



AGENDA
PLANNING AND ZONING MEETING
Norwalk City Hall, 705 North Ave
Monday, November 9, 2015
5:45 P.M.

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes
 - a. October 12, 2015
 - b. October 26, 2015
4. Chairperson – Welcome of Guests
5. Public Comment – 3-minute limit for items not on the agenda (No action taken)
6. New Business
 - a. Public hearing and consideration of a rezoning request from Road Contractors Inc. for the North Shore Planned Unit Development
 - b. Review of the Urban Renewal Plan amendment
 - c. Request from Hubbell to approve the Orchard Hills Villas Preliminary Plat
 - d. Request from United Properties to approve the Grading Plan for the Marketplace at Echo Valley
 - e. Request from Rolling Green Ventures, LLC to approve the Final Plat of Rolling Green Plat 5
 - f. Review of Request for Proposal submittals for the Comprehensive Plan Land Use update
7. Staff Development Update
8. Future Business Items
 - a. SubArea 1 Master Plan RFP
 - b. Legacy Plat 19 Construction Documents
 - c. Estates on the Ridge Plat 2 Construction Documents
 - d. Old School Plat 2 Final Plat
 - e. Orchard View Plat 3 Construction Documents
 - f. North Shore Planned Unit Development
 - g. Edencrest at Legacy Site Plan
 - h. Comprehensive Plan Amendment for Trail Map
 - i. Welcome Sign Progress
9. Next Meeting Date: November 23, 2015
10. Adjournment

REGULAR NORWALK PLANNING AND ZONING MEETING 10-12-15

Call to order

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, October 12, 2015. The meeting was called to order at 5:45 P.M. by Chairperson Stephanie Riva. Those present at roll call were John Fraser, Judy McConnell, Jim Huse, Dan Schulz, Stephanie Riva. Absent: Chad Ross and Robin Wagner.

Staff present included: Luke Parris, City Planner; Wade Wagoner, Planning and Economic Development Director; Shelley Stravers, Development Services Assistant.

Approval of Agenda – 15-73

Motion by Huse and seconded by McConnell to approve the agenda as presented. Approved 5-0.

Approval of Minutes – 15-74

Motion by Schulz and seconded by Fraser to approve the minutes from the September 28, 2015 meeting. Approved 5-0.

Welcome of Guests

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

New Business

Request from Cort Landing LLC to approve the Preliminary Plat of the Cort Landing Plat 1– 15-75

Mr. Parris explained that this plat is currently zoned in the Dobson PUD which was amended in June to allow for R-1(60) and C-2 Commercial. This request would create 31 single family lots and 1 commercial lot, located west of Sunset Drive, north of Wright Road, and south of Elm Ave. The property at Lot 1 of Orchard Ridge Plat 1 has notified the City of past problems with the drainage in the rear of their lot. This plat will develop an extension of Pine Ave. and place a storm sewer intake and pipe that will convey storm water from the area behind Lot 1 of Orchard Ridge Plat 1 under Pine Ave. onto Lot 32 of Cort Landing. This should help with the drainage and alleviate some past drainage problems.

The plat shows a connection north to Elm Ave. and a connection east to Sunset Dr./Iowa Highway 28. The developer will need to work with the Iowa DOT on the access permitting to Iowa Highway 28. City staff had previously talked with the Iowa DOT and been told that the access location was appropriate for a full access.

The area to the west is identified as R-4 and will require a buffer, which would have a standard 50' wide buffer. The land to the north/west identified as R-3 will require a standard 30' wide buffer. Both areas are undeveloped and will be required to provide the buffer on their site at development stage.

The plat shows a C-2 lot that is currently undeveloped and adjacent to R-1 uses. Per the PUD, any part of the commercial parcel that is adjacent to a single family lot shall have a 30' wide buffer that meets city code. The new buffer ordinance does allow for a buffer to be reduced, following the buffer standards, when the boundary of a zoning district is along a public street right-of-way.

A Storm Water Management Plan was submitted and reviewed by the City Engineer. Storm water for the single family development is collected in the storm sewer system and managed in a single detention area located behind lots 13, 14, 22 and 23. The detention area discharges to an existing drainage way located inside a drainage easement through the southern area of the plat.

Lot 32, the commercial lot, is located within a separate drainage basin. The drainage from the west is collected in an intake, passed under Pine Ave. in a pipe and outlet onto Lot 32. A detention system has not been designed for Lot 32 at this time. Detention design will depend upon the type of development and will occur during the site plan phase. Lot 32 is allowed to naturally drain in its undeveloped state and is allowed to pass through any improved storm water this is drained onto the lot.

The development is required to provide 0.56 acres of parkland, or the equivalent per Subdivision Regulations, to the City. No park is shown on site. Parkland dedication requirements will be finalized during final platting.

The required front setback for single family lots is 30' with a minimum lot width of 60'. The sideyard setbacks are 7' minimum with 15' total for both sideyards. The required setback for the commercial lot is 30' per the PUD. The sideyard setbacks are 20' minimum. The Dobson PUD specifically prohibits certain uses on the commercial lot.

Riva expressed concern that there will not be access to Highway 28 since the original concept was shown that way at the time of rezoning. Parris explained it is not required in the PUD, Zoning Ordinance or Subdivision Regulations.

Motion by Huse and seconded by Schulz to approve Preliminary Plat of the Cort Landing Plat 1 with the following conditions:

- That 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.

Approved 4-1, Riva voting nay.

Request from United Properties Invest Co LLC to approve the Final Plat of The Village on the Ridge – 15-76

Mr. Parris presented a request that would create 34 lots that are zoned in the Echo Valley Community PUD and developed as a Cluster Home Development. The lots are to be sold and developed as single family units with maintenance of lots conducted by an owner's association.

There are three drainage basins on the site. Storm water is detained in three separate detention areas. The detention areas are located on Outlot Z, behind Lots 20-24, and behind Lots 16-17. The Outlot Z discharges via a connection to the City storm sewer. The area behind lots 20-24 discharges to storm sewer on the golf course to the west. The area behind Lots 17-18 connects to the City storm sewer system.

The parkland dedication requirement was considered the golf course per a previous agreement and payment to the City during the development of prior phases in the Echo Valley Community PUD.

The development includes varying setbacks between 20' and 25' to allow for the road; the reduction of typical road right-of-way from 60' to 50'; and the construction of a 26' public road. On-street public parking is allowed to count for overflow parking. Minimum distance between buildings is 10'.

Schulz asked if there was a cart path planned along Beardsley. Parris answered that there are 5' sidewalks planned within the subdivision and an 8' trail along Echo Ridge Trail. The City plans to connect the trail to a trail along Beardsley Street. Schulz feels it is important to have a cart path along Beardsley or golfers will be driving carts on the street.

Motion by Huse and seconded by McConnell to approve the Final Plat of The Village on the Ridge with the following conditions:

- That 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.
- That the Planning and Economic Development Director or his designee be authorized to sign off on the plat for recording once Public Works has indicated the infrastructure is acceptable. In an effort to be developer friendly, the formal (council action) acceptance of the infrastructure and the approval of the final plat needn't occur at the same council meeting.

Approved 4-1, Schulz voting nay.

Staff Development Update

Parris reviewed the Development Services September report with Commission.

Wagoner updated Commission on Elizabeth Holland Park and a Preliminary Development Agreement that Mr. Coppola requested in order to transact on the Elizabeth Holland Park. They are currently working on that agreement.

Also, an outside firm is being considered as a construction manager for the Elizabeth Holland Park. Stakeholders are really in favor of hiring a certain firm and since our Public Works department is short staffed right now the City is looking into this option.

Norwalk Orchard View Plat 2 is going to City Council on Thursday night along with Silverado Plat 2 Preliminary Plat.

The City has identified that we want to do a subdivision ordinance update next, but staff is still in the process of deciding if that is a project that we will do in-house or hire a consultant.

There is currently talk about conducting a DOT study and staff has asked Tim Hoskins to come in and lead that discussion for that group. Once that is complete, that information would be presented to the Commission.

The DOT is currently interested in conducting a study on the Highway 28 corridor, looking for ways to make it flow more efficiently. This study would be the entire length of Highway 28 through Norwalk.

Coppola would like a study to be done for the realignment of Masteller. They need signals in and out in order to get businesses into the development.

Future Business Items

Parris updated Commission on the future business items. Staff is working on getting the City Council Workshop with the P & Z set up in November sometime. The deadline for the RFP's for the Comp Plan update is approaching quickly, so we will be getting back into the swing with the SubArea 1 Master Plan. Legacy Plat 19, Rolling Green Plat 5, Estates on The Ridge Plat 2, and Orchard View Plat 3 construction documents will all be coming to Commission soon. Brad Cooper has decided to possibly hold off a bit for Old School Plat 2 Final Plat. Staff is currently waiting on updates from John Micka on the Comp Plan Amendment for Trail Map. They will touch base with him.

Adjournment – 15-77

Motion by Fraser and seconded by McConnell to adjourn the meeting at 6:26 P.M.
Approved 5-0.

Stephanie Riva, Chairperson

Luke Parris, City Planner

REGULAR NORWALK PLANNING AND ZONING MEETING 10-26-15

Call to order

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, October 26, 2015. The meeting was called to order at 5:45 P.M. by Chairperson Stephanie Riva. Those present at roll call were John Fraser, Judy McConnell, Jim Huse, Chad Ross, Stephanie Riva. Absent: Dan Schulz and Robin Wagner.

Staff present included: Luke Parris, City Planner; Shelley Stravers, Development Services Assistant.

Approval of Agenda – 15-78

Motion by Huse and seconded by McConnell to approve the agenda as presented. Approved 5-0.

Approval of Minutes – 15-79

Motion by Ross and seconded by Fraser to approve the minutes from the October 12, 2015 meeting. Discussion was held regarding the minutes. Approved as amended 5-0.

Welcome of Guests

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

New Business

Request from Kruse Development to approve the Preliminary Plat of Timber View – 15-80

Mr. Parris reported to Commission that there is a request from Kruse Development and Lemar Koethe to approve Preliminary Plat of Timber View. This development would create 145 single family lots that are zoned in either R-1(70) or R-1(80), a 3.2 acre city park, two out lots for storm water ponds, and out lots for future development.

There are sidewalks within the subdivision and a proposed trail along North Ave. (G14). The trail along North Ave. would not be constructed when the homes were built. The City would use a petition and waiver that would allow the City to build the trail at a future date and assess the adjacent property owners. The City would pay for 3' of the proposed 8' trail.

The site was recently rezoned from A-R Agricultural Reserve to R-1(80) and R-1(70). Surrounding ground is primarily still A-R, with an R-1(100) subdivision to the east and an RE-1 subdivision to the southwest.

The Subdivision Regulations require a buffer along double frontage roads. An appropriate buffer is shown on the Preliminary Plat.

There are two drainage ponds, one on Outlot X and one on Outlot Z. The ponds will collect the storm water from the development and release it at an appropriate rate to flow overland to the north.

The developer is required to provide 2.6 acres of parkland space and 3.2 acres of parkland has been provided.

Mr. Parris noted that the DOT requires 1,000 trips a day in order to justify a traffic study for the area. The trip totals were between 500 and 800 and did not meet those requirements for the study.

Mr. Parris spoke with Dennis Isley earlier that day and he owns the property to the north. The Preliminary Plat is showing a temporary cul-de-sac on his property and he was concerned about that. Mr. Parris explained that when a street ends like that, it is required by the City for there to be a cul-de-sac. At that point, it is between the two property owners to get the temporary easements figured out and decide whose property the cul-de-sac will be located. If they cannot come to an agreement, then the cul-de-sac will have to be placed on the Kruse property.

Mr. Parris spoke to Bob Veenstra, City Engineer and he wrote a memo addressing the last 80 feet of the north end of the street that crosses over into Isley's property. Mr. Isley was concerned about the storm water runoff from this portion of the development onto his property. Parris explained that upstream property is allowed to release storm water downstream as long as they don't change the rate of release.

Brad Cooper, Cooper Crawford & Associates spoke on behalf of Mr. Kruse. Mr. Cooper agreed that upstream property owners are allowed to release storm water downstream. They will watch this area as they develop. They might find in final design that they are better off putting intakes in that area instead of worrying about the release rate of the storm water.

Commission was reassured by Mr. Parris that there would still be a sufficient buffer and space in order to expand North Ave. (G-14) if desired.

The Commission expressed concern about one point in and one point out of the development. Once Blooming Heights gets going, there is a planned road that will connect the two developments and will allow for an additional in and out access. Commission was concerned about follow through with the additional access point through Blooming Heights. Mr. Parris explained that the connection is shown on both development plans and that the connectivity plan in our subdivision ordinance would require the road connected through both developments. Mr. Cooper added that the same person owns both properties so this shouldn't be a problem.

Ross asked why Mr. Zimpleman was not listed as a property owner when he owns property in the plat? Mr. Cooper informed him that Mr. Zimpleman just closed on his parcel the week prior, which wasn't early enough to have him listed. Ross would like to see him listed as a property owner before this goes to City Council.

Commission also questioned what kind of accessory building Mr. Zimpleman would be putting on his parcel in this development. Mr. Cooper will inform him that he needs to bring plans to the City for approval for his accessory building.

Mr. Parris informed Commission that the proposed Preliminary Plat has been designed in accordance with the City's Subdivision Ordinance. Lot design, street and right of way design, water service design, sanitary sewer service design, storm sewer service design and easement design all conform with City requirements. Therefore staff recommends that the request be approved with conditions noted in staff report.

Motion by Ross and seconded by Huse to approve Preliminary Plat of Timber View with the following conditions:

- That applicant follows all rules and regulations set forth in the City of Norwalk Zoning and Subdivision ordinances.
- That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.
- That Larry Zimpleman also be named in the as a partial land owner in this Preliminary Plat prior to going to City Council.

Approved 5-0.

Staff Development Update

Parris informed Commission that Mr. Wagoner attended a planning conference the previous week in Sioux City, Iowa and is currently in New Orleans at an Economic Development conference.

Future Business Items

Parris updated Commission on the future business items. Most of the items on future business do not have an update at this time.

There are a couple of new items on the agenda that Mr. Parris briefly explained. The North Shore Planned Unit Development is close to bringing to the Commission. This is being reviewed by staff and should be on an agenda in November once some of the details are ironed out.

Staff had a pre-application development meeting with Hubbell regarding Legacy Commercial 7 area and proposing a senior assisted living center called Edencrest at Legacy. This will consist of 72 units of assisted living. This meets the PUD for that type of use. The first step in this process is a rezoning of the PUD to change this from flex space so that in the future it will be required to be similar use. Hubbell is modeling this after other projects they have done for assisted living in the metro area.

Riva asked Mr. Parris to add the welcome sign onto the agenda for future business item.

Mr. Parris informed Commission that at the last City Council meeting the Council decided that the Zoning Ordinance Update was too much with the child care section. They were concerned that if the entire Ordinance went to vote as a whole, it may not pass due to this portion. They would like to see the Commission go back to the drawing board with this portion and come back with something easier to understand. Council is also not convinced that the Board of Adjustment is necessarily the proper authority to make decisions on special use permits for C-2 providers. This will be on a future agenda.

Adjournment – 15-81

Motion by McConnell and seconded by Fraser to adjourn the meeting at 6:59 P.M.
Approved 5-0.

Stephanie Riva, Chairperson

Luke Parris, City Planner

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

- REQUEST:** Public hearing and consideration of a rezoning request from Road Contractors Inc. for the North Shore Planned Unit Development
- MEETING DATE:** November 9, 2015
- STAFF CONTACT:** Luke Parris, AICP
City Planner
- APPLICANT(S):** Road Contractors, Inc.
1709 South 42nd Street
West Des Moines, Iowa 50265
- LOCATION:** The area to be rezoned is 367 acres north of Lake Colchester, south of Iowa Highway 5, and west of Iowa Highway 28.
- CURRENT USE:** The land is currently agricultural.
- PROPOSED USE:** The proposal is a request to rezone the property to Planned Unit Development. The PUD master plan document calls for R-1(60), R-1(70), R-1(80), R-3, R-4, and C-2 parcels.
- ZONING HISTORY:** The area is currently zoned R-1(80) north of Lake Colchester, C-O and R-4 along Iowa Highway 5, and C-2 along Iowa Highway 28. Portions of the site are located in the Airport Hazard Overlay zone.
- LAND USE PLAN:** The Future Land Use Plan in the City of Norwalk Comprehensive Plan identifies future land uses as the Sub Area 2 special land use district. The land use plan calls for a mixture of uses.
- SURROUNDING LAND USE PLAN AND ZONING:** Surrounding land use planned for the area is:
- North & West: Additional Sub Area 2 ground
 - East: General Commercial
 - South: High Density Residential
- Surrounding zoning for the area is:
- North: City Boundary and Iowa Highway 5
 - South: RE-1 and R-1(60)
 - West: PC and A-5
 - East: C-2 and C-3
- FLOOD INFORMATION:** The northern shore of Lake Colchester does have areas that fall within the within the City's Floodplain Overlay District. The

PUD Master Plan identifies these locations as a shoreline protection district that will preserve the floodplain and provide opportunities for wetland mitigation if any wetlands are disturbed when parcels develop.

**MAJOR STREET
PLAN/TRAFFIC:**

The PUD Master Plan identifies a Minor Arterial as County Line Road that would intersect with Iowa Highway 28 at an alignment with Echo Valley Drive. This access on to Iowa Highway 28 will likely necessitate a future traffic light at the intersection. The City is currently working with the Iowa DOT to study the need for traffic lights at key intersections along Iowa Highway 28.

UTILITY SERVICES:

The area is adequately served by City services.

**DEVELOPMENT SECTOR
ANALYSIS:**

The request is north of Lake Colchester and west of Iowa Highway 28. The development will provide space for approximately 525 single family lots, 480 townhome units, 240 apartment units, 25 acres of commercial ground, and 21 acres of private park/open space.

The entirety of the development is a low-impact design that puts an emphasis on water quality and preserving that natural setting of the north shore of Lake Colchester. The PUD calls for shoreline protection and wetland mitigation areas.

STAFF ANALYSIS:

The request is to rezone the north shore from R-1(80), R-4, C-O, and C-2 to a Planned Unit Development titled the North Shore. The PUD includes details on the various use types, which include R-1(60), R-1(70), R-1(80), R-3, R-4, and C-2 parcels.

The area is also located in overlay districts for floodplains and the airport approach zone. The rezoning from the current districts to the PUD does not remove the land from these overlay districts. The PUD does meet the requirements of both overlay districts. The areas in the floodplain overlay are identified as the shoreline protection and wetland mitigation areas. This will prevent any buildings or structures from being located in a floodplain. The airport approach zone has requirements on building height and land use type. The PUD restricts building height in the appropriate area to less than 4 stories. Additionally, the PUD identifies residential uses in the appropriate locations within the approach zone. The intent of use restrictions in approach zones is to limit the daytime population in the zone when airplanes are operating more frequently.

During the staff review of the PUD, the following four areas were discussed and decided that the Commission should

weigh in on each prior to making a recommendation to the City Council.

1. The third paragraph of Section 3 states that all other owners within the PUD must get Road Contractors consent prior to seeking a PUD amendment from the City. Staff was concerned this may lead to procedural questions in the future should the issue ever arise. Would it be better to have this language left in the covenants for the property?
2. Parcel A was intended to be primarily commercial in nature, but the PUD does call out Mixed-Use as a potential type of development. Typically Mixed-Use developments are done within one structure (such as commercial on the bottom floor with office/residential above). Parcel A goes on to state that Mixed-Use could also mean a development that contained commercial in one part of the parcel with office/residential in another, with the uses located in separate structures.
3. Parcel C is identified as R-4 and abuts to Iowa Highway 5 to the north. It is stated that buildings shall not exceed 3 stories, but that they can go up to 4 stories along Iowa Highway 5.
4. In Parcel E and F, the PUD states that any structure shall use the permitting process for a single family structure instead of the process for site plan review and approval.

**STAFF
RECOMMENDATION:**

The overall PUD is well thought out and will bring a low-impact development to Norwalk that unique to the metro area.

Staff recommends approval of the request to rezone the land to Planned Unit Development provided that the Commission discuss and make any needed changes on the above four points.

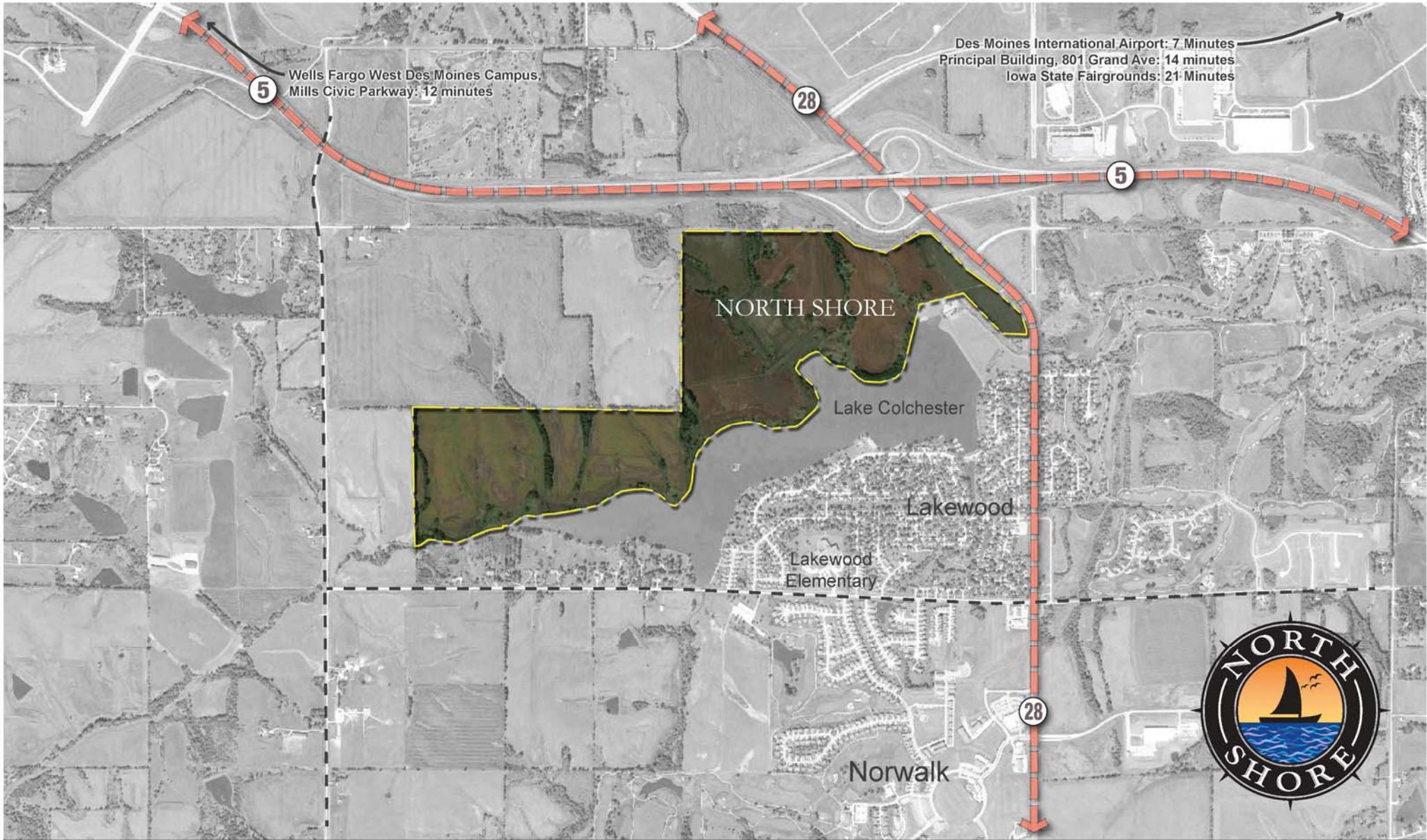
**PLANNING AND
ZONING ACTION:**

The Planning and Zoning Commission can consider several courses of action:

1. Deny the amendment request. Denying the amendment request would maintain the current zoning. Note that a lack of motion is tantamount to a no vote that would recommend denial of the request and trigger a super majority vote at the City Council.
2. Approve the amendment request as proposed. Approving the request would allow rezoning the land to PUD, per the attached PUD document and master

plan.

3. Approve the amendment with conditions. The Commission may propose alterations to the proposed PUD that would be agreeable to all parties involved.



NORTH SHORE

NORWALK, IOWA

CONFLUENCE

JANUARY 2015



NORTH SHORE PUD SUMMARY

August 2015

North Shore will be a unique, low impact residential community integrated into the Lake Colchester environment with a special emphasis on protecting water quality and maintaining a natural setting.

Size of Project: 360 acres±

Location: North shore of Lake Colchester, Norwalk, Iowa, with adjacent access to Highways 28 and 5

Travel Times:

Des Moines Airport: 7 minutes

Wells Fargo West Des Moines Campus, Mills Civic Parkway: 12 minutes

Principal Building, 801 Grand Ave: 14 minutes

Iowa State Fairgrounds: 21 minutes

Land Uses: Planned Unit Development (PUD) Zoning

| | | | |
|----------------|-----------|--------------|-----------|
| Single Family: | 188 acres | 52% of total | 525 lots |
| Townhomes: | 48 acres | 13% of total | 480 units |
| Apartments: | 15 acres | 4% of total | 240 units |
| Commercial: | 25 acres | 7% of total | |
| Parkland: | 21 acres | 6% of total | |

Design Controls:

Home Owner's Association and Covenants

Development Covenants and Engineering Requirements

Shoreline Protection District: 48 acres (13% of total)

Estimated Impacted Wetlands: 6 acres

Estimated Impacted Waters of the United States: 600 linear feet

Estimated Timeframe to Develop: 10 to 15 years

Estimated Increase in Population at Build-Out: 3,000 people

Estimated Increase in Norwalk Tax Base: more than \$300 million

Estimated Increase in Norwalk Tax Revenue: more than \$2 million annually

**These estimates are subject to modification.*

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF NORWALK, IOWA, BY REZONING CERTAIN PROPERTY FROM C-2, C-O, R-4, R-1, AND CD TO PLANNED UNIT DEVELOPMENT (PUD) AND TO ADOPT THE MASTER PLAN AND ESTABLISH THE RULES, REGULATIONS, AND GUIDELINES FOR THE DEVELOPMENT OF THE NORTH SHORE PUD

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

SECTION 1 – PURPOSE. The purpose of this ordinance is to change the Official Zoning Map of the City of Norwalk, Iowa, under the provisions of Title 17 (Zoning Regulations), Chapter 17.04 (General Provisions), Section 17.04.060 (Zoning District Boundaries and Official Zoning Map) of the Norwalk Municipal Code, and to adopt a master plan pursuant to Chapter 17.10 (Zoning District Regulations), Section 17.10.170 (Planned Unit Development), Subdistrict 17.10.170.3 (Master Plan).

SECTION 2 - OFFICIAL ZONING MAP AMENDED. The Official Zoning Map of the City of Norwalk, Iowa, is amended from C-2, C-O, R-4 AND R-1 to PUD, for the property legally described as follows:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 1 AND 2, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., CITY OF NORWALK, WARREN COUNTY, IOWA THAT IS ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SW CORNER OF SAID SECTION 2, THENCE S89°17'26"E, 1315.66 FEET ALONG THE SOUTH LINE OF SAID SECTION 2 TO A POINT; THENCE N00°00'00"W, 615.37 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"W, 2030.55 FEET TO A POINT ON THE NORTH LINE OF THE SW1/4 OF SAID SECTION 2; THENCE S88°56'28"E, 1309.16 FEET TO THE CENTER OF SAID SECTION 2; THENCE S88°54'14"E, 2640.25 FEET TO THE E1/4 CORNER OF SAID SECTION 2, ALSO THE W1/4 CORNER OF SAID SECTION 1; THENCE N00°49'10"E, 2650.04 FEET TO THE NW CORNER OF SAID SECTION 1; THENCE S88°40'28"E, 2615.52 FEET TO THE N1/4 CORNER OF SAID SECTION 1; THENCE S88°49'20"E, 2558.48 FEET ALONG THE NORTH LINE OF SAID SECTION 1 TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 28 TO A POINT; THENCE S88°49'20"E, 100.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE S00°38'11"W, 1535.99 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE N89°08'11"W, 399.33 FEET TO A POINT; THENCE N43°34'45"W, 881.00 FEET TO A POINT; THENCE S76°01'30"W, 670.00 FEET TO A POINT; THENCE S14°26'30"W, 955.00 FEET TO A POINT; THENCE S45°26'30"W, 225.00 FEET TO A POINT; THENCE S78°21'30"W, 260.00 FEET TO A POINT; THENCE N88°03'30"W, 125.00 FEET TO A POINT; THENCE N63°33'30"W, 130.00 FEET TO A

POINT; THENCE N48°58'30"W, 280.00 FEET TO A POINT; THENCE N88°18'30"W, 145.00 FEET TO A POINT; THENCE N48°18'30"W, 260.00 FEET TO A POINT; THENCE N63°08'30"W, 135.00 FEET TO A POINT; THENCE S53°51'30"W, 375.00 FEET TO A POINT; THENCE S32°48'30"E, 140.00 FEET TO A POINT; THENCE S48°18'30"E, 200.00 FEET TO A POINT; THENCE S37°18'30"E, 100.00 FEET TO A POINT; THENCE S27°48'30"E, 130.00 FEET TO A POINT; THENCE S11°09'30"E, 110.00 FEET TO A POINT; THENCE S22°59'30"W, 90.00 FEET TO A POINT; THENCE S51°59'30"W, 165.00 FEET TO A POINT; THENCE S47°09'30"W, 190.00 FEET TO A POINT; THENCE S72°54'30"W, 115.00 FEET TO A POINT; THENCE S86°04'30"W, 300.00 FEET TO A POINT; THENCE N63°45'30"W, 235.00 FEET TO A POINT; THENCE N88°45'30"W, 170.00 FEET TO A POINT; THENCE S76°39'30"W, 210.00 FEET TO A POINT; THENCE S65°09'30"W, 190.00 FEET TO A POINT; THENCE S52°39'30"W, 140.00 FEET TO A POINT; THENCE S46°59'30"W, 190.00 FEET TO A POINT; THENCE S36°24'30"W, 155.00 FEET TO A POINT; THENCE S21°54'30"W, 155.00 FEET TO A POINT; THENCE S06°14'30"W, 280.00 FEET TO A POINT; THENCE S14°14'30"W, 130.00 FEET TO A POINT; THENCE S36°43'30"W, 100.00 FEET TO A POINT; THENCE S44°58'30"W, 86.65 FEET TO A POINT; THENCE S53°30'00"W, 125.00 FEET TO A POINT; THENCE N64°00'00"W, 100.00 FEET TO A POINT; THENCE N47°00'00"W, 180.00 FEET TO A POINT; THENCE N61°00'00"W, 125.00 FEET TO A POINT; THENCE N79°50'00"W, 135.00 FEET TO A POINT; THENCE S87°10'00"W, 190.00 FEET TO A POINT; THENCE S74°40'00"W, 145.00 FEET TO A POINT; THENCE S61°55'00"W, 399.70 FEET TO A POINT; THENCE S78°05'00"W, 135.00 FEET TO A POINT; THENCE S81°20'00"W, 380.00 FEET TO A POINT; THENCE S83°40'00"W, 379.60 FEET TO A POINT; THENCE S88°45'00"W, 220.00 FEET TO A POINT; THENCE S30°45'00"W, 150.00 FEET TO A POINT; THENCE S82°04'45"W, 192.35 FEET TO A POINT; THENCE S84°53'45"W, 220.00 FEET TO A POINT; THENCE S68°29'45"W, 499.50 FEET TO A POINT; THENCE S88°29'45"W, 90.00 FEET TO A POINT; THENCE N82°15'15"W, 360.00 FEET TO A POINT; THENCE S57°59'45"W, 125.00 FEET TO A POINT; THENCE S70°01'15"W, 80.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 466.296 ACRES MORE OR LESS.

EXCEPT:

A PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 1; THENCE SOUTH 89°49'15" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1430.25 FEET; THENCE SOUTH 46°39'57" EAST, 426.36 FEET; THENCE NORTHEAST ALONG A 1049.87 FOOT RADIUS CURVE CONCAVE SOUTHEAST WITH A CENTRAL ANGLE OF 28°22'30", A CHORD DISTANCE OF 514.64 FEET, A CHORD BEARING OF NORTH 55°39'45" EAST, FOR AN ARC DISTANCE OF 519.94 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE SOUTH 89°49'15" EAST ALONG SAID NORTH LINE, 293.10 FEET; THENCE SOUTH 0°10'20" EAST, 52.16 FEET; THENCE SOUTHWEST ALONG A 935.04 FOOT RADIUS CURVE CONCAVE SOUTHEAST WITH A CENTRAL ANGLE OF 44°33'32", A CHORD DISTANCE OF 708.99 FEET, A CHORD BEARING OF SOUTH 63°31'34" WEST, FOR AN ARC DISTANCE OF 727.18 FEET; THENCE SOUTH 46°39'57" EAST, 902.70 FEET; THENCE SOUTH 7°18'15" EAST, 47.42 FEET; THENCE SOUTH 0°10'20" EAST, 407.79 FEET; THENCE NORTH 18°32'35" WEST, 256.04 FEET; THENCE NORTH 48°14'36" WEST, 522.87 FEET; THENCE NORTH 54°31'18" WEST, 512.23 FEET; THENCE NORTH 44°48'24" WEST 738.53 FEET; THENCE NORTH 88°10'01" WEST; 171.60 FEET; THENCE SOUTH 59°06'35" WEST, 600.71 FEET; THENCE NORTH 74°06'40" WEST, 468.57 FEET; THENCE NORTH 48°55'18" WEST, 326.17 FEET; THENCE SOUTH 89°40'39" EAST, 304.84 FEET TO THE POINT OF BEGINNING, ALL NOW INCLUDED IN, AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA AND CONTAINING 758.529 SQUARE FEET.

AND EXCEPT:

A PART OF THE NORTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 0°01'16" EAST ALONG THE EAST LINE OF SAID NORTHEAST FRACTIONAL $\frac{1}{4}$, A DISTANCE OF 51.69 FEET; THENCE SOUTH 89°58'44" WEST, 149.87 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OLD HIGHWAY 28 TO THE POINT OF BEGINNING; THENCE SOUTH 0°12'36" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 782.83 FEET; THENCE SOUTH 7°22'27" EAST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 153.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RELOCATED HIGHWAY 28 (SUNSET DRIVE); THENCE NORTH 46°42'09" WEST ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, 902.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ECHO VALLEY DRIVE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 935.04 FEET, WHOSE ARC LENGTH IS 727.06 FEET AND WHOSE CHORD BEARS NORTH 63°28'43" EAST, 708.88 FEET TO A POINT OF BEGINNING AND CONTAINING 7.48 ACRES (325,996 S.F.).

AND

A PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT NORTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 89°49'15" WEST ALONG THE NORTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 1, A DISTANCE OF 443.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEAST ALONG A 1049.87 FOOT RADIUS CURVE CONCAVE SOUTHEAST WITH A CENTRAL ANGLE OF 28°22'30", A CHORD DISTANCE OF 514.64 FEET, A CHORD BEARING OF SOUTH 55°39'45" WEST, FOR AN ARC DISTANCE OF 519.94 FEET; THENCE NORTH 46°39'57" WEST, 426.36 FEET TO THE NORTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 1; THENCE SOUTH 89°49'15" EAST ALONG SAID NORTH LINE, 735.07 FEET; TO THE POINT OF BEGINNING, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA AND CONTAINING 96,160 SQUARE FEET.

AND EXCEPT

THAT PART CONVEYED TO THE STATE OF IOWA IN THE CORPORATE WARRANTY DEED RECORDED IN BOOK 214, PAGES 371-373

AND EXCEPT

THAT PART CONVEYED TO THE STATE OF IOWA IN THE CORPORATE WARRANTY DEED RECORDED IN BOOK 214, PAGES 374-376

CONTAINS 367 ACRES MORE OR LESS.

SECTION 3 - MASTER PLAN ADOPTION. Attached hereto and made a part of this rezoning approval, for concept description and delineation is the Master Plan Document for the North Shore PUD marked Exhibit "A". The Master Plan is adopted to establish the rules, regulations, and development guidelines for the land use and performance standards pursuant to Section 17.10.170.4 of the Municipal Code of the City of Norwalk, Iowa, for the development of the North Shore PUD.

Individual parcels within the PUD may be developed independent of other parcels or

tracks, provided the minimum requirements are met, unless modified herein, and the development of the parcel allows for the property development of other parcels or tracks within the PUD. It is recognized, shifts or modifications to the Master Plan layout may be necessary and compatible with the need to acquire workable street patterns, storm water management systems or facilities, elevations, grades, and/or usable building sites, but the Master Plan layout, including the relationship of uses to each other and the relationship of land use to the general plan framework, and development requirements, shall be used as the implementation guide. It is further recognized that since the North Shore PUD is a long-term development project, at some point in the future the PUD may need to be amended in order to respond to changes in market conditions or other situations and factors.

All modifications and amendments shall be made pursuant to Subsection 17.10.170.7 of the Municipal Code of the City of Norwalk, Iowa. Road Contractors and their successors or assigns may request, by application, that the City initiate an amendment or modification to the PUD. All other owners within the PUD may make an application to the City for an amendment to the PUD only after obtaining written consent from Road Contractors and their successors or assigns.

SECTION 4 - REQUIRED PLANS. The following plans shall be required as a part of the processing of any development application for any property within the North Shore PUD.

1. **Service Confirmation Plans for Public Sanitary Sewers, Storm Sewers, Water Mains and Streets:** Prior to or in conjunction with any Subdivision Plat and/or Site Plan, engineering design plans shall be provided to the City by the developer which demonstrate that properly sized and located public sanitary sewers, storm sewers, water mains, and streets will be constructed adjacent to or across the respective property in order to fully serve other parcels within the PUD, including the areas identified as Park Space and the Shoreline Protection District.
2. **Platting:** Prior to, or in conjunction with development of any portion of the PUD, said area shall be platted in accordance with the City of Norwalk's subdivision regulations to delineate within a plat the parcel to be developed except as noted in this ordinance.
 - a. **Plats-of-Surveys:** In order to facilitate the sale or transfer of ownership of parcels within the PUD, a Plat-of-Survey may be created in accordance with State Law and submitted to the City of Norwalk for its review and approval following a finding of general compliance within the intent of the PUD. It is understood that the transfer of title of any Parcel in the PUD between Road Contractors, Inc. and a buyer is an interim measure to facilitate development of the PUD, and will ultimately culminate in the Final Platting of the respective Parcel. Parcels created by Plat-of-Survey shall not be buildable and no building permit shall be issued until a Subdivision Plat is approved and the final plat is recorded. No public or private infrastructure improvements are required to be installed or surety posted for any parcels created by Plat-of-Survey.
 - b. **Outlots:** As part of a Subdivision Plat, Outlot(s) may be created to facilitate the sale or transfer of ownership. Outlots shall not be buildable and no building permit shall be issued until such time that a Subdivision Plat is approved and the final plat is recorded that replats said Outlot(s) into one or more regular Subdivision Lots. No public or private infrastructure improvements are required to be installed or surety posted for any Outlots created by Subdivision Plat.

- c. Acquisition Plats: Public street rights-of-way may be established by Acquisition Plat following the review and approval of the Acquisition Plat by the City.
 - d. Public Street Frontage: Lots without public street frontage shall be permitted provided the frontage requirements of the subdivision regulations have been otherwise satisfied by an abutting or surrounding lot which is under common ownership by an Owners' Association with all properties within the master development plan being part of the Association, or there have been cross parking and access easements executed which provide for the unrestricted use and access to the drives and parking for all members of the Association.
 - e. Postage Stamp Lots: Individual lots created within a common lot or outlot that is owned and controlled by an Owner's Association or condominium regime, commonly referred to as a *Postage Stamp Lot*, may be permitted provided it is within an approved master planned development and the surrounding common lot or outlot meets the City's requirements for lot frontage, and provides for cross access/egress and public utilities for the Postage Stamp Lots.
3. **Development Applications**: Site Plans for all non-single family residential zoned parcels within the North Shore PUD shall be submitted to the City for its review and approval in accordance with the City's site plan review process prior to the development, and must meet the intent of the approved PUD Master Plan.

SECTION 5 - GENERAL CONDITIONS. The following general site development criteria are applicable to the North Shore PUD:

1. Any regulation, standard, provision or requirement that is not specifically addressed within this document that is regulated elsewhere in the Municipal Code of Norwalk, Iowa, the requirements of the Municipal Code shall be enforced.
2. All subdivisions, public streets, public street rights-of-way, public improvements, and other general development improvements shall adhere to the standards and design criteria set forth in the Norwalk Subdivision Ordinance and the Statewide Urban Design Specifications (SUDAS) as adopted or as amended by the City of Norwalk, pertaining thereto, unless otherwise stated within this Ordinance.
3. On-street parking may be allowed on streets as permitted by the City for convenience to adjoining property owners and for community use. Provisions for on-street parking will be reviewed by the City as development occurs. All off-street parking shall be in accordance with Chapter 17.40, Off-street Parking and Loading, of the Zoning Ordinance.
4. Applicable in all areas located within a 100-year frequency flood hazard zone, or in adjoining drainageways, detention areas, or other storm water management areas involving potential flood hazards, no building shall be erected which has a lowest floor elevation, including basements, of less than one (1) foot above the determined level of the one hundred (100) year frequency flood event; or the building shall be flood proofed to the same elevation in accordance with the City of Norwalk Floodplain Ordinance. No building shall be erected within 25-feet of any major drainage way (as determined by the storm water management plan), storm water detention basin or pond, unless approved by the City.

5. The Developer, its successors and assigns, if any, shall pay all construction and engineering costs for the development and improvement of its property, including improvements located in all rights-of-way to be dedicated to the City, all in accordance with the current City policies and ordinances in affect at the time of development.
6. The physical character of the North Shore PUD dictates the configuration of transportation access to the property. All street names shall be determined at the time of platting. Street names stated in this ordinance are in reference to street names noted on the PUD Master Plan.

SECTION 6 - STREET CIRCULATION AND RIGHT-OF-WAY. Based upon the general street circulation plan as identified within the PUD Master Plan, the area within the PUD may be developed without a secondary street connection for the minor arterial (County Line Road) and major collector (Lakeside Drive) as shown within the PUD Master Plan provided that each individual Subdivision Plat complies with the cul-de-sac length and temporary street dead-end turn-around standards as contained within the City's Subdivision regulations. Adequate street right-of-way shall be provided for the construction, reconstruction and widening of adjoining streets adjacent to, or within the PUD. Said right-of-way shall be dedicated to the City at the time of platting consistent with the City's current Ordinances and Policies.

The PUD Master Plan shows a conceptual roadway circulation system within each Land Use Area Parcel which satisfies the City's development requirements.

The Developer of each area shall design the local street circulation system and shall extend designated roadways across its plat to adjacent areas.

The Developer of each area shall submit to the City for its review and approval, as a part of the Subdivision Plat review and approval process, a roadway alignment and circulation plan which satisfies the City's development requirements and standards. The roadway alignment and circulation plan shall also provide sufficient connections to all adjacent plats, Land Use Area Parcels, and adjoining properties within and adjacent to the PUD including providing access and connections to park sites, the marina, beach area, and similar areas.

The Developer's roadway alignment and circulation plan shall satisfy known and expected transportation requirements within the PUD including circulation requirements, street capacity, and connections to future roadways.

SECTION 7 - SANITARY SEWER SERVICE AND STORM WATER DRAINAGE

Each Developer shall extend across its plat sanitary sewer and storm sewers at sufficient capacity and appropriate elevations and locations to serve the respective service area.

The Developer of all areas within the PUD shall submit to the City for its review and approval, as part of the Subdivision Plat and any Site Plan review and approval process, a sanitary sewer service and storm water drainage plan which satisfies the City's development standards and regulations. The sanitary sewer service and storm water drainage plan shall also provide for sufficient service within the respective service area both within and adjacent to the PUD.

Sufficient service is defined herein as sanitary sewer and storm water drainage facilities (pipes, structures, drainageways, detention ponds, and similar facilities) adequately sized

and designed, including location and depth/elevation, to accommodate the expected flows generated within the service area. Furthermore, the design shall provide for the extension of the facilities across or through the respective Subdivision Plat and/or Site Plan so that all areas within the service area including those located 'upstream' from the Plat and/or Site Plan shall be adequately served.

SECTION 8 - STORM WATER MANAGEMENT. As a part of the review and approval for each Subdivision Plat and Site Plan, a storm water management plan for the area within the Subdivision Plat and/or Site Plan shall be submitted to the City for its approval, and to the Lakewood Village Association (LVA) and the Lakewood Benefitted Recreational Lake District (LBRLD) for comment. All storm water management plans shall comply with the current City design standards and shall incorporate the best practices of the latest version of the Iowa Storm Water Management Manual specifically including Water Quality Volume and Channel Protection Storage Volume, and to all other standards applicable to the subdivision plat or site plan. Specific emphasis shall be placed on the Unified Sizing Criteria and Water Quality Volume.

The method of storm water management and the storm water conveyance system shall be approved by the City prior to the improvement of any Subdivision Plats or Site Plans.

It is anticipated that storm water detention will be combined with wetlands in storm water 'wet ponds' located adjacent/or within the Shoreline Protection District. If wet ponds are utilized, and if practical, the wet pond shall make use of an accessible forebay to provide settlement of silt and sediment from storm water runoff prior to entering the mitigated wetlands, and to provide for an efficient cleaning area for the wet pond.

The management plan also shall provide for the permanent stabilization, armoring, and energy dissipation of Waters of the U.S. channels included within the property. Stabilization measures are subject to review of the City, LVA, LBRLD, and the United States Army Corps of Engineers (USACE). The stabilization measures shall be permanent and may include grading, letdown structures, weirs, channel armoring, and aesthetic features.

The management plan shall take into account all off-site drainage that passes through the site for both the undeveloped and developed conditions. It is understood that as development of areas outside of the PUD's boundaries progresses, those areas shall provide the necessary storm water management facilities to control flows and sedimentations from off-site properties. In order to reduce the size required for storm sewer pipes within the PUD area and the size of outlet structures at the Lake, and to manage siltation, storm water flows, and velocity of storm water flows entering the site or plat from upstream, the Developer may be required to construct temporary storm water detention facilities on the site or in the plat. These basins will detain and improve the quality of undeveloped upstream water, prior to discharging it into the PUD's storm water management system and/or into Lake Colchester until the upstream property is developed. Certain sites or plats could be required to construct permanent detention facilities.

SECTION 9 - LAND USE DESIGN CRITERIA. In addition to the general conditions as stated above, the following land use design criteria shall apply to the areas designated on the North Shore PUD Master Plan. The PUD Master Plan document, which is made a part of this rezoning action, delineates land use area parcels of the PUD as A through F. The following development standards and use regulations shall apply to each of the following development PUD Land Use Parcels:

1. **Land Use Parcel A:** All general use regulations and provisions set forth in Chapter 17, Zoning, of the City Code for C-2, Community Commercial District, shall apply to any development proposal for property located within Land Use Parcel A shown on the PUD Master Plan of the North Shore PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel A incorporates approximately 25 acres.
 - a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the C-2 district, except the following uses shall be prohibited:
 - i. Adult Entertainment Facilities
 - ii. After Hours Businesses
 - iii. Bars, Nightclubs, and Cocktail Lounges (not including Restaurants)
 - iv. Body Piercing Studios
 - v. Delayed Deposit Services Business including check cashing, payday lending, and car title loan establishments)
 - vi. Hotels, Motels, and Apartment Hotels
 - vii. Liquor Stores
 - viii. Movie Theaters
 - ix. Pawnshops
 - x. Smoking Lounges, Smoking Dens or Hookah Lounges
 - xi. Tobacco Stores
 - xii. Tattoo Studios
 - xiii. Warehouses and Distribution Facilities

Mixed-Use (buildings and/or developments containing a combination of retail, office and permanent residential uses) shall be permitted. The maximum residential density for any mixed-use development shall be no more than 8 dwelling units per acre.

 - b. Setbacks: All setbacks shall be in accordance with the Height and Bulk Regulations for the C-2 district except as noted herein.
 - c. Building Heights: No building shall exceed three (3) stories in height.
 - d. Storage and Display: Outdoor storage is prohibited. Limited and temporary outdoor display of retail goods may be specifically permitted by the City Council as part of the Site Plan review and approval process.
 - e. Highway 28 Access: [Vehicular access to Highway 28 is subject to and shall be in compliance with Iowa Department of Transportation \(IDOT\) requirements.](#)
2. **Land Use Parcel B:** All general use regulations and provisions set forth in Chapter 17, Zoning, of the City Code for R-3 Medium Density Multiple-Family Residential District, shall apply to any development proposal for property located within Land Use Parcel B shown on the PUD Master Plan of the North Shore PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel B incorporates approximately 48 acres and contains approximately 480 dwelling units for an average density of no more than 10 dwelling units per acre. In order to promote the preservation of open space and clustering of units, densities may be shifted between adjoining properties within Land Use Parcel B [\(even if separated by a street\)](#) provided the overall density limit is not exceeded.
 - a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-3 district. Projects designed to be operated and/or managed as a for-rent development are prohibited.

- b. Setbacks: All setbacks shall be in accordance with the Height and Bulk Regulations for the R-3 district.
 - c. Unit Type: Units may be detached or horizontally attached with individual entrances.
 - d. Garages: A two-car enclosed garage space, of no less than 22-feet in width and 22-feet in depth, must be provided for each unit. No detached garages shall be permitted to front along a public street.
3. **Land Use Parcel C**: All general use regulations and provisions set forth in Chapter 17, Zoning, of the City Code for R-4, High Density Multiple-Family Residential District, shall apply to any development proposal for property located within Land Use Parcel C shown on the PUD Master Plan of the North Shore PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel C incorporates approximately 15 acres and contains a maximum of 240 dwelling units with an average density of no more the 16 dwelling units per acre.
- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-4 district including assisted living residential facilities.
 - b. Setbacks: All setbacks shall be in accordance with the Height and Bulk Regulations for the R-4 district, except as noted herein. All apartment buildings shall be separated by no less than 10-feet for every building story and all accessory structures shall be located no closer than 20-feet from any principal structures.
 - c. Building Heights: No building shall exceed three (3) stories in height; however, buildings up to four (4) stories in height shall be permitted adjacent to the north line of the Land Use Parcel, subject to compliance with any applicable FAA height restrictions and the City's Airport Hazard, Height and Noise Mitigation Overlay Zoning Regulations.
 - d. Unit Type: Units may be horizontally or vertically attached with individual or shared common hallway entrances.
 - e. Garages: A minimum of one (1) enclosed garage space shall be provided for every two (2) dwelling units. No detached garages shall be permitted to front along a public street.
4. **Land Use Parcel D**: All general use regulations and provisions set forth in Chapter 17, Zoning, of the City Code for the general R-1 Single-Family Residential District shall apply to any development proposal for property located within Land Use Parcel D shown on the PUD Master Plan of the North Shore PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel D incorporates approximately 189 acres and approximately 600 single family lots. The minimum lot width suffix, in accordance with the general R-1 Single-Family Residential District, is identified on the PUD Master Plan for each Land Use Subarea Parcel.
- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-1 district, in accordance with the specified minimum lot width suffix.
 - b. Setbacks: All setbacks shall be in accordance with the Height and Bulk

Regulations for the R-1 district in accordance with the specified minimum lot width suffix, except as follows:

- i. No lot shall be less than 8,000 square feet in area or 65-feet in width as measured at the front yard setback line.
- ii. No home shall be setback less than 30-feet and no more than 40-feet from the street frontage property line, or for the case of a pie shaped lot the point at which a line parallel to the street right-of-way line is a minimum 40-foot wide. The maximum 40-foot setback does not apply to the secondary street frontage property line for corner and double frontage lots.

5. **Land Use Parcel E:** Land Use Parcel E shall be designated as private Park Space for the purpose of complying with the Park Land Dedication requirements of the City Subdivision Regulations. All general use regulations and provisions set forth in Chapter 17, Zoning, of the City Code for the general R-1 Single-Family Residential District shall apply to any development proposal for property located within Land Use Parcel ~~D-E~~ shown on the PUD Master Plan of the North Shore PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel E incorporates approximately 21 acres.

- a. Allowed Uses: ~~All permitted principal and accessory uses and special uses as provided in the City Code for the R-1 district and p~~Private recreational uses and related structures and improvements including but not limited to the following:
 - i. Boat Docks
 - ii. Boat Marinas
 - iii. Fishing Piers
 - iv. Gazebos and Shelters
 - v. Bathhouses and Bathroom Facilities
 - vi. Beaches
 - vii. Concession Stands and Picnic Shelters
 - viii. Play Structures

The permitting process for the above recreational structures shall be identical to and consistent with the permitting process for a single family structure. In consideration that the above recreational uses and structures are intended to be private and serve the adjoining residential area, no vehicle access or parking is required.

- b. Setbacks: All setbacks shall be in accordance with the Height and Bulk Regulations for the R-1 district, except as noted herein. Non-residential, recreational structures may be located within 10 feet of a property line.
- c. Building Heights: All structures may be up to three (3) stories in height, subject to compliance with any applicable FAA height restrictions and the City's Airport Hazard, Height and Noise Mitigation Overlay Zoning Regulations.

6. **Land Use Parcel F:** Land Use Parcel F shall be designated as Shoreline Protection District for the benefit of the LVA and the LBRLD and is intended to be dedicated to, owned and maintained by the LBRLD. All general use regulations and provisions set forth in Chapter 17, Zoning, of the City Code for the general R-1 Single-Family Residential District shall apply to any development proposal for property located within Land Use Parcel D shown on the PUD Master Plan of the North Shore PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel F incorporates approximately 48 acres.

- a. Allowed Uses: ~~All permitted principal and accessory uses and special uses as provided in the City Code for the R-1 district and p~~Private recreational uses and related structures and improvements including but not limited to the following:
- i. Boat Docks
 - ii. Boat Marinas
 - iii. Fishing Piers
 - iv. Gazebos and Shelters
 - v. Bathhouses and Bathroom Facilities
 - vi. Beaches
 - vii. Concession Stands and Picnic Shelters
 - viii. Play Structures

The permitting process for the above recreational structures shall be identical to and consistent with the permitting process for a single family structure. In consideration that the above recreational uses and structures are intended to be private and serve the adjoining residential area, no vehicle access or parking is required.

- b. Setbacks: All setbacks shall be in accordance with the Height and Bulk Regulations for the R-1 district, except as noted herein. Non-residential, recreational structures may be located within 10 feet of a property line.
- c. Building Heights: All structures may be up to three (3) stories in height, subject to compliance with any applicable FAA height restrictions and the City's Airport Hazard, Height and Noise Mitigation Overlay Zoning Regulations.

SECTION 10 - BUFFERING. A 30-foot wide, Type 1 landscaped buffer is required for all single family residential double frontage lots within Land Use Parcel D per the Zoning Code. A 30-foot wide landscaped buffer, in accordance with the provisions of the Zoning Code, shall be installed along the south side of County Line Road adjacent to the Single Family development in Land Use Parcel D. This buffer shall be established as each single family lot is developed. No fences are permitted within the buffer and the building setbacks shall be measured from the edge of the buffer line. No buffer is required for Land Use Parcels A, B, and C.

SECTION 11 - PARK LAND DEDICATION AND SHORELINE PROTECTION DISTRICT. The Park Space, identified in the PUD Master Plan as Land Use Parcel E, is reserved in order to comply with the City's Park Land Dedication requirements. Said area shall satisfy all park land dedication requirements and shall be titled to the LBRLD at such time all adjacent and adjoining property within the North Shore PUD is platted as part of a subdivision plat. The Shoreline Protection District areas, identified in the PUD Master Plan as Land Use Parcel F, shall be dedicated to the LBRLD in portions at such time the adjoining property within the North Shore PUD is platted as part of a subdivision plat.

SECTION 12 - PUBLIC AND PRIVATE TRAILS, ACCESS TO AND USE OF TRAILS, PARK SPACE, AND THE SHORELINE PROTECTION DISTRICT.

1. Trails Located in Public Rights-of-Way and City-Owned Public Parks: Access is not restricted. Public trails are proposed within the street right-of-way along the south side of both County Line Road and North Shore Drive in lieu of the standard 5 ft wide sidewalk in those locations. These trails will be installed by the developer as a public improvement as part of a subdivision plat. The City shall reimburse the developer for the installation cost of the trail that is in excess of the installation cost of a standard 5

ft sidewalk.

2. Trails Located on private Park Space or within the Shoreline Protection District: Access is restricted to Members of the LVA and their guests. A private trail is intended to be constructed within the Shoreline Protection District and the private Park Space with connections to the public sidewalk and trails. These trails will be installed by the developer(s) and/or the LBRLD and maintained by the LBRLD. Signage indicating that these trails are private will be installed at key points.

SECTION 13 - PROTECTING LAKE COLCHESTER'S WATER QUALITY. Under no circumstances shall any land disturbance activities commence on any area within the PUD area prior to all required permits being obtained and executed, and all required and necessary erosion control and protection measures being in place and functioning as designed.

The Owner/Developer of each property, their subcontractors, vendors, employees, and/or heirs, shall, in the course of developing its property, take all necessary or prudent precautions and measures to protect Lake Colchester's water quality; shall comply with all Federal, State, County, and Municipal ordinances, rules, regulations and requirements, and best practices standards pertaining to Storm Water Management, sediment control, 'wheel track-out,' pollution prevention and control, storage and disposal of all hazardous materials, controlled substances and materials including, but not restricted to construction waste, debris, materials, petroleum products, lubricants, or any other similar materials; shall execute and administer all applicable erosion control, grading, storm water management, and pollution prevention and control permits applicable for development of their property including, but not restricted to, a Storm Water and Pollution Prevention Plan (SWPPP) and NPDES Permit as the Permit's permittee; and shall comply with all of the storm water management and water quality protection requirements applicable to the property and to standards of best practices.

In all events, the Owner/Developer shall not permit any sediment or pollution from escaping its property; shall integrate the provisions and details of its actions and permits, as detailed above, with adjoining tracts; and shall not dispose of any material, substances, waste, debris, or items into Lake Colchester or onto any other tract or property located in North Shore.

In the event of any such disturbances of any other tract, property, or the Lake for any reason, the Owner/Developer of the property from which the sediment/pollution originated shall solely be responsible for the payment for all costs, direct and indirect, to cleanup and mitigate the disturbed areas; and shall, at their sole expense, restore the disturbed area(s) to its original condition.

SECTION 14 - ARCHITECTURE AND SITE DESIGN REGULATIONS. All single family residential, multi-family residential, office, and commercial buildings and accessory structures shall comply with the City's architectural standards. As a point of information, the North Shore PUD area is also covered by private Restrictive Covenants that, among other matters, set certain minimum architectural standards.

SECTION 16 – SIGNAGE. All signage shall be in compliance with the City Zoning Code regulations.

SECTION 17 - DEFINITION. The term "Developer" for the purpose of the Ordinance, shall mean any person, individual, firm, partnership, association, corporation, estate, trust, entity, or agent or same acting or proposing to subdivide land, improve or develop land including

grading or installation of utilities, or plat a Land Use Area Parcel (or fractional part therein) within the PUD by improving or grading the parcel, installing utilities, or for the construction of a building or buildings or amenities.

SECTION 18 - VIOLATIONS AND PENALTIES. Any person who violates the provision of this Ordinance upon conviction shall be punished as set forth in the Municipal Code of the City of Norwalk, Iowa.

SECTION 19 - OTHER REMEDIES. In addition to the provisions set out in Violation and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

SECTION 20 - REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 21 - 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 22 - 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 _____, 2015.

Tom Phillips, Mayor

ATTEST:

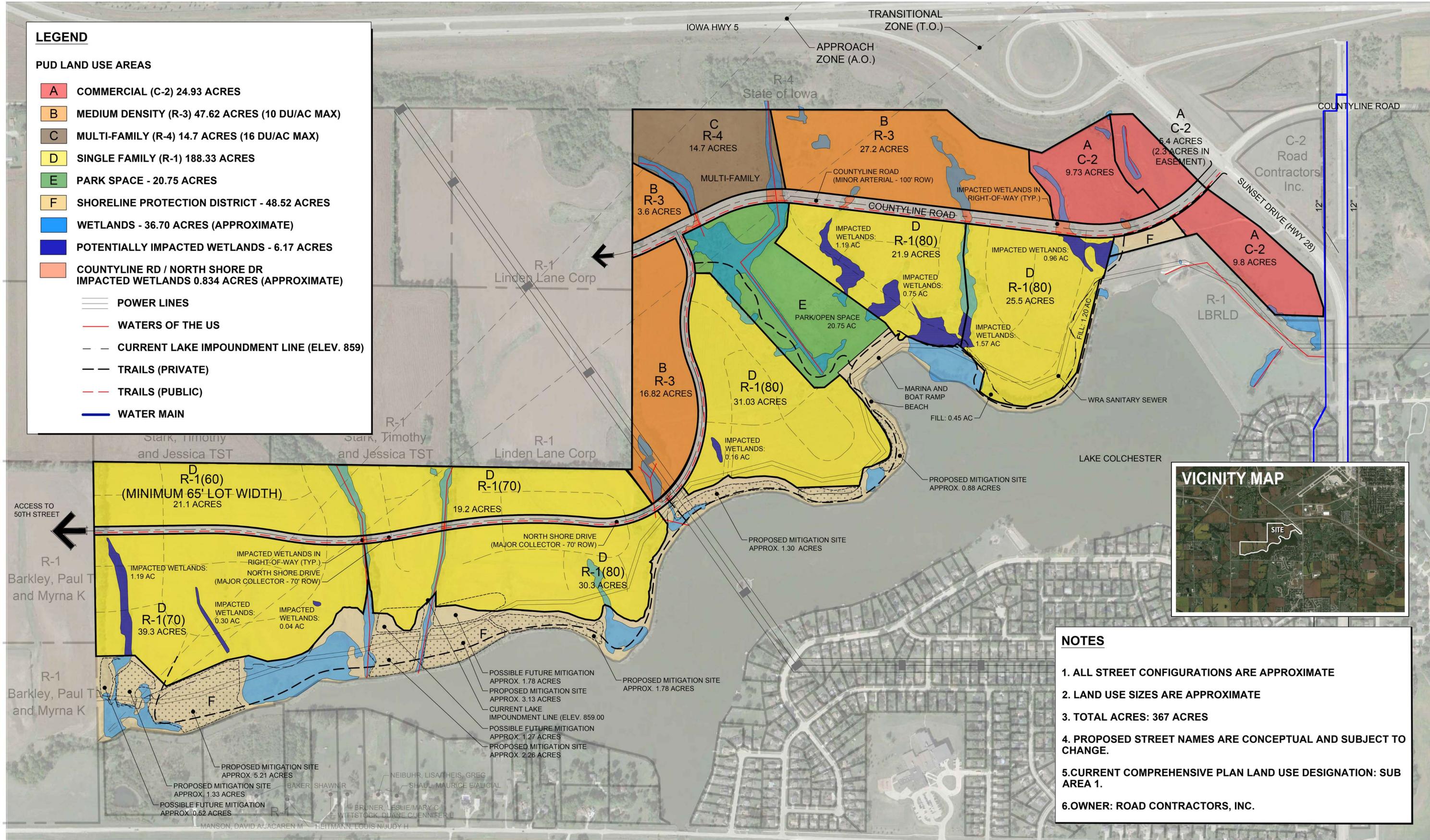
Jodi Eddleman, City Clerk

LEGEND

PUD LAND USE AREAS

- A COMMERCIAL (C-2) 24.93 ACRES**
- B MEDIUM DENSITY (R-3) 47.62 ACRES (10 DU/AC MAX)**
- C MULTI-FAMILY (R-4) 14.7 ACRES (16 DU/AC MAX)**
- D SINGLE FAMILY (R-1) 188.33 ACRES**
- E PARK SPACE - 20.75 ACRES**
- F SHORELINE PROTECTION DISTRICT - 48.52 ACRES**
- WETLANDS - 36.70 ACRES (APPROXIMATE)**
- POTENTIALLY IMPACTED WETLANDS - 6.17 ACRES**
- COUNTYLINE RD / NORTH SHORE DR IMPACTED WETLANDS 0.834 ACRES (APPROXIMATE)**

- POWER LINES**
- WATERS OF THE US**
- CURRENT LAKE IMPOUNDMENT LINE (ELEV. 859)**
- TRAILS (PRIVATE)**
- TRAILS (PUBLIC)**
- WATER MAIN**



- NOTES**
1. ALL STREET CONFIGURATIONS ARE APPROXIMATE
 2. LAND USE SIZES ARE APPROXIMATE
 3. TOTAL ACRES: 367 ACRES
 4. PROPOSED STREET NAMES ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 5. CURRENT COMPREHENSIVE PLAN LAND USE DESIGNATION: SUB AREA 1.
 6. OWNER: ROAD CONTRACTORS, INC.



NORTH SHORE PUD MASTER PLAN

NORWALK, IOWA

CONFLUENCE

DRAFT - NOVEMBER 2, 2015

CITY OF NORWALK
REPORT TO THE NORWALK PLANNING COMMISSION

REQUEST: To amend a proposed urban renewal plan for the Norwalk Urban Renewal Area, to subsequently create a Tax Increment Finance District for the purpose of rebating costs associated with the development back to the developer and for other infrastructure costs the City incurs in the area known as Market Place at Echo Valley.

MEETING DATE: November 9, 2015

STAFF CONTACT: Wade Wagoner, AICP
Planning and Economic Development Director

**APPLICANT/
DEVELOPER:** United Properties Investment Company, L.C. (UPI)
(Michael Coppola and Scott McMurray)
4521 Fleur Dr # C
Des Moines, IA 50321

GENERAL DESCRIPTION: The City Council has set November 19, 2015, as the date for a public hearing on a proposed urban renewal plan amendment for the Norwalk Urban Renewal Area, and this staff report is intended to explain the role of your commission in the urban renewal plan approval process.

Section 403.5 of the Code of Iowa requires that, before it holds a public hearing on an urban renewal plan, a City Council must submit a copy of the proposed plan to the plan and zoning commission, "for review and recommendations as to its conformity with the general plan for the development" of the City. The statute does not require that your Commission hold a hearing on the proposed plan, nor does it require that your Commission take any action to either approve or reject the proposed plan. It directs that you review the plan and tell the City Council whether you believe the plan conforms to, or is consistent with, the City's General or Comprehensive Plan. Here are the steps and the timeline for this Urban Renewal Plan amendment; we are dealing with STEP 3 and Step 4, as we've also invited the School and County to this meeting as a simultaneous consultation session.

1. Write Urban Renewal plan with John Danos with Dorsey and Whitney. (October 2015) Get initial go ahead from council at October 15, 2015 meeting.
2. Have Council review the plan and set a date of public

hearing to enter into Urban Renewal Plan. (October 15, 2015 meeting, set hearing date for November 19, 2015).

3. Invite the County and School district to a consultation session held roughly 2 weeks before hearing (2 weeks prior to November 19, 2015 City Council hearing).
4. Prior to the council hearing have the Planning Commission review the Urban Renewal Plan amendment for consistency with the Comprehensive Plan (prior to November 19, 2015 council hearing).
5. Hold hearing and adopt Urban Renewal Plan amendment and adopt TIF Ordinance (November 19, meeting).
6. After Urban Renewal Area is amended and TIF ordinance (sets legal description of taxable property) adopted at the November 19, 2015 meeting, also set another hearing date for the TIF rebate agreement. (Council can set this hearing date on November 19, 2015 for a December Council meeting).
7. Have the hearing and approve TIF rebate agreement (December meeting).

**IMPACT ON
NEIGHBORHOOD &
SURROUNDING LAND
USES:**

The proposed development Market Place at Echo Valley would have a positive impact on the surrounding area and the continued development of the City of Norwalk. The development lies at the NE corner of Beardsley Street and Highway 28 within the heard of the City and makes efficient use of and extension of utilities. The applicants description of the development is consistent with our Sub Area 1 planning and the expansion of our commercial services and tax base is exactly what the City of Norwalk is seeking.

**VEHICULAR &
PEDESTRIAN TRAFFIC
CONDITIONS:**

Masteller Road will be realigned to be more friendly to modern commercial lots, in accordance with our subdivision ordinance, sidewalks will serve the area.

**RELATIONSHIP TO
RECREATIONAL TRAIL
PLAN:**

Throughout the development process, City staff will endeavor to connect this area, via trails, to Elizabeth Holland Park immediately to the south and to the South and to our trail system on Beardsley Street which connects to Lakewood Elementary. The system should also have continuity with the trails on Highway 28.

**ZONING HISTORY FOR
SITE AND IMMEDIATE
VICINITY:**

Existing Area: A PUD containing C-1, and some straight zoned (non PUD) to the west of Masteller Road containing R-3 and C-O zoning. The entire area will be placed into a new PUD North: R-1 (60)

East: R-1 (80) within a PUD
South: Holland Farms PUD
West: R-1 (60)

DEVELOPMENT HISTORY:

Mr. Coppola has removed a few older homes along existing Masteller Road. Otherwise this area, with the exception of James Oil, has been largely undeveloped.

BUFFERS/ SCREENING REQUIRED:

While tweakable within a PUD, the starting point for buffers would be our soon to be adopted buffer yard table, which is a part of our ongoing zoning ordinance update.

DRAINAGE:

The property drains to the north and is not contemplated in the regional detention area just to the south. On site detention will be required and designed during the site plan review phase.

FLOODPLAIN INFORMATION:

While there is a major drainage basin to the east. FEMA does not designate this area or any portion of the site as flood plain.

PUBLIC/OPEN SPACES/SCHOOLS:

The development will have excellent, multimodal access to Elizabeth Holland Park to the south, and to Lakeview Elementary and to the west. This development seeks provide destinations and a mix of uses that will create a vitality in the area and in the City of Norwalk.

UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC: RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:

All utilities serve the area and can be extended in a cost effective manner.

The Future Land Use Map designates this area as Sub Area 1. The developers have reviewed our Comprehensive Plan and they and staff feel this development is consistent with our goals of Sub Area 1. The developers have indicated a willingness to participate in the planning process the City is undertaking with the MPO grant monies for Sub Area 1. They have been sensitive to the City's desires for this area and have expressed and shown willingness to participate in the planning process as Sub Area 1 continues to develop to the South and East. This development fulfills all of the desires of the Comprehensive Plan.

STAFF ANALYSIS – COMPREHENSIVE PLAN & ZONING ORDINANCE:

The development is consistent with the Comprehensive Plan and Zoning Ordinance.

**STAFF ANALYSIS –
SUBDIVISION
ORDINANCE:**

When the property is sub divided, staff will report on the conformity with requirements of the sub division ordinances.

**STAFF
RECOMMENDATION:**

The development would appear to have a positive impact on not only the immediate area by offering additional housing and commercial opportunities, but also the entire community as a whole, by expanding underserved commercial segments of the Norwalk market and by expanding the City's commercial tax base.

Staff finds that the request is consistent with the handling of other commercial developments within the City in the past decade.

Staff finds that the request is in conformance with the Long Range Comprehensive Plan for the City of Norwalk.

Staff further recommends that you authorize staff to change this line from "staff recommendation" to "Planning and Zoning Commission recommendation" keeping with the findings that the request conforms to the Long Range Land Use Plan, thereby fulfilling the Commission's obligations to make a ruling one way or another under Section 403.5 of the Code of Iowa requirements.



October 21, 2015

TO: Planning and Zoning Commission, City of Norwalk, IA
FROM: Wade R. Wagoner, AICP LEED GA, Planning & Economic Development Director
RE: **Norwalk Urban Renewal Plan Amendment MEETING 5:45 Monday Nov. 19, 2015**

The City Council of the City of Norwalk is in the process of amending an urban renewal area related to the property known as the Market Place at Echo Valley, for the purpose of using tax increment revenues to reimburse a developer for costs related to installation of infrastructure and for future costs the City incurs in improving infrastructure in the area.

The City Council has set **November 19, 2015, at 6:00 p.m.** as the date for a public hearing on a proposed amendment to the urban renewal plan for the Norwalk Urban Renewal Area to add the property legally described in the proposed amendment and to approve a new urban renewal project. This memorandum is intended to explain the role of our commission in the urban renewal plan amendment process.

Section 403.5 of the Code of Iowa requires that, before it holds a public hearing on an urban renewal plan amendment, a City Council must submit a copy of the proposed plan to the planning and zoning commission, "for review and recommendations as to its conformity with the general plan for the development" of the City. The statute does not require that our Commission hold a hearing on the proposed plan, nor does it require that our Commission take any action to either approve or reject the proposed plan. It directs that our Commission review the plan and report to the City Council whether you believe the plan conforms to, or is consistent with, the City's General or Comprehensive Plan.

Please find attached the urban renewal plan amendment, legal description, and a staff report regarding the request. While we are placing this item on our November 9, 2015 Planning Commission Agenda, you may submit additional comments to the City Council by noon on November 19, 2015.

As always, Luke (515-981-9524) and I (515-981-9523) are available for questions at your convenience

Respectfully submitted by,

Wade R. Wagoner, AICP LEED GA
Planning and Economic Development Director

Enclosures

cc: Honorable Mayor Tom Phillips, City Council, & Planning & Zoning Commission
Michael Coppola and Scott McMurray, Developer, 4521 Fleur Dr # C, Des Moines, IA 50321
John Danos, Dorsey & Whitney LLP, 801 Grand, Suite 4100, Des Moines, IA 50309
Jim Dougherty, City Attorney, 801 North Ave, Norwalk, IA 50211
Marketa Oliver, City Manager
Jodi Eddleman, City Clerk
Luke Parris, City Planner



November 2, 2015

TO: Board of Supervisors & Superintendent,
c/o Warren County Auditor Norwalk Community School District
Warren County Courthouse 380 Wright Road
301 N. Buxton Street, Suite 101 Norwalk, IA 50211
Indianola, IA 50125

FROM: City Council, City of Norwalk, Iowa

RE: Urban Renewal Plan

As you are aware from the attached memo sent to you on October 21, 2015, the City Council of the City of Norwalk, Iowa is in the process of expanding its Norwalk Urban renewal area related to the property known as the Market Place At Echo Valley, for the purpose of using tax increment revenues to reimburse a developer for costs related to installation of infrastructure and for future costs the City incurs in improving infrastructure in the area.

Also enclosed, which wasn't a part of the first transmittal, is the plan amendment, and a map showing the areas.

Please call our City Manager, Marketa Oliver, at 515-981-0228, our Planning Director Wade Wagoner at 515-981-9523, or our City Planner Luke Parris at 515-981-9524 if you have questions.

Respectfully submitted by,

A handwritten signature in blue ink that reads "Wade".

Wade R. Wagoner, AICP LEED GA
Planning and Economic Development Director

Enclosures

cc: Honorable Mayor Tom Phillips, City Council, & Planning & Zoning Commission
Michael Coppola and Scott McMurray, Developer, 4521 Fleur Dr # C, Des Moines, IA 50321
John Danos, Dorsey & Whitney LLP, 801 Grand, Suite 4100, Des Moines, IA 50309
Jim Dougherty, City Attorney 801 North Ave, Norwalk, IA 50211
Marketa Oliver, City Manager
Jodi Eddleman, City Clerk
Luke Parris, City Planner

CITY OF NORWALK, IOWA

URBAN RENEWAL PLAN AMENDMENT
NORWALK URBAN RENEWAL AREA

November, 2015

The Urban Renewal Plan (the "Plan") for the Norwalk Urban Renewal Area (the "Urban Renewal Area") is being amended for the purposes of deleting certain real property from the Urban Renewal Area, adding certain property to the Urban Renewal Area and identifying a new urban renewal project to be undertaken therein.

1) Deletion of Property. The real property (the "Deleted Property") legally described on Exhibit A hereto, is by virtue of this Amendment, deleted from the Urban Renewal Area. The Deleted Property will also be deleted from the ordinance providing for the division of property tax revenues in the Urban Renewal Area.

2) Addition of Property. The real property (the "Property") legally described on Exhibit B hereto is, by virtue of this Amendment, being added as the November, 2015 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

3) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project:

Name of Project: United Property Investment Company, L.C. Commercial Development Project

Name of Urban Renewal Area: Norwalk Urban Renewal Area

Date of Council Approval of Project: November 19, 2015

Description of Project and Project Site: United Property Investment Company, L.C. (the "Developer") has proposed to undertake the commercial development of the Property (the "Project") including the construction of a new street (the "Street Project") extending from Beardsley Street on the south and continuing northwest to Highway 28 (the "Project") on a portion of the Property (as defined in Section 2 of this Amendment). The Street Project will also include the construction of storm water system, sanitary sewer system and waterworks system improvements; the installation of street lights and traffic signals; and the incidental utility, landscaping, site clearance and cleanup work related thereto. The Street Project will provide the infrastructure necessary for future commercial development on the Property.

In addition the City may make provision for the reimbursement of the Developer for costs incurred in connection with the development of the Property.

Description of Public Infrastructure: It is not anticipated that the City will install public infrastructure in connection with the carrying out of the Project.

Description of Properties to be Acquired in Connection with Project: It is not anticipated that the City will acquire real property in connection with the carrying out of the Project.

Description of Use of TIF: The City intends to enter into an economic development agreement (the "Agreement") with the Developer with respect to the Project and to provide economic development payments (the "Payments") and/or an economic development grant (the "Grant") thereunder. The Grant may be funded (i) with borrowed funds ("Grant Option 1"); (ii) an internal advance of funds to be repaid with future incremental property tax revenues to be derived from the Urban Renewal Area ("Grant Option 2"); or (iii) a combination of Grant Option 1 and Grant Option 2. The Payments would be funded with incremental property tax revenues to be derived from the Urban Renewal Area. The estimated aggregate financial benefit to the Developer under the Agreement with respect to the Project will not exceed \$2,000,000.

4) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

| | |
|--|---------------------|
| Constitutional debt limit of the City: | <u>\$32,616,190</u> |
| Outstanding general obligation debt of the City: | <u>\$10,865,000</u> |
| Proposed debt to be incurred in connection with November, 2015 Amendment* | <u>\$ 2,000,000</u> |

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A

DESCRIPTION OF DELETED PROPERTY NORWALK URBAN RENEWAL AREA

Certain property situated in the City of Norwalk, County of Warren, State of Iowa legally described as follows:

TRACT 'A'

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF 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, 47.70 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 28, SAID POINT ALSO BEING ON THE WESTERLY LINE OF AN EXISTING ROADWAY EASEMENT RECORDED IN BOOK 218, PAGES 85-86; THENCE NORTH 0°11'04" WEST ALONG SAID WESTERLY LINE, 27.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°11'04" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 28, A DISTANCE OF 495.68 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 TO SAID WESTERLY LINE OF AN EXISTING ROADWAY EASEMENT RECORDED IN BOOK 218, PAGES 85-86; THENCE NORTH 89°44'48" EAST ALONG SAID WESTERLY LINE, 147.80 FEET; THENCE SOUTH 0°10'35" EAST CONTINUING ALONG SAID WESTERLY LINE, 352.50 FEET; THENCE SOUTH 1°07'22" EAST CONTINUING ALONG SAID WESTERLY LINE, 75.24 FEET; THENCE SOUTH 86°37'29" WEST CONTINUING ALONG SAID WESTERLY LINE, 19.64 FEET; THENCE SOUTH 0°27'28" EAST CONTINUING ALONG SAID WESTERLY LINE, 99.57 FEET; THENCE SOUTH 0°05'48" EAST CONTINUING ALONG SAID WESTERLY LINE, 627.34 FEET; THENCE SOUTH 86°30'01" WEST CONTINUING ALONG SAID WESTERLY LINE, 131.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.68 ACRES (160,315 SQUARE FEET).

PART OF TRACT 'B'

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, 47.70 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 28, SAID POINT ALSO BEING ON THE WESTERLY LINE OF AN EXISTING ROADWAY EASEMENT RECORDED IN BOOK 218, PAGES 85-86 AND THE POINT OF BEGINNING; THENCE NORTH 0°11'04" WEST ALONG SAID WESTERLY LINE, 27.20 FEET; THENCE NORTH 86°30'01" EAST CONTINUING ALONG SAID WESTERLY LINE, 131.75 FEET; THENCE NORTH 0°05'48" WEST CONTINUING ALONG SAID WESTERLY LINE, 627.34 FEET; THENCE NORTH 0°27'28" WEST CONTINUING ALONG SAID WESTERLY LINE, 99.57 FEET; THENCE NORTH 86°37'29" EAST CONTINUING ALONG SAID WESTERLY LINE, 19.64 FEET; THENCE NORTH 1°07'22" WEST CONTINUING ALONG SAID WESTERLY LINE, 75.24 FEET; THENCE NORTH 0°10'35" WEST CONTINUING ALONG SAID WESTERLY LINE, 352.50 FEET; THENCE SOUTH 89°44'48" WEST CONTINUING ALONG SAID WESTERLY LINE, 147.80 FEET TO SAID EAST RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 28; THENCE NORTH 0°27'19" EAST 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, 1062.67 FEET; THENCE SOUTH 23°08'41" WEST, 493.65 FEET; THENCE SOUTH 15°57'41" WEST, 469.98 FEET; THENCE SOUTH 22°57'40" WEST, 307.87 FEET; THENCE SOUTH 0°02'19" EAST, 207.61 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 86°27'27" WEST ALONG SAID SOUTH LINE, 619.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.84 ACRES (951,292 SQUARE FEET).

EXHIBIT B

**DESCRIPTION OF NOVEMBER, 2015 ADDITION
NORWALK URBAN RENEWAL AREA**

Certain property situated in the City of Norwalk, County of Warren, State of Iowa legally described as follows:

TRACT 'A'

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF 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, 47.70 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 28, SAID POINT ALSO BEING ON THE WESTERLY LINE OF AN EXISTING ROADWAY EASEMENT RECORDED IN BOOK 218, PAGES 85-86; THENCE NORTH 0°11'04" WEST ALONG SAID WESTERLY LINE, 27.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°11'04" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 28, A DISTANCE OF 495.68 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 TO SAID WESTERLY LINE OF AN EXISTING ROADWAY EASEMENT RECORDED IN BOOK 218, PAGES 85-86; THENCE NORTH 89°44'48" EAST ALONG SAID WESTERLY LINE, 147.80 FEET; THENCE SOUTH 0°10'35" EAST CONTINUING ALONG SAID WESTERLY LINE, 352.50 FEET; THENCE SOUTH 1°07'22" EAST CONTINUING ALONG SAID WESTERLY LINE, 75.24 FEET; THENCE SOUTH 86°37'29" WEST CONTINUING ALONG SAID WESTERLY LINE, 19.64 FEET; THENCE SOUTH 0°27'28" EAST CONTINUING ALONG SAID WESTERLY LINE, 99.57 FEET; THENCE SOUTH 0°05'48" EAST CONTINUING ALONG SAID WESTERLY LINE, 627.34 FEET; THENCE SOUTH 86°30'01" WEST CONTINUING ALONG SAID WESTERLY LINE, 131.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.68 ACRES (160,315 SQUARE FEET).

PART OF TRACT 'B'

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, 47.70 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 28, SAID POINT ALSO BEING ON THE WESTERLY LINE OF AN EXISTING ROADWAY EASEMENT RECORDED IN BOOK 218, PAGES 85-86 AND THE POINT OF BEGINNING; THENCE NORTH 0°11'04" WEST ALONG SAID WESTERLY LINE, 27.20 FEET; THENCE NORTH 86°30'01" EAST CONTINUING ALONG SAID WESTERLY LINE, 131.75 FEET; THENCE NORTH 0°05'48" WEST CONTINUING ALONG SAID WESTERLY LINE, 627.34 FEET; THENCE NORTH 0°27'28" WEST CONTINUING ALONG SAID WESTERLY LINE, 99.57 FEET; THENCE NORTH 86°37'29" EAST CONTINUING ALONG SAID WESTERLY LINE, 19.64 FEET; THENCE NORTH 1°07'22" WEST CONTINUING ALONG SAID WESTERLY LINE, 75.24 FEET; THENCE NORTH 0°10'35" WEST CONTINUING ALONG SAID WESTERLY LINE, 352.50 FEET; THENCE SOUTH 89°44'48" WEST CONTINUING ALONG SAID WESTERLY LINE, 147.80 FEET TO SAID EAST RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 28; THENCE NORTH 0°27'19" EAST 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, 1062.67 FEET; THENCE SOUTH 23°08'41" WEST, 493.65 FEET; THENCE SOUTH 15°57'41" WEST, 469.98 FEET; THENCE SOUTH 22°57'40" WEST, 307.87 FEET; THENCE SOUTH 0°02'19" EAST, 207.61 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 86°27'27" WEST ALONG SAID SOUTH LINE, 619.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.84 ACRES (951,292 SQUARE FEET)

URBAN RENEWAL INFRASTRUCTURE PROJECT

Information Items

- 1) What is the name of the project? _____
- 2) What is the nature of the project? (*Street resurfacing?, curb & gutter?, water lines?, sewer lines?, water improvements?, sidewalks?, lighting? Etc.*)

- 3) Who is the project engineer? _____
- 4) Who will enter into the construction contract to have the project be built?

- 5) When, approximately, will the project be constructed? _____
- 6) Where is the project located (*for example, : Main Street from its intersection with 1st Street to its intersection with 3rd Street*)?

- 7) Describe the functionality of the project (*residential?, arterial fronted commercial?, industrial park?, new street? Etc.*)

- 8) Describe any private development that is happening in conjunction with the project (*for example, a housing subdivision or a business facility will be developing.*)

- 9) What is the total cost estimate for the project, including engineering? _____
- 10) What is the maximum amount of TIF that is expected to be put toward the project?

- 11) How will the project be financed (*internal advance?, loan/bonds?, negotiated agreement? etc.*)

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

| | |
|--|---|
| REQUEST: | Request from Hubbell Realty Company to approve the Orchard Hills Villas Preliminary Plat |
| MEETING DATE: | November 9, 2015 |
| STAFF CONTACT: | Luke Parris, AICP City Planner |
| APPLICANT(S): | JMS Orchard Hills, LLC c/o Hubbell Realty Co 6900 Westown Parkway West Des Moines, IA 50266 |
| GENERAL DESCRIPTION: | This request would create 12 single family lots and 22 bi-attached townhome lots in Parcel 4 of the Orchard Hills PUD. The development is currently called Orchard Hills Villas. Staff would note that name is currently used by the townhomes south of the water tower. Hubbell Realty Company is currently working to revise the name and will provide an update at the meeting. |
| IMPACT ON NEIGHBORHOOD: | The request would a medium density multi-family parcel in the Orchard Hills PUD area. The development itself only connects to North Avenue and does not have direct connection to the neighboring single-family development. The proposal includes single family lots along the perimeter of the development that share a boundary with the existing single family development. The bi-attached units are internal to the development and located along the western boundary of the plat. |
| VEHICULAR & PEDESTRIAN TRAFFIC: | The request would not appear to have a negative impact on traffic conditions. Two access points to North Avenue are provided for adequate traffic circulation. Streets are 26' wide and exceed the City standard for private streets. |
| TRAIL PLAN: | There are sidewalks within the subdivision and a proposed 8' trail along North Avenue (G14). The trail along North Avenue would be built with the infrastructure for the plat. The trail will connect to existing trail to the east and a planned future trail to the west along North Avenue. |
| ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY: | The site zoned as Parcel 4 of the Orchard Hills PUD, which allowed for R-3 uses or a cluster development. Adjacent property is zoned in the Orchard Hills PUD as R-1. |

| | |
|---|---|
| BUFFERS REQUIRED/ NEEDED: | The Subdivision Regulations and zoning ordinance would not require a buffer between two single family uses. |
| DRAINAGE: | <p>Drainage on the site is through rear yard drainage swales and a private storm sewer system. Storm water from the streets is collected in the private storm sewer system and outlet into a detention basin in the southeastern corner of the development.</p> <p>Rear yard drainage from the internal bi-attached lots collected into the storm sewer system and discharged at the detention basin.</p> <p>Rear yard drainage from the bi-attached lots to the west drains through the rear of the yards into a natural drainage way that ultimately collects into the southwestern drainage basin.</p> <p>Rear yard drainage from the single family lots to the east drains through the rear of the yards into a natural drainage way that ultimately collects into the southwestern drainage basin. Home owners directly to the east have experience drainage in the past, the creation of this rear yard swale should help alleviate some of these home owners problems.</p> |
| FLOODPLAIN: | None of the proposed lots are located within a floodplain. |
| PARKLAND: | The developer is required to provide 0.479 acres of parkland space for the development. The developer has not shown a public park within the proposal. Alternative methods will be required during final platting to meet the City's parkland requirement. |
| UTILITIES: WATER, SANITARY SEWER, STORM SEWER. | The only public utilities in the plat are the water system and the sanitary sewer system. Proposed easements have been shown across the front of lots for both the sanitary sewer and water system. A proposed 30' sanitary sewer easement is shown between lots 6 & 7 to provide sewer connection into the adjacent development. |
| RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN: | The Future Land Use Map designates the area in question as High Density Residential. The Comprehensive Plan identifies single-family and two-family homes as a typical use in both categories. This request would be in compliance with such designation. |
| STAFF ANALYSIS – ZONING ORDINANCE: | The Preliminary Plat consists of 34 lots, containing approximately 7.9 acres of land, south of North Avenue and |

west of Sycamore Drive. Typically, R-3 Townhome developments would require a site plan review in addition to plat review. However, the Zoning Ordinance does not require site plan review for single family and two-family developments. Therefore the City is only reviewing the proposal through the typical platting procedure.

The area is being developed according to the Orchard Hills PUD requirements for Parcel 4. Setbacks for the R-1(70) lots are 30' front, 35' rear, 17' combined side with a minimum of 7' on one side. Setbacks for the overall development are 30' from the outside boundary. Internal setbacks for the single family lots are 25' off of the private street and 15' between buildings. Setbacks for the bi-attached lots are 25' off of the private street, 15' between buildings, and 0' for each bi-attached structure.

**STAFF ANALYSIS –
SUBDIVISION
ORDINANCE:**

The proposed plat has been designed in accordance with the City's Subdivision Ordinance. Lot design, private street design, water service design, sanitary sewer service design, storm sewer service design and easement design all conform to City requirements.

**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the Preliminary Plat be approved for the following conditions:

- That a formal name is determined prior to City Council approval.
- That the applicant follows all rules and regulations set forth in the City of Norwalk Zoning and Subdivision ordinances.
- That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.

ORCHARD HILLS VILLAS PRELIMINARY PLAT NORWALK, IOWA

| Sheet List Table | | |
|------------------|-------------|----------------------------------|
| Sheet No. | Drawing No. | Sheet Description |
| 01 | GN-01 | COVER SHEET |
| 02 | GN-02 | DIMENSION, PAVING & UTILITY PLAN |
| 03 | GN-03 | UNIT LAYOUT |
| 04 | GR-01 | GRADING PLAN |



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering interest they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE:
BRADLEY R. BROCKMAN,
PE NO. 22851

MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY
THIS SEAL:
1-4

ORCHARD HILLS VILLAS
PRELIMINARY PLAT

NORWALK, IOWA
20215018
OCTOBER 6, 2015

REVISIONS
October 30, 2015

ENGINEER
BRB

DRAWN BY
BRB

CHECKED BY
CAS

FIELD BOOK NO.
-

DRAWING NO.
GN-01

SHEET NO.
01 / 04

OWNER/APPLICANT:

JMS ORCHARD HILLS, LLC
C/O HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
(515)-243-3228
joe.pietruszynski@hubbellrealty.com
ATTN: JOE PIETRUSZYNSKI

ENGINEER/SURVEYOR:

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
bbrockman@mecresults.com
ATTN: Brad Brockman

LEGAL DESCRIPTION:

ALL OF LOT 4 IN ORCHARD HILLS PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA. DESCRIBED AREA IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ZONING:

R-3 MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL

UTILITIES:

WATER - NORWALK WATER SYSTEM
SANITARY SEWER - NORWALK SANITARY SEWER SYSTEM

SETBACKS:

FRONT = 25'
SIDE = 7'/15"
REAR = 30'

COMPREHENSIVE PLAN LAND USE:

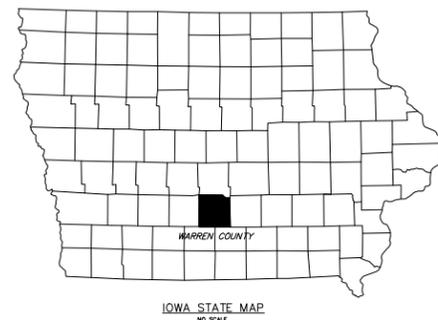
HIGH DENSITY RESIDENTIAL (R-4)

DEVELOPMENT SUMMARY:

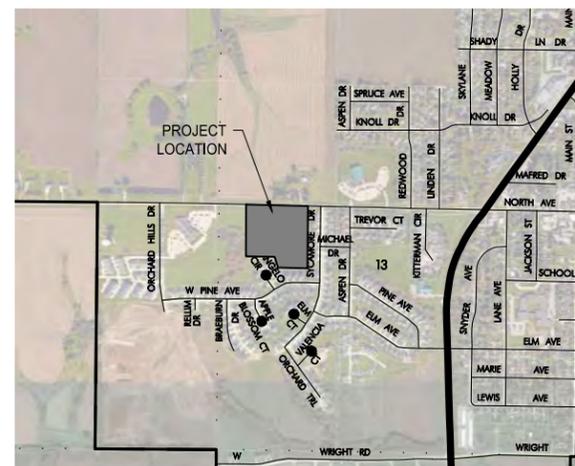
| | |
|--------------------------------------|--|
| GROSS LAND AREA: | = 344,558.6 S.F. (7.91 AC.) |
| GROSS IMPERVIOUS AREA: | |
| PAVED AREA | = 30,890 S.F. (8.97%) |
| BUILDING AREA | = 65,514 S.F. (19.01%) |
| TOTAL | = 96,404 S.F. (27.98%) |
| OPEN SPACE REQUIRED: | |
| REQUIRED | = 30% |
| | 344,559.6 S.F. X 30% |
| | = 103,367.88 S.F. |
| PROVIDED | 344,559.6 S.F. - 96,404 S.F. |
| | = 248,155.6 S.F. (72.02%) |
| OPEN SPACE PLANTINGS REQUIRED TREES: | |
| | (1) TREE/1,500 S.F. OPEN SPACE OF THE FOLLOWING SIZE |
| | = 69 TREES |
| 40% MIN. | 2" - 2 1/2" CAL. DECIDUOUS AND/OR 8" CONIFEROUS |
| | = 28 CONIFEROUS |
| PROVIDED TREES REQUIRED SHRUBS: | |
| | = 53 TREES, 34 CONIFEROUS |
| | (1) SHRUBS/1,000 S.F. OPEN SPACE |
| | = 104 SHRUBS |
| PROVIDED SHRUBS | = 105 SHRUBS |

BUILDING SUMMARY:

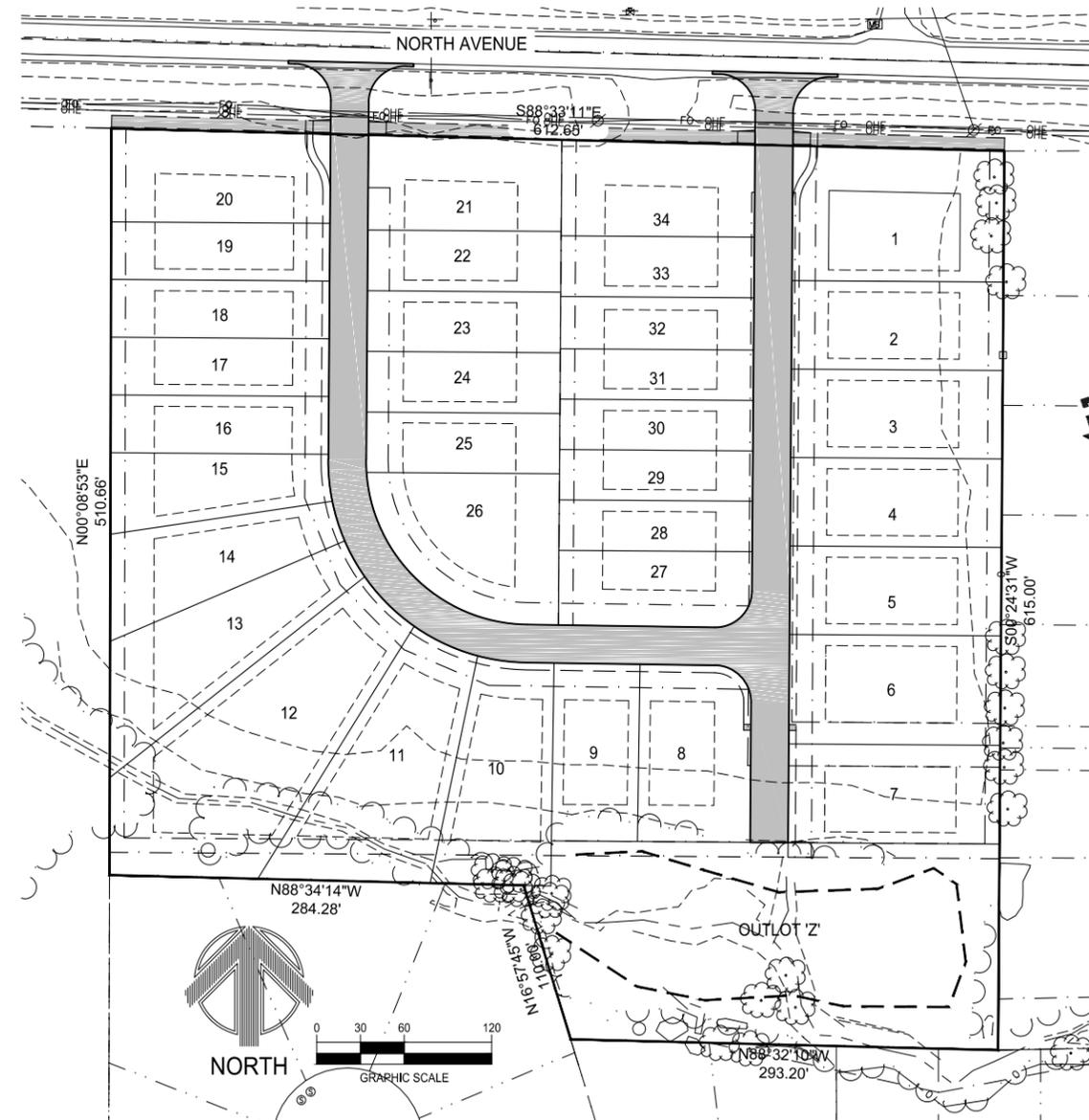
| | |
|---------------------|-------------------|
| DETACHED VILLAS: | |
| TOTAL NO. BLDGS.: | = 12 |
| SIZE: | |
| BLDG. | = 44'-0" X 59'-0" |
| BI-ATTACHED VILLAS: | |
| TOTAL NO. BLDGS.: | = 11 |
| 2-UNIT BLDG. | = 22 |
| SIZE: | |
| 2-UNIT BLDG. | = 52'-0" X 68'-0" |



IOWA STATE MAP
NO SCALE



VICINITY MAP
CITY OF NORWALK
NTS



ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF NORWALK. THE CITY OF NORWALK FOLLOWS CURRENT SUDAS STANDARDS AT TIME OF CONSTRUCTION.



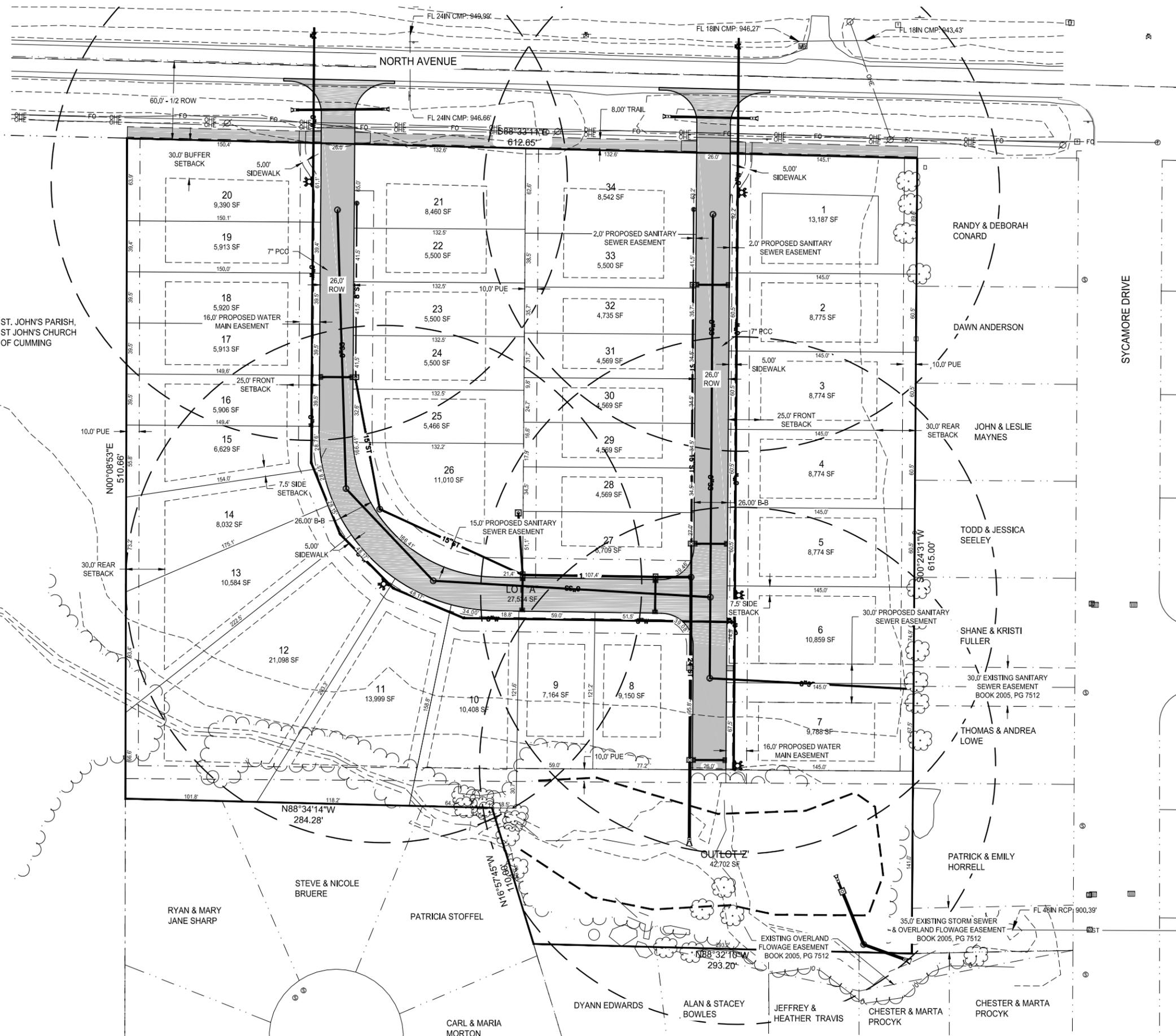
NOTES:
 1. ALL SANITARY SEWER AND WATER MAIN ARE PUBLIC UTILITIES.
 2. STREETS AND STORM SEWER ARE PRIVATE INFRASTRUCTURE.

building strong communities.

1360 NW 121ST. Street
 Clive, Iowa 50325
 515-964-1229
 fax 515-964-2370

NOTICE:
 McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering interest they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

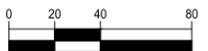
COPYRIGHT:
 Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



**DIMENSION, PAVING
 & UTILITY PLAN**



NORTH



GRAPHIC SCALE

**ORCHARD HILLS VILLAS
 PRELIMINARY PLAT**

NORWALK, IOWA
 20215018
 OCTOBER 6, 2015

REVISIONS
 October 30, 2015

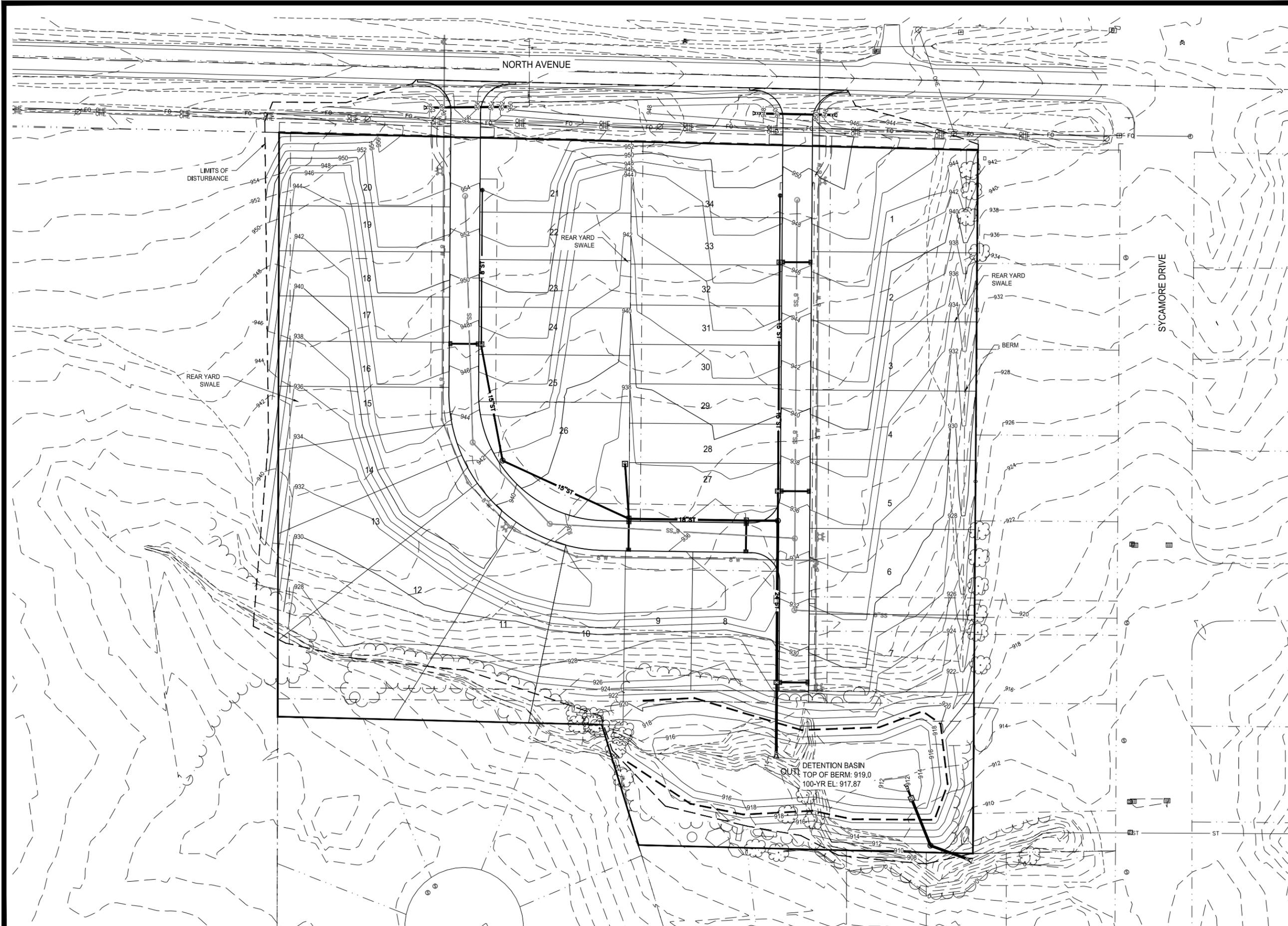
ENGINEER: BRB DRAWN BY: BRB

CHECKED BY: CAS FIELD BOOK NO.:

DRAWING NO. SHEET NO.

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

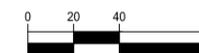
COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



GRADING PLAN



NORTH



GRAPHIC SCALE

**ORCHARD HILLS VILLAS
PRELIMINARY PLAT**

NORWALK, IOWA
20215018
OCTOBER 6, 2015

REVISIONS
October 30, 2015

ENGINEER
BRB
CHECKED BY
CAS

DRAWN BY
BRB
FIELD BOOK NO.

DRAWING NO. **GR-01** SHEET NO. **04 / 04**

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

REQUEST: Request from United Properties to approve the Grading Plan for the Marketplace at Echo Valley

MEETING DATE: November 9, 2015

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): United Properties Invest Co LLC Civil Design Advantage
C/O Michael Coppola 3405 SE Crossroads Dr, Ste G
4521 Fleur Drive, Suite C Grimes, Iowa 50321
Des Moines, Iowa 50321

GENERAL DESCRIPTION: This request is for the grading of the potential Marketplace at Echo Valley development. The project has not submitted a plat or site plan for review by the City, therefore a grading permit is required. The grading permit is issued by the Zoning Administrator and is subject to review by the Planning and Zoning Commission.

The requested grading is for the future relocation of Masteller Road and temporary drainage areas. The area will require further platting and site plans prior to development.

DRAINAGE: In addition to the road grading, two temporary drainage swales and sediment basins will be graded to handle storm water from the road grading.

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

STAFF ANALYSIS : The City Engineer, Veenstra & Kimm, and the Public Works Department have both reviewed the proposed grading plan and did not find any issues with the proposal.

APPROVAL Issuance of a grading permit is done by the City's Zoning Administrator with input from the Planning and Zoning Commission. Any input or questions should be raised at the meeting and will be consider by the Zoning Administrator prior to issuance of the permit.

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

REQUEST: Request from Rolling Green Ventures, LLC to approve the Final Plat of Rolling Green Plat 5

MEETING DATE: November 9, 2015

STAFF CONTACT: Luke Parris, AICP
City Planner

APPLICANT(S): Rolling Green Ventures, LLC Civil Design Advantage
C/O David Albright 3405 SE Crossroads Dr, Ste G
1213 Parkhill Drive Grimes, Iowa 50321
Norwalk, Iowa 50211

GENERAL DESCRIPTION: This request would create 30 lots that are zoned in the Rolling Green PUD as R-1(60). The plat also contains an outlot to be dedicated to the City as parkland.

IMPACT ON NEIGHBORHOOD: The request would not appear to have a negative impact on the area.

VEHICULAR & PEDESTRIAN TRAFFIC: This is the first phase of the new Rolling Green development. Future phases will connect up with Merle Hay Drive and provide for better traffic circulation through the neighborhood.

TRAIL PLAN: There are sidewalks within the subdivision.

ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY: The site is zoned as R-1(60) as part of the Rolling Green Planned Unit Development. The park space was identified in the PUD master plan.

BUFFERS REQUIRED/ NEEDED: The Zoning Ordinance does not require buffering for the requested development.

DRAINAGE: Drainage occurs through the storm sewer system and rear yard overland flowage swales. The storm sewer system for Plat 5 connects into the existing system to the south. Future phases will utilize a detention pond located in the parkland space.

DEVELOPMENT HISTORY: The area was first planned out in a PUD in October 1999. Subsequent amendments have been made to the PUD in 2007 and 2009. These amendments dealt with the current phases of Rolling Green that were recently approved in the Rolling Green Plat 5 Preliminary Plat.

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

PARKLAND: The parkland requirement for this phase is approximately 0.54 acres. The final plat includes a 2.93 acre park that is sized appropriately for the rest of the phases of development.

UTILITIES: WATER, SANITARY SEWER, STORM SEWER.

- The final plat shows a 30' front setbacks on all lots.
- There is a 10' PUE along the rear of all lots.
- There is a 15' sanitary sewer easement located at the front of lots 1-6, and lots 18-27.
- There is a 30' sanitary sewer easement between lots 12 & 13.
- There is a storm sewer easement at the corner of lot 4. There is a 10' storm sewer and private drainage easement at the rear of lots 1-4 and lots 21-27.
- There is an existing 32' water main easement on the east of lot1 and lot 30.
- There is a 30' water main easement between lots 12 & 13.

RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN: The Future Land Use Map designates the area in question as Medium Density Residential. The Comprehensive Plan identifies single-family lots as a typical use in the category. This request would be in compliance with such designation.

STAFF ANALYSIS – ZONING ORDINANCE: The Final Plat consists of 30 lots, containing approximately 12.38 acres of land, west of East 27th Street and north of the existing Rolling Green subdivision.

The plat is zoned as R-1(60) in the Rolling Greens PUD. There were no special considerations for the R-1(60) development included in the PUD. Typical setbacks for R-1(60) are identified as 30' front, 35' rear, and 15' total side with a 7' minimum.

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.

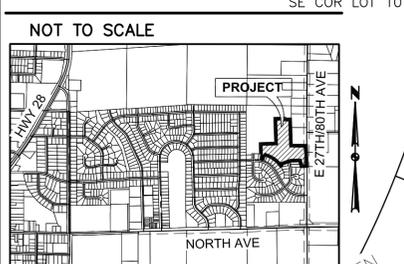
The applicant will need to submit all other required documents prior to release of the final plat for recording.

**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the Final Plat of Rolling Green Plat 5 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.
- That the Planning and Economic Development Director or his designee be authorized to sign off on the plat for recording once public works has indicated the infrastructure is acceptable. In an effort to be developer friendly, the formal (council action) acceptance of the infrastructure and the approval of the final plat needn't occur at the same council meeting.

VICINITY MAP



NORWALK, IOWA



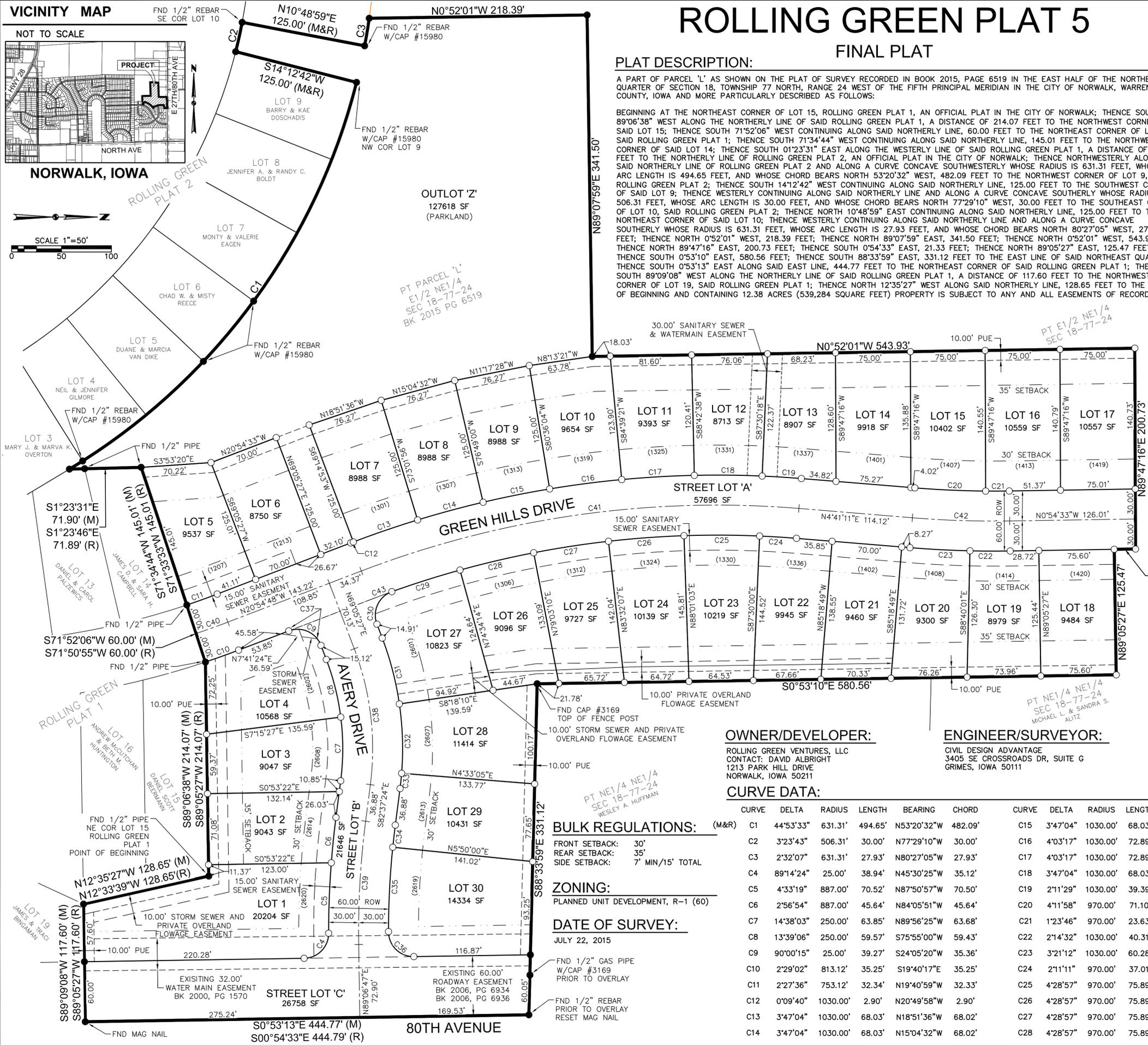
SCALE 1"=50'

ROLLING GREEN PLAT 5 FINAL PLAT

PLAT DESCRIPTION:

A PART OF PARCEL 'L' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2015, PAGE 6519 IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, 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 NORTHEAST CORNER OF LOT 15, ROLLING GREEN PLAT 1, AN OFFICIAL PLAT IN THE CITY OF NORWALK; THENCE SOUTH 89°06'38" WEST ALONG THE NORTHERLY LINE OF SAID ROLLING GREEN PLAT 1, A DISTANCE OF 214.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 71°52'06" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID ROLLING GREEN PLAT 1; THENCE SOUTH 71°34'44" WEST CONTINUING ALONG SAID NORTHERLY LINE, 145.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 01°23'31" EAST ALONG THE WESTERLY LINE OF SAID ROLLING GREEN PLAT 1, A DISTANCE OF 71.90 FEET TO THE NORTHERLY LINE OF ROLLING GREEN PLAT 2 AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 631.31 FEET, WHOSE ARC LENGTH IS 494.65 FEET, AND WHOSE CHORD BEARS NORTH 53°20'32" WEST, 482.09 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID ROLLING GREEN PLAT 2; THENCE SOUTH 14°12'42" WEST CONTINUING ALONG SAID NORTHERLY LINE, 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 506.31 FEET, WHOSE ARC LENGTH IS 30.00 FEET, AND WHOSE CHORD BEARS NORTH 77°29'10" WEST, 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, SAID ROLLING GREEN PLAT 2; THENCE NORTH 10°48'59" EAST CONTINUING ALONG SAID NORTHERLY LINE, 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 631.31 FEET, WHOSE ARC LENGTH IS 27.93 FEET, AND WHOSE CHORD BEARS NORTH 80°27'05" WEST, 27.93 FEET; THENCE NORTH 0°52'01" WEST, 218.39 FEET; THENCE NORTH 89°07'59" EAST, 341.50 FEET; THENCE NORTH 0°52'01" WEST, 543.93 FEET; THENCE NORTH 89°47'16" EAST, 200.73 FEET; THENCE SOUTH 0°54'33" EAST, 21.33 FEET; THENCE NORTH 89°05'27" EAST, 125.47 FEET; THENCE SOUTH 0°53'10" EAST, 580.56 FEET; THENCE SOUTH 88°33'59" EAST, 331.12 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 0°53'13" EAST ALONG SAID EAST LINE, 444.77 FEET TO THE NORTHEAST CORNER OF SAID ROLLING GREEN PLAT 1; THENCE SOUTH 89°09'08" WEST ALONG THE NORTHERLY LINE OF SAID ROLLING GREEN PLAT 1, A DISTANCE OF 117.60 FEET TO THE NORTHWEST CORNER OF LOT 19, SAID ROLLING GREEN PLAT 1; THENCE NORTH 12°35'27" WEST ALONG SAID NORTHERLY LINE, 128.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.38 ACRES (539,284 SQUARE FEET) PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

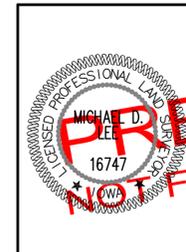


NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- THE USE OF A PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT AND ANY USER OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY IF THERE IS A CONFLICT WITH THE CITY'S FUTURE USE OF ITS DESIGNATED EASEMENT.
- OUTLOT 'Z' IS TO BE DEDICATED TO THE CITY AS PARKLAND.
- STRUCTURES ARE NOT ALLOWED WITHIN PRIVATE EASEMENTS

LEGEND:

| | FOUND | SET |
|--|--------|--------|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED) | ● | ○ |
| PLATTED BEARING & DISTANCE | P | M |
| MEASURED BEARING & DISTANCE | R | R |
| RECORDED BEARING & DISTANCE | D | D |
| DEEDED BEARING & DISTANCE | MPE | MPE |
| MINIMUM PROTECTION ELEVATION | P.U.E. | P.U.E. |
| PUBLIC UTILITY EASEMENT | | |
| CENTERLINE | | |
| SECTION LINE | | |
| EASEMENT LINE | | |



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.

MICHAEL D. ALTZ DATE _____

THIS LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

OWNER/DEVELOPER:

ROLLING GREEN VENTURES, LLC
CONTACT: DAVID ALBRIGHT
1213 PARK HILL DRIVE
NORWALK, IOWA 50211

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD | CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD | CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|-------|-----------|----------|---------|-------------|---------|-------|----------|----------|--------|-------------|--------|-------|-----------|----------|---------|-------------|---------|
| C1 | 44°53'33" | 631.31' | 494.65' | N53°20'32"W | 482.09' | C15 | 3°47'04" | 1030.00' | 68.03' | N11°17'28"W | 68.02' | C29 | 41°3'58" | 970.00' | 71.66' | S17°32'45"E | 71.64' |
| C2 | 3°23'43" | 506.31' | 30.00' | N77°29'10"W | 30.00' | C16 | 4°03'17" | 1030.00' | 72.89' | N7°22'18"W | 72.88' | C30 | 91°14'49" | 25.00' | 39.81' | S65°17'09"E | 35.74' |
| C3 | 2°32'07" | 631.31' | 27.93' | N80°27'05"W | 27.93' | C17 | 4°03'17" | 1030.00' | 72.89' | N3°19'00"W | 72.88' | C31 | 12°36'23" | 310.00' | 68.21' | N75°23'38"E | 68.07' |
| C4 | 89°14'24" | 25.00' | 38.94' | N45°30'25"W | 35.12' | C18 | 3°47'04" | 1030.00' | 68.03' | N0°36'10"E | 68.02' | C32 | 12°51'16" | 310.00' | 69.55' | N88°07'27"E | 69.40' |
| C5 | 4°33'19" | 887.00' | 70.52' | N87°50'57"W | 70.50' | C19 | 2°11'29" | 1030.00' | 39.39' | N3°35'26"E | 39.39' | C33 | 2°49'31" | 310.00' | 15.29' | S84°02'09"E | 15.28' |
| C6 | 2°56'54" | 887.00' | 45.64' | N84°05'51"W | 45.64' | C20 | 4°11'58" | 970.00' | 71.10' | N2°35'12"E | 71.08' | C34 | 1°32'36" | 827.00' | 22.28' | S83°23'42"E | 22.28' |
| C7 | 14°38'03" | 250.00' | 63.85' | N89°56'25"W | 63.68' | C21 | 1°23'46" | 970.00' | 23.63' | N0°12'40"W | 23.63' | C35 | 5°51'22" | 827.00' | 84.52' | S87°05'41"E | 84.49' |
| C8 | 13°39'06" | 250.00' | 59.57' | S75°55'00"W | 59.43' | C22 | 2°14'32" | 1030.00' | 40.31' | S0°12'43"W | 40.30' | C36 | 90°51'51" | 25.00' | 39.65' | N44°32'43"E | 35.62' |
| C9 | 90°00'15" | 25.00' | 39.27' | S24°05'20"W | 35.36' | C23 | 3°21'12" | 1030.00' | 60.28' | S3°00'35"W | 60.27' | C37 | 72°34'55" | 25.00' | 31.67' | S15°22'40"W | 29.59' |
| C10 | 2°29'02" | 813.12' | 35.25' | S19°40'17"E | 35.25' | C24 | 2°11'11" | 970.00' | 37.01' | S3°35'35"W | 37.01' | C38 | 28°17'09" | 280.00' | 138.23' | N83°14'02"E | 136.83' |
| C11 | 2°27'36" | 753.12' | 32.34' | N19°40'59"W | 32.33' | C25 | 4°28'57" | 970.00' | 75.89' | S0°15'32"W | 75.87' | C39 | 8°15'49" | 857.00' | 123.60' | S86°45'18"E | 123.50' |
| C12 | 0°09'40" | 1030.00' | 2.90' | N20°49'58"W | 2.90' | C26 | 4°28'57" | 970.00' | 75.89' | S4°13'25"E | 75.87' | C40 | 2°28'21" | 783.12' | 33.79' | N19°40'37"W | 33.79' |
| C13 | 3°47'04" | 1030.00' | 68.03' | N18°51'36"W | 68.02' | C27 | 4°28'57" | 970.00' | 75.89' | S8°42'22"E | 75.87' | C41 | 25°35'58" | 1000.00' | 446.80' | N8°06'48"W | 443.09' |
| C14 | 3°47'04" | 1030.00' | 68.03' | N15°04'32"W | 68.02' | C28 | 4°28'57" | 970.00' | 75.89' | S13°11'18"E | 75.87' | C42 | 5°35'44" | 1000.00' | 97.66' | N1°53'19"E | 97.62' |

BULK REGULATIONS:

(M&R)
FRONT SETBACK: 30'
REAR SETBACK: 35'
SIDE SETBACK: 7' MIN/15' TOTAL

ZONING:

PLANNED UNIT DEVELOPMENT, R-1 (60)

DATE OF SURVEY:

JULY 22, 2015

COMPUTED BY: JAMES & TRACY BINGHAMAN
PLOTTED BY: ERIN O'LENNIK
DATE: 11/4/2015 3:11 PM

DATE: 11/04/15 10/31/15

REVISIONS:

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

TECH: ENGINEER:

CIVIL DESIGN ADVANTAGE

NORWALK, IOWA

ROLLING GREEN PLAT 5
FINAL PLAT

1503.096

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

REQUEST: Review of Request for Proposal submittals for the Comprehensive Plan Land Use update

MEETING DATE: November 9, 2015

STAFF CONTACT: Luke Parris, AICP
City Planner

GENERAL DESCRIPTION: In August, the Planning and Zoning Commission and the City Council directed staff to develop an RFP to update the Future Land Use section of the City's Comprehensive Plan.

The submission period for the RFP ended on October 23rd. The City received the submittals from the following firms:

- MSA Professional Services, Inc.
- Confluence, Marvin Planning Consultants, Proximity, and Bishop Engineering
- Snyder and Associates, Inc.

The project approach section of each submittal is included as an attachment.

Staff reviewed each submittal and scored them on the following five criteria:

1. Experience with project of similar size, scope, and complexity.
2. Experience in meeting similar project goals.
3. Experience with public participation on similar projects.
4. Proposed timeline.
5. References.

Each firm scored extremely well and staff was confident each proposal would result in a good product for the City.

Ultimately, the staff decided on Confluence and their team of multiple consultants. Their proposal was the low bid, brought Marvin Planning Consultants, who were on the original Comprehensive Plan team, back to the process, and demonstrated an ability to run the process concurrent with the City's Subarea 1 Master Planning process.

STATEMENT OF QUALIFICATIONS

YOUR PLANNING NEEDS

We understand that the City of Norwalk is revisiting its Comprehensive Plan and is looking to hire a consultant to help prepare an update that addresses the future development needs of the community. The update will primarily focus on updating the Land Use Chapter and future growth areas as Norwalk continues to attract residential growth, commercial investment, strategic employers, institutional assets and retail development. Our goal is to assist the community in developing an update to the plan and facilitate a planning process that:

- Analyzes current and projected demographic conditions and ties future growth planning to projected land use need.
- Examines existing community land use and promotes future growth, both infill and new development, in a manner that enhances the existing community qualities of Norwalk.
- Provides recommendations for road, trail and pedestrian focused transportation improvements for the community; particularly to new growth areas.
- Examines current infrastructure capabilities and provides implementation strategies for any necessary rehab and expansion to serve development.
- Coordinates with the community to update the Comprehensive Plan's Implementation Chapter based on updates to the Land Use Chapter.

PROPOSED SCOPE OF WORK

A transparent public participation process is the foundation to a successful plan. We will approach this work with diligence, creativity, open-mindedness and respect for the input of all participants. We believe that our role as your consultant is to work hard, introduce fresh ideas, listen carefully and deliver a plan that accurately represents the consensus of staff, the Steering Committee and Council members, business owners and residents.

We will work closely with the Steering Committee to create a Community Engagement Strategy. We understand the importance of a genuine, multi-faceted approach to engage stakeholders in this important planning process. MSA will facilitate a thorough, inclusive and effective community engagement process that will both improve the plan and build support for adoption and implementation. An effective Community Engagement Strategy will help residents envision and understand a good balance of physical, social, economic and aesthetic values. Our proposed approach includes the following elements:

Project Website

MSA will develop a project website where we will post the project schedule, share draft materials and solicit comments throughout the planning process. This aspect of the communication and participation strategy is important for transparency, and for sharing information with stakeholders who are unable to attend meetings.

Social Media

MSA will utilize various social media outlets to make stakeholders aware of the process and direct them to the Project Website for more information. Examples would include working with the existing Facebook page and Twitter account of the City of Norwalk to notify already engaged followers about upcoming planning activities. Using the community's existing social networks also allows the process of implementing the plan to continue after the Council has voted for adoption. Stakeholders engaged in the planning process will help to implement the plan by continuously engaging with resources and people, via the community's social networks.

Key Stakeholder Interviews

Our team proposes to facilitate interviews with key stakeholders and staff near the beginning of the planning process. We are primarily interested in speaking with



PROPOSED SCOPE OF WORK | CONTINUED

City Staff, community leaders, members of community organizations, the City Engineer, business leaders and other key stakeholders who were not represented in the Steering Committee. MSA will consult with the City to identify and schedule interviewees. The objective of the interviews will be to gain a better understanding of the growth plans and preferences of departments, institutions, organizations and businesses. Advancing our understanding of stakeholder preferences will allow us to adequately represent all viewpoints regarding issues, opportunities, barriers and trends affecting the community's future growth.

Scheduled Public Engagements

Public engagement is an important component of any municipal planning process. To bring the plan to the community and to make the best use of both time and resources, we propose holding three scheduled public engagement activities as part of the plan update process.

The first is a Public Workshop to identify key issues, priorities, and land preferences. The workshop will include a brief discussion of planning basics and an overview of the current Land Use Chapter.

The second is a Planning and Zoning Commission Public Hearing. MSA will present the final draft and receive comments at a Planning and Zoning Commission meeting near prior to a recommendation to Council from the commission.

The third is a City Council Public Hearing. MSA will present the final draft and receive comments at a City Council meeting near prior to the Council's consideration for adoption.

Steering Committee Meetings

The Steering Committee will be a primary review body throughout the planning process. We propose holding

four meetings with the Committee, as described in the City's Request for Proposals. These meetings will be open to the public. Steering Committee presentation materials will be posted on the project website for public access.

City Council, Planning & Zoning Commission Meetings

MSA will facilitate several meetings of the Planning and Zoning (P&Z) Commission and City Council as identified in the City's RFP. The first during, Phase I, is a joint Council & Planning Commission Workshop to review the existing plan and develop growth vision and goals.

The second, during Phase II, is another joint workshop that will be held with the City Council, Planning and Zoning Commission, and the Steering Committee to present the revised draft and record any feedback/comments.

During Phase III, the development of the final draft, there will be a public hearing at a P&Z meeting and then a public hearing at a City Council meeting for review and adoption of the updated Comprehensive Plan/Land Use Chapter.



UPDATE TO CHAPTER 5 – LAND USE PLAN & CHAPTER 12 - IMPLEMENTATION

MSA will lead the update to Chapter 5 - Land Use Plan of the 2013 Comprehensive Plan. The updated Chapter/ document will serve as a road map, guiding future development for Norwalk. The update to Chapter 5 will be focused on analyzing and addressing specific areas of concern related to future land use planning, including: Future Land Use Needs, Infrastructure, Transportation, Housing, Growth Management, Character and Quality of Life. MSA will also provide necessary updates to Chapter 12 - Implementation. It is anticipated that new vision, goals and actions items developed in the update of the Land Use Chapter will require updating the Implementation Chapter to provide compatibility with the updated Land Use Chapter. The completed plan updates will serve the entire community as it continues to grow. We would recommend it be reviewed by the City Staff and Council on an annual basis to assure it is meeting Norwalk's development needs.

DELIVERABLES

MSA will provide PDF versions of all draft documents developed throughout the planning process through email and on the project website. MSA will also provide to the City of Norwalk a final draft of the Land Use Chapter of the City of Norwalk Comprehensive Plan, including any relevant maps and images.

- Maps and associated data shall be in ARCGIS 10.x format and shall be provided to the City (the City's GIS data will be made readily available as needed to the consultant).
- Text and report files shall be in MS Word and PDF formats.
- All final reports shall be presented in digital format for archiving and reproduction.



SECTION FOUR | PROJECT APPROACH



The Confluence team is excited by the opportunity to become your partner in progress, and is prepared to lead the update of the Future Land Use Chapter of your Comprehensive Plan to serve as a unifying community vision and strategy for future growth.

PROJECT UNDERSTANDING

We are pleased to submit our professional planning qualifications to the City of Norwalk to review and update the Future Land Use Chapter of the City of Norwalk's Comprehensive Plan. This community-focused update will allow the Comprehensive Plan to continue to align with the Community's vision for growth. We understand that this Land Use Chapter needs to revisit the current Land Use Plan to make sure that it is consistent with the desires and vision of the Planning & Zoning Commission, the Mayor and City Council, and the residents and property owners of the Norwalk community.



Our team's approach to updating the Land Use Chapter is based on **open communication** and establishing an interactive, inclusive, and **transparent community planning process** involving the public at large, key community and business stakeholders; City staff, the Planning & Zoning Commission, and the Mayor and City Council in helping to shape the City's future.



Members of our team are currently engaged in updating the Sub Area 1 portion of the Comprehensive Plan. This process will result in a master plan for Sub Area 1. As a result of this planning effort, we are already very familiar with the City's existing Comprehensive Plan and many of the key stakeholders who should be involved in such a process. We see significant advantages to engaging these same team members in the update of the Land Use Chapter, not the least of which include the ability to hit the ground running resulting in a more efficient and cost effective process for the City.



This planning effort is an opportunity to **energize the community**, and to provide a **collaborative and inclusive environment** to evaluate alternative ideas and to decide the most appropriate course of action. The City of Norwalk holds a unique position within the area, and has a unique set of challenges and opportunities as a result. A planning effort like this requires a team that already understands this important dynamic - one that is prepared to uniquely craft an update that identifies and addresses these issues. A formulaic "fill in the blank" approach to community land use planning will not provide the City with the results it needs and deserves.

Our team is committed to providing you with a uniquely tailored planning process that allows the plan update to be appropriately influenced by those participating. Community and City leadership involvement is an inherent component of our team's planning process, and we look forward to the opportunity of bringing a fresh perspective for improving the quality of life for the residents and businesses in Norwalk.

Our scope of services below mirrors the scope listed in the RFP and further identifies key milestones and meetings shared with the Sub Area 1 Master Plan project.



LAND USE CHAPTER UPDATE WORK PROGRAM

TASK 1 | PUBLIC AND STAKEHOLDER REVIEW AND INPUT

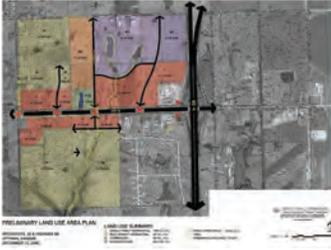
1.1 Project Kick-Off Meeting with Steering Committee

The Consultant team will facilitate a project kick-off meeting with City staff and the Steering Committee, as determined by the City. The purpose of this meeting is to:

- Establish roles, responsibilities, project contacts and communication protocols;
- Determine any initial data needs;
- Review the project scope, schedule, and key meeting dates and agendas; and,
- Identify key stakeholders and desired public input process and outcomes.

At the Kick-Off meeting, we will also take the opportunity to review the current Comprehensive Plan and Land Use Plan Map to identify key issues and areas of focus as well as determine the desired planning boundaries for the updated Land Use Plan Map.

A separate Steering Committee has been established for the Sub Area 1 Master Plan that will meet subsequent to this kick-off meeting.



1.2 Joint City Council and Planning & Zoning Commission Review and Visioning Workshop

The Consultant team will facilitate a joint workshop of the City Council and Planning & Zoning Commission. At this meeting, the Consultant team will:

- Conduct a Planning 101 education session to review the purpose and elements of a Comprehensive Plan, including the Land Use Plan, and the roles and responsibilities of the Council and Commission;
- Review the previous process, public input, and vision that drove the creation and adoption of the current Comprehensive Plans and review the current Comprehensive Plan's goals, policies, and land use plan; and,
- Verify and update the Council's and the Commission's vision for Norwalk's future and identify areas of concern and focus related to the current Land Use Map. Input will be facilitated utilizing keypad polling and a SWOT analysis exercise.
- The Consultant team will also seek initial input on the Sub Area 1 Master Plan at this joint workshop.

1.3 Key Stakeholder Interviews

The Consultant team will meet individually with 4 to 5 community stakeholders as identified by the Steering Committee. Depending on the stakeholder, the scope of the interview will be expanded to include topics relevant to the Sub Area 1 master planning effort. (4 - 5 interviews)

1.4 Public Workshop

The Consultant team will facilitate a structured public workshop in order to identify key issues, priorities, and land use preferences that will guide the direction of the Land Use Plan update.

At this meeting, the Consultant team will provide an overview of the Sub Area 1 master planning effort and seek general input on this planning area.

The workshop will include a project overview, brief Planning 101 session to explain the purpose and importance of a land use plan, review the current plan, and outline the desired public input. Input will be obtained through public comment cards, map dot exercise, keypad polling and small group easel discussions.

1.5 Public Input Review Meeting with Steering Committee

The Consultant will present to City staff and the Steering Committee an overview of the public input received and identify key issues and themes. The purpose of this meeting will be to set the preferred direction of the update to the Land Use Plan.

A meeting with the Sub Area 1 Steering Committee will also be held to review the input received and set the direction for the Sub Area 1 Master Plan.

TASK 2 | DRAFT PLAN

2.1 Draft Plan

The Consultant will prepare a draft Land Use Plan Map and narrative. The draft will be submitted to the City staff for review and comment. The Consultant will address City staff comments and submit a revised draft to City staff.

It is anticipated that at this same time the draft Sub Area 1 Master Plan will also be submitted to the City staff for review and comment.

2.2 Draft Plan Presentation Review Meeting with Steering Committee

The Consultant will present and review the revised draft Land Use Plan Map and narrative to the City staff and Steering Committee, record feedback and comments, and update and modify the draft as requested. At this same meeting, the Consultant team will present an update as to the status of the draft of the Sub Area 1 Master Plan.

A meeting with the Sub Area 1 Steering Committee will also be held to review and seek final input on the Sub Area 1 Master Plan.

2.3 Joint City Council and Planning & Zoning Commission Draft Review Workshop

The Consultant will present and review the revised draft Land Use Plan Map and narrative as well as the draft of the Sub Area 1 Master Plan to the City Council, Planning & Zoning Commission, and Steering Committee record feedback and comments, and update and modify the drafts as requested. (1 meeting)



TASK 3 | FINAL DRAFT PLAN

3.1 Final Draft Plan

The Consultant will prepare a final draft of the Land Use Plan Map and narrative and submit it to the City staff for review and comment. The Consultant will address City staff comments and submit a revised final draft to City staff.

3.2 Planning & Zoning Commission Public Hearing

The Consultant will attend the Planning & Zoning Commission Public Hearing for the review and recommendation on the adoption of the amendment to the Comprehensive Plan Land Use Map. The Consultant will assist the City staff with the presentation of the amendment. If appropriate, the final draft of the Sub Area 1 Plan will also be presented at this same hearing. The Consultant will make changes to both Plans as may be requested by the Commission and submit updated copies to the City staff. (1 meeting)

3.3 City Council Public Hearing

The Consultant will attend the City Council Public Hearing for the review and approval of the amendment to the Comprehensive Plan Land Use Map. If appropriate, the final draft of the Sub Area 1 Plan will also be presented at this same hearing. The Consultant will assist the City staff with the presentation of the amendment. The Consultant will make changes to both Plans as may be requested by the Council and submit updated copies to the City staff. (1 meeting)

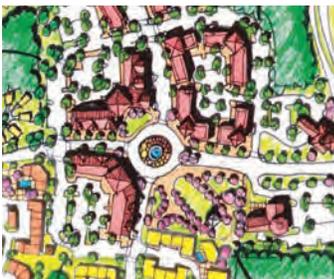


CITY STAFF INVOLVEMENT

Our team understands that the City anticipates playing a major role in the public participation process. We will work with staff to develop this process so as to include staff throughout. It is requested that City staff schedule, provide notice for, and attend all steering committee, stakeholder, workshop, and public meetings. City staff will further need to provide background data as well as input for and review of all work product.

DELIVERABLES

In addition to working copies of the various draft versions of the land use map and background and visioning narrative, the final draft version will be provided electronically in PDF, CAD, and ArcGIS formats.



- **City of Huxley** – The Huxley Plan focused on park planning, including master planning for each of the city’s parks.
- **Clive Northern Neighborhoods Master Plan** – This plan created a cohesive plan for development of an area having a patchwork of ownership. The plan included a conceptual layout plan for streets, lots, utilities, regional detention, parks, and buffers/open space. The plan also defined design standards for building mass, architectural style, access, parking and signage.
- **Single-Family Conservation Overlay District** - When Ames wanted to find a way to preserve the single-family/multi-family mix in one neighborhood, we developed the Single-Family Conservation Overlay District, with design guidelines including regulations related to building mass, void/solid ratios for windows, setback for garages, and similar items.

Engaging the Community

One of the most important elements of a thorough planning process is engaging the community. All of comprehensive, land use, and master planning efforts Snyder & Associates undertakes includes a public engagement component, which is specifically tailored to the needs of the community and the project. Snyder & Associates, Inc. is experienced in working with Steering and Stakeholder committees and engaging the overall public on numerous planning-related projects.

In Norwalk, we will coordinate with Planning Department staff to identify members of the Steering Committee necessary to review and update the Future Land Use Chapter of the Comprehensive Plan. We would also work together to identify individual stakeholders that should be interviewed to evaluate their particular interests in the Future Land Use Plan. Steering committee members and individual stakeholders may include elected and appointed officials, residents, business owners, property owners, farmers, schools, community service providers, and non-profit organizations. If most of the need for the land use plan update is focused on a particular growth area, the impacted property owners must be part of the conversation. We would also work with the City staff to determine the best method for overall public input.

Steering Committee

The planning process can begin with a kick-off meeting with the Steering Committee, which may include discussion of the following:

- a. Land Use and Comprehensive Planning purposes
- b. Project schedule and scope
- c. Role of the Steering Committee
- d. Stakeholders for interviews or focus groups
- e. Background information relevant to



- identifying specific issues facing Norwalk
- f. Areas of concern for the community
- g. Areas of strength and pride for the community
- h. What defines a “successful” future land use plan for Norwalk

The meeting will use a round table discussion format to successfully create a relaxed atmosphere and promote participation by all members. We will facilitate the meeting to ensure everyone has the opportunity to speak. Further participation may be encouraged by active involvement, such as placing dots next to items on boards to “vote” on goals, priorities, or other issues.

City Council & Planning Commission

A joint City Council and Planning Commission Workshop may include, but not be limited to discussion of the following:

- a. Review of information in existing Comprehensive Plan
- b. Details of public engagement plan (e.g. survey questions, meeting dates and locations)
- c. Policies, practices and regulations that may need to be amended or developed
- d. Funding constraints and opportunities
- e. Community trends
- f. Strengths and weaknesses of community
- g. Existing and desired community vision and character
- h. Growth-related goals and objectives

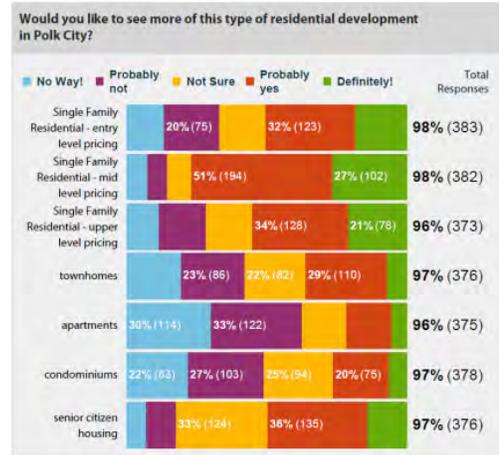
Key Stakeholder Interviews

We will work with City staff and the Steering Committee to identify the stakeholders that need to be interviewed for their input into the Future Land Use Plan. These stakeholders have a specific interest in the Future Land Use Plan that allows their participation to be accommodated through a one-on-one interview or a possibly through a small focus group. These stakeholders may be individuals whose interest in the land use plan is very narrow, such as a property owner whose land is proposed to change significantly to fulfill the community vision. We will discuss the growth vision and goals with these key stakeholders individually.

Overall Public Input

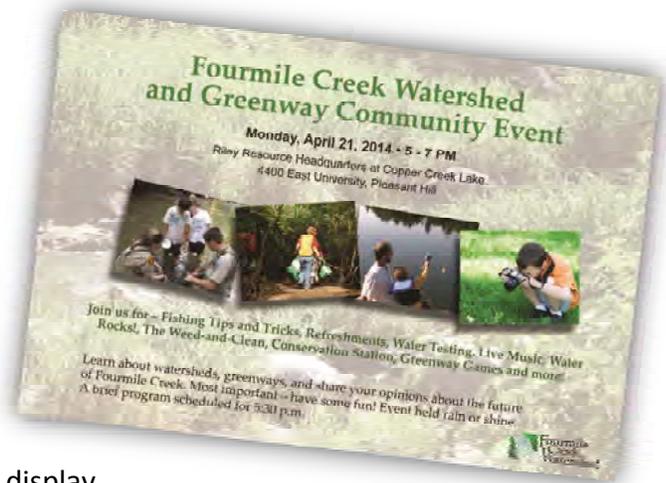
Citizen involvement in the planning process is extremely important. A community-wide spectrum of individuals will ensure that all interests are evaluated throughout the planning process. Broader community input can be gathered in a variety of ways such as through a survey, social media, an open house or workshop, and in conjunction with special events. Through these various methods we can present objectives and purpose of the update of the land use plan and solicit input on the residents’ needs and concerns. The public will be asked to comment on the draft goals and future land use map.

a. **Survey** – A survey is an excellent tool for identify information such as what people value and what they wish to improve in their community. We will draft the survey questions which can be customized with the assistance of staff and the Steering Committee to assess the particular issues facing Norwalk such preferred growth areas, residential densities, or community character. We will provide an online link to the City of Norwalk to distribute electronically via Facebook, existing email lists, and other media.



b. **Online and Social Media** – We propose to work with the City to use the existing website, Facebook page and Twitter account to post work products and to gather input regarding the land use plan throughout the process.

c. **Open House or Workshop** - Public open houses or workshops afford the public an opportunity to participate in the planning process in an informal and comfortable setting. Various exhibits can be displayed in a large open setting, with a team member at each display. The public can then view and comment on these exhibits at their leisure.



d. **Special Events** - Another creative way to gain public input is to include a display area for exhibits at city-wide events or along with events programmed through the Parks and Recreation Department or Library. This public outreach increases community awareness of the project and provides the opportunity to gain insight from citizens that might not otherwise have time to attend the Open House or Workshop. We would work closely with the City to determine appropriate, targeted topics for this type of outreach program.

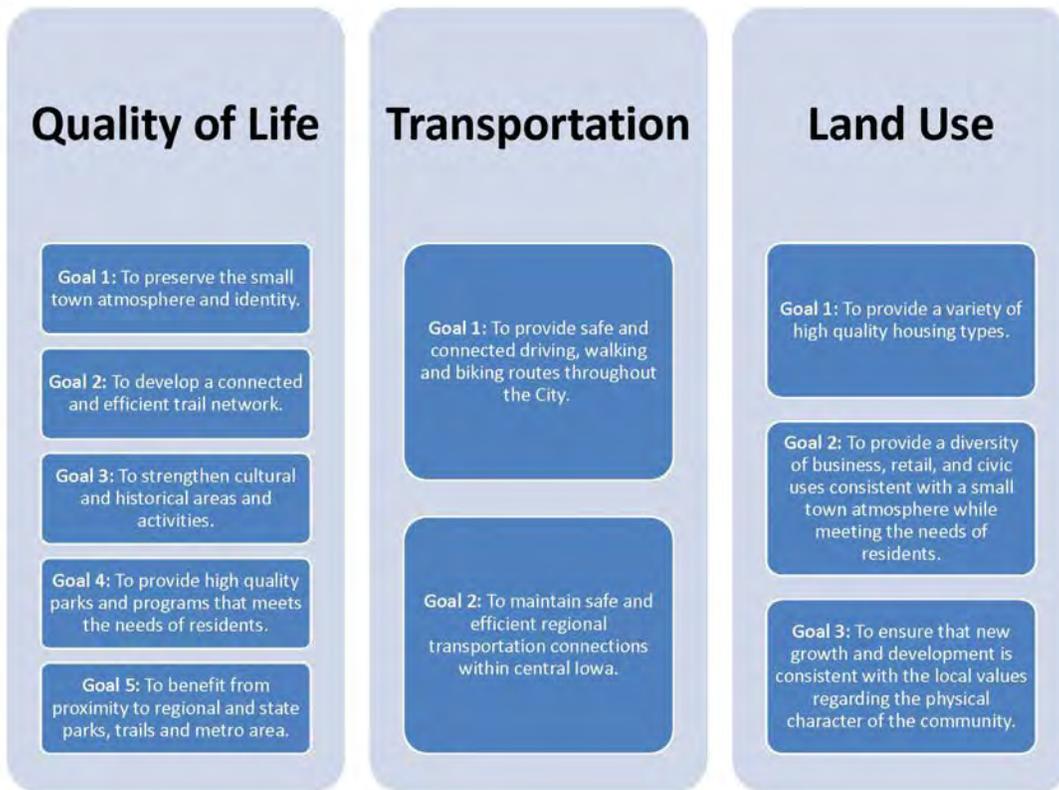
e. **Email List** – We will use any existing email lists that the City may have available to communicate the Future Land Use Chapter updates and opportunities for input. We will also gather emails through any of the above input methods that Norwalk wishes to pursue and use the list to inform the public of upcoming meetings and project status.

Envisioning Future Land Use Scenarios

The Steering Committee meetings, Stakeholder Interviews, and Overall Public Input provide the information and insight necessary to develop the Community Vision, goal statements, and Future Land Use.

Community’s Identity and Vision – The Community’s Identity includes evaluation of the existing commercial nodes and community gateways; architectural style of commercial, residential, and public areas; community health and well-being; the transportation network and roadway designs, environmental sustainability, and the City’s functional and economic relationship to the rest of the metropolitan area. The Community’s Vision is to identify what elements, if any, of the Community’s Identity should change in the future.

Goals and Objectives – We will draft goals that reflect the desires, values and concerns of the community and represent a synthesis of input gleaned from the public engagement process. The goals will incorporate Iowa’s Smart Planning Principles, as appropriate for Norwalk.



A sample of Polk City’s Comprehensive Plan Goal Statements

Future Land Use - Using the community’s vision and goals as a framework, the firm will use GIS to prepare an updated future land use plan map for the City. We will evaluate the land use categories currently used on the future land use plan and determine if any additional or different categories might better suit the needs of Norwalk.

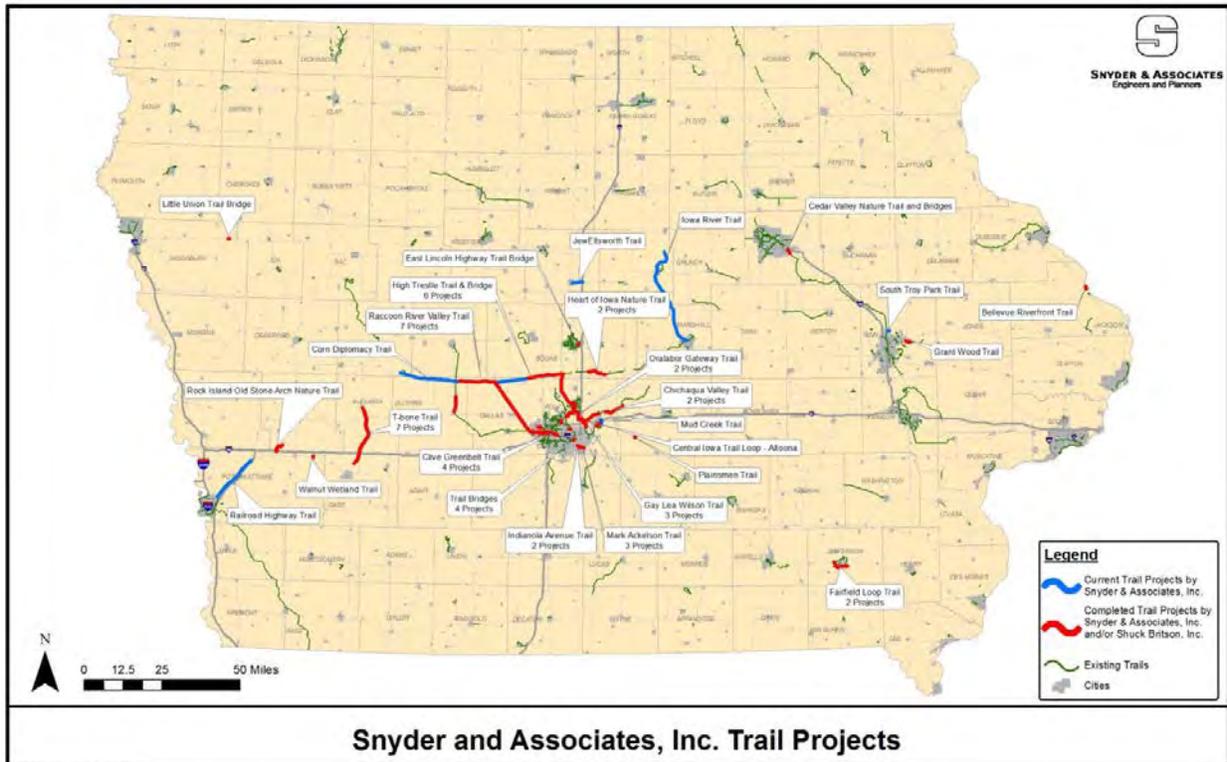
Quality of Life Enhancements

While this proposal is solely for the Future Land Use Chapter of the Comprehensive Plan, a thorough understanding of the entire comprehensive plan and what makes great communities great are critical pieces of the puzzle. A future land use plan should consider quality of life enhancements such as parks and trails.

Recreational Trails

Recreational trails improve the quality of life for a community, offering health benefits, neighborhood and regional connectivity, economic benefit, safe routes to schools, and increased property values. We have unmatched experience in trail planning and its associated economic benefit. Our projects have included multi-use trails within existing rights-of-way, along abandoned railroad corridors, and along greenways. Our staff has also been involved with wayfinding signage that both improves the trail experience for users and enhances the economic benefit for local businesses.

Considering the regional connections made possible by the Great Western Trail running near Norwalk, planning for future connections to the trail from public spaces, neighborhoods and businesses will be important to this land use planning effort.



Parks, Open Space & Recreation

Parks, open space, and recreational areas are also important for quality of life in a community. The Future Land Use Plan should have areas identified for development of future parks, open spaces, and recreational areas. These locations should be chosen based on the presence of unique, historic, or critical natural areas; walking distances to residential areas; the need for community gathering places in commercial areas; and the demand for active recreation facilities. Parks, open spaces, and recreation are an important element of a future land use plan that reflects the character of the community, promote public health, and support environmental sustainability. Snyder & Associates has experience in master planning for parks on both community-wide and individual park scales.



- **Terry Trueblood Recreation Area** - The project site is an abandoned quarry located along the Iowa River on the southern edge of Iowa City. The 207 acre site includes a 95-acre lake which the City of Iowa City wanted to develop into a public recreational park facility. Snyder & Associates, Inc. conducted meetings for project input and prepared a Park Master Plan. Funding was applied for and grants were secured through Vision Iowa and REAP
- **Bondurant Park, Trail and Greenways Master Plan** – This project included a site analysis and coordination with the parks board and community to develop an overall parks, trail and greenway master plan and cost estimate for the City. The graphics prepared for the master plan and the cost estimate have since been utilized to generate excitement in the community, seek grant and funding and implement some of the proposed park improvements.
- **Huxley Comprehensive Plan Update** - The Parks and Recreation component included master plan improvements and cost estimates for existing park spaces; as well as, identified potential greenway, trail and future park locations. This involved coordination with the City and community to gather community feedback on their park and recreational needs.
- **Terra Lake Master Plan, Johnston** – This project included planning and development of a regional community park to serve residents and visitors to the City of Johnston. The park consists of the construction of a 7-acre lake with a 3-acre wetland enhancement area, a civic area with shelter and amphitheater, a lake-side shelter and terrace area, and a large picnic shelter with restroom facilities.

Multi-Modal Transportation Planning

Along with Future Land Use Planning, a future roadway networks should be considered. Developing transportation networks that include personal vehicles, public transit, emergency services, cyclists, and pedestrians involves planning and engineering to help people arrive at their destinations safely and efficiently. Whether evaluating current and upcoming needs, or working to improve traffic operations for existing facilities, Snyder & Associates, Inc. works to maximize the safety and efficiency of roadway corridors for all users. Identifying future travel demands and transportation needs is vital to successful transportation planning. Snyder & Associates, Inc. staff has significant experience in multi-modal planning.

- **Crosstown Connector, Fort Dodge** - Included investigation of alternative alignments in order to create a continuous arterial street through Downtown Fort Dodge. The project also included land use planning for redevelopment opportunities along the corridor.
- **U.S. Highway 63 Study** – Travel in the East Central Iowa region is hampered by a general lack of reliable north-south roadways, connecting the region to the I-80 corridor. Existing north-south roadways have narrow shoulders, outdated design, and are overcrowded. A coalition of business and government interests believe that the obsolete and overcrowded roadways are hampering economic growth in the region, and sought a transportation study as a first step in improving the U.S. 63 corridor and providing a more reliable north-south route connecting to Interstate 80.
- **Iowa DOT Bicycle and Pedestrian Long Range Plan, Iowa DOT** - The Iowa DOT made a commitment to expand opportunities and improve conditions for bicycling and walking across the state. The plan will serve as the primary guide for statewide decision-making and as a tool for statewide communication regarding bicycle and pedestrian programs and facilities of all types.
- **First Avenue Grade Separation Project, Iowa City** - First Avenue is a main north-south arterial roadway in Iowa City carrying more than 14,000 vehicles per day and numerous pedestrians with a mix of development in the area including Southeast Junior High School. This project involves lowering First Avenue approximately 16.5' and raising Iowa Interstate Railroad (IAIS) 5' to create a grade separation crossing. An existing four-lane arterial roadway will be constructed as a three lane section with a bike lane in each direction.
- **West First Street, Cedar Falls** – Snyder & Associates, Inc. studied alternative alignments and evaluated adjacent land uses for the highest and best use along the corridor.

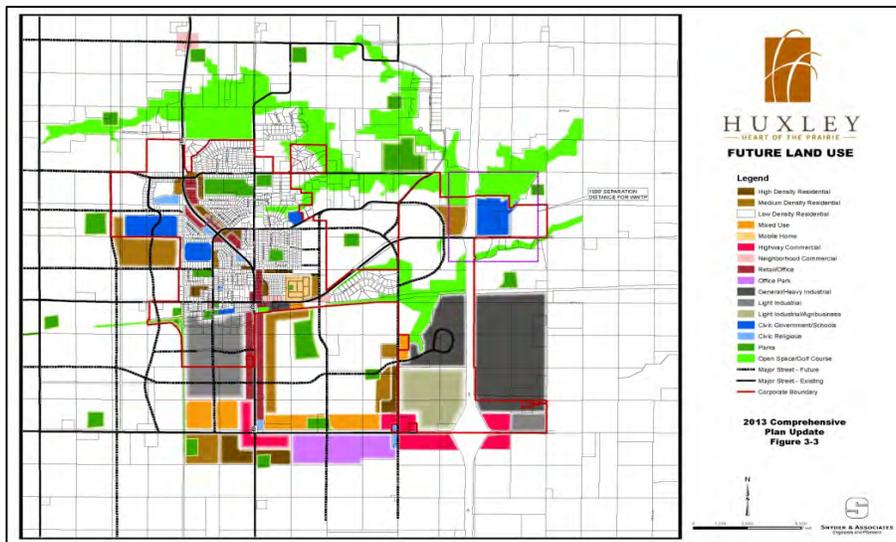


Geographic Information Systems

The Future Land Use Plan map will be created using ARCGIS as requested. Snyder & Associates, Inc. will work with the City to create custom geographic information systems (GIS) needed to develop and maintain the Future Land Use map for the Comprehensive Plan.

Snyder & Associates, Inc. is committed to the development of emerging technologies which can improve services for our clients in order to better manage constantly expanding information sources. Geographic Information Systems (GIS) combine a visual map, a database, and statistical analysis capabilities that provide meaningful information sharing opportunities. By integrating stored data and images for particular locations within a map, users are able to analyze information and make informed decisions. In addition to streamlining daily operations, new data management systems allow clients to analyze data in multiple ways and improve public policy decisions. Ultimately, these new tools can generate sophisticated presentation documents, enhance the output of alternatives and better inform the public.

The Comprehensive Planning and Master Planning projects described on the previous pages required GIS mapping for completion.



Snyder & Associates, Inc. has also completed detailed GIS databases such as the Near West Side Sewer Separation Asset Management project for Des Moines. In this project we surveyed, GIS mapped, and put within a database approximately 1,600 structures and 1,500 storm/sanitary sewer lines.