUDAS standards.

Wagoner indicated he had received two questions in the afternoon about design standards and why this is being brought back before one year.

Parris informed the Commission that they will have to use at least 3 different materials from the Class I through Class IV materials list and that will be fleshed out during site plan approval, and that the request had substantially changed to meet our buffer and setback requirements so it was not the same request.

Carl Morton, 610 Tangelo Circle, said he appreciated that Campney had made some changes but still thought that it was too dense. He felt 60 units is better. Morton also expressed concerns about the rental language changing and the quality of the private roads.

McConnell declared the public hearing closed at 6:06 PM.

Parris was asked about private roads. He explained they allow development to be much denser with homes being 25' from the curb as opposed to a minimum of 46' along public streets.

Grant asked about price points. Campney indicated \$165,000'ish for the three story and \$190,000'ish for the two story units.

Acting secretary Wagoner read the following letter aloud.

My apologies for not being able tonight to hear comments or cast a vote, however, I do want to provide comments on this topic.

Orchard Hills' residents are a passionate group of people that expressed concerns of having this parcel changed from R1 to R3 a few years ago. Asking why more townhomes needed built within the community as there were already townhomes on Orchard Hills Drive, Aspen Drive and Wright Road as well the potential investors converting owner occupied homes to rental properties. The owner provided a potential layout of townhomes they called patio homes coupled with wording in the PUD addressing owner occupied which relaxed the community's concern and allowed for the parcel to be rezoned. Note: The previous owner is not here today to support the wording they agreed to nor the layout they suggested.

Myself and others in the Orchard Hills Community have met with Mr. Campney and made suggestions to help Norwalk Land Company develop a townhome community that would complement Orchard Hills as a whole, such as the one that was presented during the rezoning of the parcel. Those suggestions were to lighten the density, lowering the profile of the homes, provide basements for storm protection and to make sure to build at a quality and value of the current community. As well move forward with the current wording of the PUD.

I can appreciate the efforts Norwalk Land Company has made to adjust the wording to ease concerns about a rental community being created as well the adjustment to attend land while decreasing the number of units but still do not feel this project compliments the current Orchard Hills community.

If we approve the removal of the 'Owner Occupied Only' then we will open up the same situation we had a few years ago where a development was proposed that also did not complement Orchard Hills or Norwalk as a whole.

Let's encourage Norwalk Land Company to bring a complimentary development to Orchard Hills by recommending less density, lower profile, basements, and owner occupied units only.

Sincerely,
Chad A. Ross

Jim Campney reiterated that the PUD allowed 80 units but he only has 74 and that basements will ruin the price points. The two story units have 1,600 square feet and the three story have 625 per floor.

Grant indicated that no basements means all the storage ends up in the garage, displacing vehicles to the driveways and streets.

Foldes asked for higher standards, wants to see some permanent materials and more guest parking stalls when the site plan comes in.

Parris was asked if on street parking is allowed. Parris indicated that would be up to the HOA but he believes 26' wide streets can accommodate on one side, but the sheer number of driveways makes it sparse.

Motion by Foldes and seconded by Huse to approve as proposed. Approved 6-0.

Public hearing and consideration of a request from Hubbell Realty Co. to amend the Parcel 10 of the Legacy PUD to designate the site for an assisted living facility – 16-41

Parris gave the staff report.

Following the approval of the Legacy Landing apartment complex, directly south of this proposed site, the City passed an amendment to Parcel 10 of the Legacy PUD that restricted any future high density residential to only senior living type concepts. The proposal for this site is an assisted living center that meets the intent of Parcel 10. The development of an assisted living facility at this location can provide a transition of uses from the single-family homes to the west to the likely commercial development to the east. Additionally, in many recent City meetings, staff has heard of the desire for additional senior living options in Norwalk. This proposal provides a new facility in Norwalk to help meet the needs of an aging population.

McConnell declared the public hearing open at 6:23 PM.

Thompson asked what age of people would be living in this facility? Kris Sadoris from Hubbell homes said that the average entrance age is 85 and residents that need assistance with medicine, bathing, etc, but this is not a single bed nursing home.

Huse asked about the courtyards. Dean Roghair, engineer for Hubbell, explained that those are patios.

Sadoris added that they just opened a similar facility in Johnston and also one on the South side of Des Moines.

Huse indicated that the City received feedback at the Subarea 1 meeting that the City needs more senior housing so he was happy to see this proposal.

Thompson asked how this will affect traffic on Beardsley. Sadoris said that some individuals have vehicles but that this is not a big traffic generator.

Brittany N. Lumadue, 2986 Park Place, asked about a buffer, Dean Roghair pointed out where that buffer will be and how many trees per linear feet.

Andrew Crawford, 2990 Park Place, was worried about it being something other than assisted living. Parris indicated that it could not, as the only assisted living still allowed.

Sadoris indicated the project would not start until next spring.

McConnell closed the public hearing at 6:48 PM.

Motion by Grant and seconded by Thompson to approve the PUD amendment to Parcel 10 of the Legacy PUD to designate the site for an assisted living facility. Motion carried 6-0

Request from Kruse Construction, LLC to approve the Final Plat of the Timber View Plat 1 – 16-42

Parris gave the staff report.

The applicants are: Kruse Construction, 2209 Riverwoods Ave., Des Moines, Iowa 50320 & Cooper Crawford & Associates, 475 S. 50th Street, Suite 800, West Des Moines, Iowa 50265

This request would create 61 single family lots in the Timber View subdivision. The subdivision will have standard city sidewalks on both sides of the streets throughout. An 8' trail is shown on the preliminary plat along Cumming Avenue. Lots in this section of Timber View are zoned R-1(70). Later phases of the development property have R-1(80) zoning along the north boundary, but are not part of this request. Parkland dedication for the area is identified in the preliminary plat as a 3.233 acres parkland site that will be dedicated to the City during the next phase of the subdivision. The Future Land Use Map designates the area in question as Low Density Residential and High Density Residential. The Final Plat consists of 61 single family lots, containing approximately 51.374 acres of ground.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. The streets include a continuation of the 31' wide main street named Timberview Drive and 28' wide local streets name Partlow Street, Serenity Circle, and Blooming Heights Drive.

Therefore, staff recommends that the request for the Final Plat of Timber View Plat 1 be approved with the suggested 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.

It was moved by Foldes, seconded by Fraser to approve the Final Plat of Timber View Plat 1 with staff's suggested conditions.

Request from Savannah Homes to approve the Final Plat of the Old School Plat 2 – 16-42

Parris gave the staff report. The applicants are Savannah Homes. 800 S. 50th Street, Suite 101 West Des Moines, IA 50265 & Cooper Crawford & Associates, 475 S. 50th Street, Suite 800, West Des Moines, IA 50265. This request would create 10 single family lots in the Old School subdivision.

No public parkland is dedicated on site. Parkland dedication for the area needs to be satisfied via donation of ground outside of the development, improvements to existing parks, or a fee in lieu of parkland. The development would require 0.17 acres of parkland for the 10 lots. The site does provide a 0.77 acre private park. This private park reduces the parkland requirement by 25% down to 0.1275 acres. The City has determined that the fair market value of 0.1275 acres of parkland is \$1,848.75. The dedication requirement will need to be satisfied prior to release of the plat for recording.

Staff recommends that the request for the Final Plat of Old School Plat 2 be approved with the suggested 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.

It was moved by Fraser, seconded by Grant to approve the Final Plat of Old School Plat 2 with staff's suggested conditions.

Discussion on Subdivision Regulations update focusing on Parkland Dedication

Wagoner discussed a staff prepared memo that was shared with the Planning & Zoning Commission related to updating the City's Subdivision Ordinance. That memo identified the following areas as focus points for the update:

- Review and Approval Procedures for Final Plats
- Complete Streets Policy
- Street Design Standards
- Lot Design Standards
- Drainage
- Parkland Dedication
- Fees

Wagoner mentioned the six sigma process that former council person Tom Greteman aided staff with. The purpose of the exercise was to streamline the platting process for developers without compromising the final product.

Wagoner indicated that last Thursday night he gave the presentation to council about Street widths. Wagoner feels that we can make our streets simultaneously better, but also narrower streets are cheaper streets as well. His research indicates that for every square yard of concrete not poured the developer saves about \$40. The City also saves down the road on maintenance cost. Wagoner would like to capture some of that savings and use it to implement a park plan. Parris explained the section of Sub Division Ordinance and Comprehensive Plan that were attached. Riva indicated that talks are under way with the Council, Parks Board, and hopefully a consultant to come up with a parks master plan, a cost of what it will take to implement/ implementation strategies. Wagoner reiterated that cost savings from unnecessarily wide streets is a potential way to fund a better parks system.

Discussion on the Chapters 2-4 of Suburban Nation

Wagoner provided the following analysis and talking points City staff asked the Planning Commission to read and provide feedback from chapter 2, 3, and 4 of the book Suburban Nation. The purpose of this exercise is to have the Planning Commission gain a better understanding of past development patterns used across the U.S and to learn new practices to implement when developing future plans for the City of Norwalk. As we move forward on the Subdivision Regulation update, we feel the takeaways from Chapter 4 are particularly important.

The following are key takeaways identified from City staff after reading and review of the second chapter of *Suburban Nation*:

- Identifying why there are more traffic congestions in the suburbs than in the city (everyone is forced to drive)
- Creating a distinction between adjacency & accessibility.
- Visualizing structures in a different light: the convenience store as the corner store, the shopping center as the main street, and the office park included on main street.
- Rethinking how we use open space in the suburbs.
- Reevaluate the need to have curving streets and cul-de-sacs.
- Traffic calming

The following are key takeaways identified from City staff after reading and review of the third chapter of *Suburban Nation*:

- Considering why housing trends help support the spread of sprawl. "Isolation en masse"
- An examination of differences between the private and public realm of the 'McMansions' and subdivisions.
- Why suburbs fuel segregation by how much you earn.
- Cookie cutter housing and the value of diverse housing styles
- The two types of affordable housing that are illegal: The home above the store and the outbuilding.
- The two forgotten rules of affordable housing: affordable housing should not look different from market rate housing; and affordable housing shouldn't be concentrated in large quantities.
- The middle class housing crisis.

The following are key takeaways identified from City Staff after reading and review of the fourth chapter of *Suburban Nation*:

- Identifying the increasingly reluctance to participate in civic life: family, community, the public realm, the motorist.
- The relationship between drivers and pedestrians.

Prerequisites for street life: meaningful destinations, safe streets, comfortable streets, and interesting streets.



A small curb radius slows down vehicles and shortens crossing distance. Meanwhile, highway geometry applied to local streets encourage speeding and increases crossing distance



Poor street design severs walking connections and precludes pedestrian life. Proper design can create a street that is a sociable space with many purposes.

Staff Development Update

Wagoner indicated that he been tasked with coming up with an Economic Development model or plan. The plan would include a business attraction and retention component, would set parameters for how and when the City will use TIF, abatement, and other incentives. Wagoner plans to work with the Economic Development CIAC group, and include members of the development community while drafting the policy document.

Future Business Items

Parris provided an update on the following future upcoming business items.

- a. Sidewalks at St. John's Catholic Church
- b. Trail Plan Update
- c. Orchard Trail Plat 5
- d. Legacy Plat 20
- e. Old School Plat 2 Final Plat
- f. SubArea 1 Master Plan & Future Land Use Plan
- g. R-F District Rezoning

Next meeting Date July 25

Adjournment – 16-43

Motion by Huse and seconded by Foldes to adjourn the meeting at 8:14 P.M. Approved 6-0.

Judy McConnell, Vice Chairperson

Luke Parris, City Planner