



AGENDA
PLANNING AND ZONING MEETING
Norwalk City Hall, 705 North Ave
Monday, October 12, 2015
5:45 P.M.

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – September 28, 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. Request from Cort Landing, LLC to approve the Preliminary Plat of the Cort Landing Plat 1
 - b. Request from United Properties Invest Co LLC to approve the Final Plat of The Village on the Ridge
7. Staff Development Update
8. Future Business Items
 - a. City Council Workshop
 - b. SubArea 1 Master Plan RFP
 - c. Legacy Plat 19 Construction Documents
 - d. Rolling Green Plat 5 Construction Documents
 - e. Estates on the Ridge Plat 2 Construction Documents
 - f. Old School Plat 2 Final Plat
 - g. Orchard View Plat 3 Construction Documents
 - h. Comprehensive Plan Amendment for Trail Map
9. Next Meeting Date: October 26, 2015
10. Adjournment

REGULAR NORWALK PLANNING AND ZONING MEETING 9-28-15

Call to order

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, September 28, 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, Robin Wagner, Stephanie Riva. Absent: Chad Ross.

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

Approval of Agenda – 15-67

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

Approval of Minutes – 15-68

Motion by McConnell and seconded by Fraser to approve the minutes from the September 18, 2015 meeting. Approved 6-0.

Welcome of Guests

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

New Business

Public Hearing and consideration of a request from Diligent Warrior Run, LLC to rezone 14.74 acres of land on the Warren Run Golf Course that encompass The Grille at Warrior Run – 15-69

Mr. Wagoner reported to the Commission that this item was on the last agenda and was voted on, but the Des Moines Register did not get the publication in as requested. Therefore, we have to start the process over with the proper publication.

This is the same request as last meeting, nothing has changed.

The public hearing was opened at 5:47 p.m. With no public wishing to speak, the public hearing was closed at 5:47 p.m.

Motion by McConnell and seconded by Wagner to approve request to rezone 14.74 acres of land on the Warrior Run Golf Course that encompass The Grille at Warrior Run. Approved 6-0.

Request from Silverado JV15, LLC to approve the Preliminary Plat of Silverado Ranch Estates Plat 2 – 15-70

Mr. Parris reported that this area was previously preliminary platted with Silverado Ranch Estates Plat 1. The city has a horizon on two years for a preliminary plat to be valid. No work was done on the previous design for Plat 2; therefore a new preliminary plat is required.

This plat would create 31 single family lots south of the existing Silverado Ranch Estates subdivision. The City discussed with the applicant a desire to have a secondary connection out of the subdivision. The Public Works Director requested a connection south to Clark Street between lots 8 & 9. Applicant is concerned that connecting the subdivision directly to Clark Street will create a through connection to G14 and South

Orilla Road, which would increase traffic through the area and diminish the rural nature of the subdivision. The applicant elected to bring the Preliminary Plat forward without showing a second connection out of the subdivision.

This subdivision is zoned RE-1. The future land use for the area is High-Density Residential to the west and Low-Density Residential to the south.

The storm water is managed in three separate detention areas with three detention ponds. Two of the ponds discharge to an existing pond to the west outside of the plat boundary. The third pond discharges to the south near a culvert that crosses under Clark Street. On-site drainage is handled through drainage ditches along the street and swales between lots.

Parkland dedication requirements will be finalized during the final platting, but the required amount is 0.5 acres.

Brad Kuehl, CDA, 3405 SE Crossroads Drive, Grimes, spoke on behalf of Silverado JV15, LLC. Kuehl explained they would like to continue this development into the south portion with similar lots. The layout will be the same idea as the first plat with home that varies in size and setbacks. The developer is not in favor of encouraging through traffic from Clarke Street.

Commission questioned the size of detention ponds that will be used for the development. Mr. Parris noted this will be addressed during the construction plan process.

Mr. Wagoner explained to the Commission that the developer has met all requirements by the subdivision code. Asking them to build the road and lose the lot is an expensive undertaking and one that is not required by our current codes. There are no public safety issues without the road. There are quite a few newer developments in Norwalk that are similar to this setup. Wagoner indicated that if the City wishes to limit the number of homes with only one way in and out, it should do so in the subdivision ordinance similar to the way we limit cul-de-sac length.

Motion by Huse and seconded by Schulz to approve the Preliminary Plat of Silverado Ranch Estates as submitted 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 6-0.

Request from Norwalk Land Co. LLC to approve the Final Plat of the Orchard View Plat 2 – 15-71

Mr. Parris explained that this final plat consists of 15 single family lots and a 29.22 acre Outlot (which is unbuildable), containing approximately 34.1 acres of land, east of Orchard View Plat 1 and Orchard Hills Drive.

The setbacks identified in the PUD are 30' front yard, 5' side yard (12' total) and 35' rear yard. The subdivision will have standard city sidewalks with an 8' trail on the east side of Orchard Hills Drive.

The site is zoned as Parcel 2 of the Orchard View PUD, which allows for R-1(60) uses. A proposed City park is to the north. Platted R-1(60) is to the east with undeveloped R-1(60) to the south and west.

Storm water for the area is collected into a storm sewer system that is part of the overall storm sewer system for the Orchard View development. The storm water will ultimately end up in a detention area located on the City park to the north.

The Orchard View PUD was approved on July 18, 2013 and the Preliminary Plat was approved on January 16, 2014. The City is working with Veenstra & Kimm on finalizing development of the detention area in the City park. Per the PUD, Parcel 1 of the PUD was to be dedicated to the City as a park. Orchard View Plat 1 created the lot for the park.

Motion by McConnell and seconded by Fraser to approve Final Plat of the Orchard View Plat 2 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 City Planner 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 6-0.

Staff Development Update

Mr. Wagoner presented the update. He informed Commission that the following items will be on the October 1 agenda for City Council: Warrior Run, Kruse Rezoning, In Home Child Care, Orchard Trail Plat 4, Brownstones, Legacy Commercial Plat 7.

Mr. Wagoner also noted that the Development Services Department hired Laura Staples as part time support staff and she began last week.

Wagoner informed Commission that the RFP for the Comp Plan update was posted with the Iowa League of Cities and the Iowa APA until October 15. At that time staff will look at proposals and will bring forward early November to the Commission. Sub Area 1 will also come forward at that time.

Wagoner is working with area landowners and developers to try and find a compromise and common ground for everyone.

A new subdivision map was emailed out to everyone.

Future Business Items

Mr. Parris informed Commission that there would be another joint session with the City Council with a tentative date set for November 5. Riva asked that when they do have

that session, that it be a work session in which they can actually discuss bigger projects and city wide projects such as the Comp Plan, and not just an agenda item on a regular council meeting. The Commission would like more of a work session with both groups. Mr. Parris will send out a survey to see when everyone can meet.

Commission asked what ever happened to the directional signage that was once discussed, and if that was dropped. Mr. Wagoner informed them he has emails from RDG on this subject and will forward them to the Commission to catch them up to speed.

Commission asked for an update on the Comprehensive Plan Amendment for Trail Map. Mr. Wagoner reported that he is working on getting information to John Micka???. City Council wanted the map amended to reflect a couple of things and those items need to be reviewed. Mr. Wagoner needs to have a conversation with John to update the map and get that map into the Comprehensive Plan. It will be difficult to get any grant money unless the trail is mapped out in our Comprehensive Plan.

There were no further questions on future business items, so staff did not go through items.

Adjournment – 15-72

Motion by Fraser and seconded by Ross to adjourn the meeting at 7:24 P.M. Approved 4-0.

Stephanie Riva, Chairperson

Luke Parris, City Planner

<p style="text-align: center;">CITY OF NORWALK REPORT TO THE NORWALK PLANNING COMMISSION</p>
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REQUEST:	Request from Cort Landing, LLC to approve the Preliminary Plat of <i>Cort Landing Plat 1</i>	
MEETING DATE:	October 12, 2015	
STAFF CONTACT:	Luke Parris, AICP City Planner	
APPLICANT(S):	Cort Landing, LLC 340 Wright Road, Suite E Norwalk, Iowa 50211	Civil Engineering Consultants 2400 86 th Street, Unit 2 Urbandale, Iowa 50322
GENERAL DESCRIPTION:	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 Avenue.	
IMPACT ON NEIGHBORHOOD:	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 Avenue 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 Avenue onto Lot 32 of Cort Landing. This should help the drainage alleviate some past drainage problems.	
VEHICULAR & PEDESTRIAN TRAFFIC:	The plat shows a connection north to Elm Avenue and a connection east to Sunset Drive/Iowa Highway 28. The developer will need to work with the Iowa Department of Transportation 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.	
TRAIL PLAN:	Standard 5' city sidewalks are shown throughout the plat. There is not current plan for trails in the area. The closest trail connections would be along Orchard Hills Drive to the west and along North Avenue to the north.	
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The area is currently zoned in the Dobson Planned Unit Development (PUD). The Dobson PUD was amended on June 4, 2015 to allow for R-1(60) and C-2 Commercial. Surrounding zoning for the area is: <ul style="list-style-type: none">• <u>North:</u> R-1(70) & R-3• <u>East:</u> C-3 & R-1• <u>South:</u> M-1• <u>West:</u> R-4	

**BUFFERS REQUIRED/
NEEDED:**

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 the R-3 and the R-4 areas are undeveloped and therefore will be required to provide the buffer on their site.

The plat shows a C-2 lot that is currently undeveloped and adjacent to R-1 uses. Per the Dobson 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.

DRAINAGE:

The developer submitted a Storm Water Management Plan that was reviewed by the City Engineer. Storm water for the single family development is collected in the storm sewer system and managed in single detention area (detention ponds do not hold standing water) 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. The storm water from the detention area is required to be released at an unimproved rate.

The commercial lot 32 is located within a separate drainage basin. The drainage from the west is collected in an intake, passed under Pine Avenue in a pipe and outlet onto lot 32. A detention system has not been designed for lot 32 at this time. Detention design is dependent on 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 that is drained onto the lot.

**DEVELOPMENT
HISTORY:**

The area was planned as a PUD on July 14, 2004 and amended on June 4, 2015.

FLOODPLAIN:

None of the proposed lots are located within a floodplain.

PARKLAND:

The subdivision ordinance requires 783 square feet of parkland per single family dwelling unit. The development has 31 lots and 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.

**UTILITIES: WATER,
SANITARY SEWER,
STORM SEWER.**

- The plat shows a 30' front setback on the single family lots.
- The plat shows a 30' front setback on the commercial lot (per PUD).
- Sideyard setbacks are 7' minimum with 15' total for single family lots.
- Sideyard set back is 20' or 0' for complexes for the commercial lot.
- There are 10' utility easements shown at the front of all proposed lots.
- There is a 35' sanitary sewer easement along Sunset Drive/Iowa Highway 28 along the north of lot 32.
- There is a 30' sanitary sewer easement on the north of lots 17 & 18.
- There is a 25' sanitary sewer easement at the front of lots 13-17.
- There is a 20' sanitary sewer easement at the front of lots 26-31 and on the north of lot 31.
- There is a 20' water main easement between lots 25 & 26.
- There is a 20' storm sewer easement between lots 12 & 13 and lots 22 & 23.
- There is a storm water detention easement in the rear of lots 13, 14, 21, 22, and 23.
- There is a 60' overland flowage easement through lots 11, 12, 13, 23, 24, 25, and 26.

**RELATIONSHIP TO
COMPREHENSIVE LAND
USE PLAN:**

The Future Land Use Map designates the area in question as Medium Density Residential. The Comprehensive Plan (page 5.12) identifies single family homes as a typical land use in this category. The single family uses match the Comprehensive Plan's Future Land Use Map. The PUD does call for a commercial lot in the location of Lot 32. The PUD was developed prior to the development of the current Future Land Use Map.

**STAFF ANALYSIS –
ZONING ORDINANCE:**

The Preliminary Plat consists of 31 single family lots and 1 commercial lot, containing approximately 14.39 acres of land, which is located south along Sunset Drive, on the west side of the road, north of Wright Road and south of Elm Avenue. The lots vary in size measuring from 7,977 SF to 34,655 SF.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. The designated street right-of-way is 60 feet with a 26' wide road in the cul-de-sacs and 28' wide road for the through streets.

The required front setback for single family lots is 30' with a minimum lot width of 60 feet. The sideyard setbacks are 7' minimum with 15' total for both sideyards.

The required front setback for the commercial lot is 30' per the Dobson PUD. The sideyard setbacks are 20' minimum however a complex is allowed to have 0' sideyard setback. The Dobson PUD also specifically prohibits the following uses on the commercial lot:

- Bars and night clubs, including after-hours businesses;
- Convenience stores, gas stations, and service stations;
- Delayed deposit service businesses;
- Liquor stores;
- Pawnshops;
- Smoking lounges and dens; and,
- Tobacco stores.

**STAFF ANALYSIS –
SUBDIVISION
ORDINANCE:**

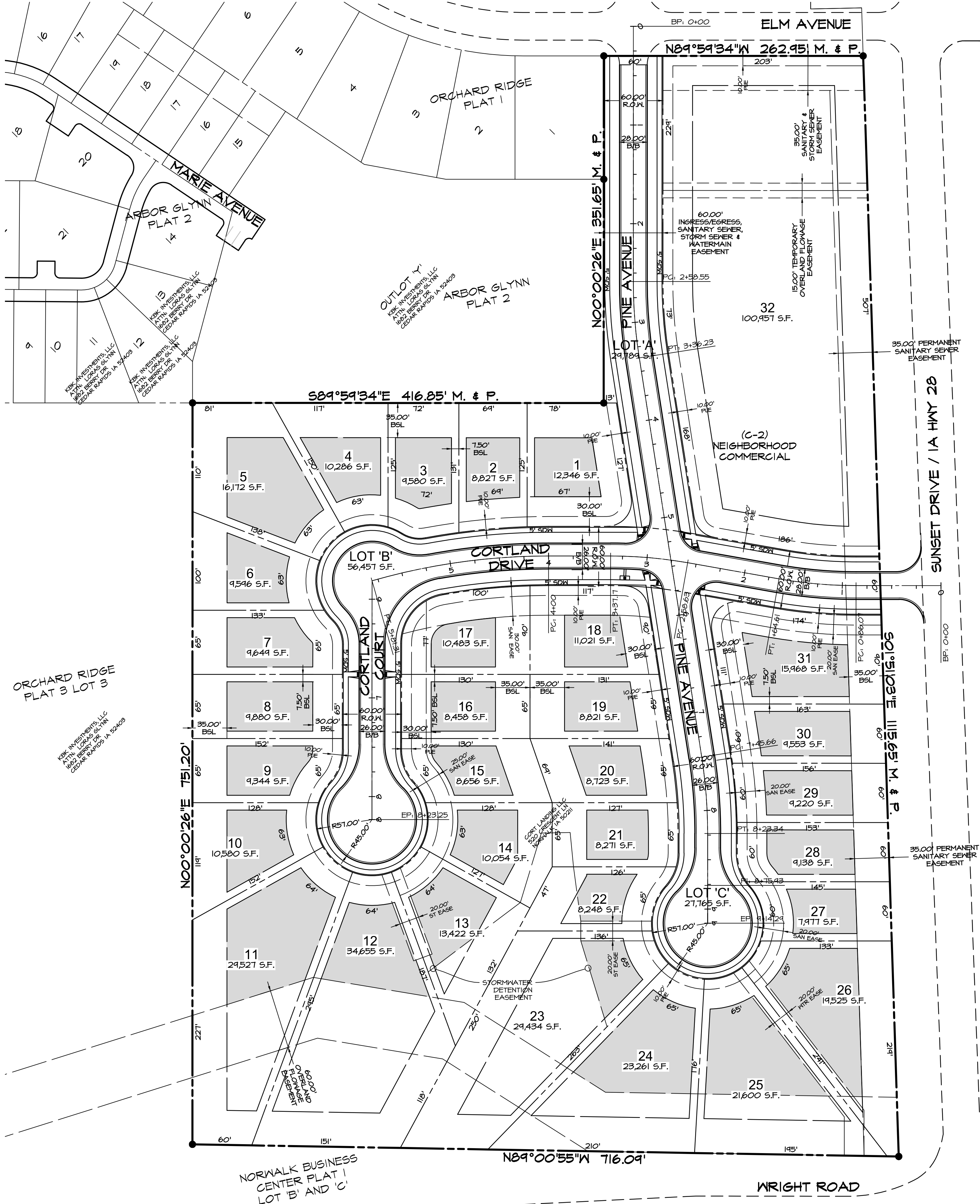
The Subdivision Ordinance requires that Preliminary Plat submissions details on lot design, street layout, sanitary sewer layout, water main layout, grading, and storm water management. All information has been submitted by the applicant.

**STAFF
RECOMMENDATION:**

Therefore, staff recommends that the request for the Preliminary Plat of Cort Landing Plat 1 be approved for 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.

Q:\E-FILES\15-7000\17222_C3D Drawings\Plat\17222 PP 01.dwg, 10/2/2015 12:52:57 PM, pldasen, 1:1



PRELIMINARY PLAT
CORT LANDING
PLAT 1
NORMALK, IOWA
SHEET 1 OF 2

PROPERTY OWNER / APPLICANT:
CORT LANDING, LLC
340 WRIGHT ROAD, SUITE E
NORMALK, IOWA 50211

LEGAL DESCRIPTION
LOT 1, ORCHARD RIDGE PLAT 3, AN OFFICIAL PLAT, CITY OF NORMALK, WARREN COUNTY, IOWA,
RECORDED IN BOOK 2006, PAGE 92294 AT THE WARREN COUNTY RECORDER'S OFFICE, AND
CONTAINS 14.349 ACRES MORE OR LESS.

ZONING
DOBSON PLANNED UNIT DEVELOPMENT
LOTS 1-31: R-1 (60)
LOT 32: C-2 COMMERCIAL

BULK REGULATIONS
R-1 (60)
MINIMUM LOT AREA - 7500 SF
MINIMUM LOT WIDTH - 60'
FRONT YARD SETBACK - 30'
REAR YARD SETBACK - 35'
SIDE YARD SETBACK - 15' TOTAL (MIN. 7' ONE SIDE)
HEIGHT LIMIT - 35'

C-2 COMMERCIAL
MINIMUM LOT AREA - 20,000 SF
MINIMUM LOT WIDTH - 100'
FRONT YARD SETBACK - 30'
REAR YARD SETBACK - 35'
SIDE YARD SETBACK - 20' (0' FOR COMPLEX)
HEIGHT LIMIT - 50'

UTILITIES
CITY OF NORMALK WATER WORKS
CITY OF NORMALK SANITARY SEWER SYSTEM
CITY OF NORMALK STORM SEWER SYSTEM

FLOOD ZONE
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 19101C0131E, REVISED MARCH 2, 2009.
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 19101C0133F, REVISED OCTOBER 16, 2014.

- NOTES
1. ALL STORM SEWER EASEMENTS ARE TO BE 20 FEET WIDE OR TWO TIMES THE DEPTH, WHICHEVER IS GREATER.
 2. ALL SANITARY SEWER EASEMENTS ARE TO BE 30 FEET WIDE OR TWO TIMES THE DEPTH, WHICHEVER IS GREATER.
 3. THE USE OF PUBLIC UTILITY EASEMENTS IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT.
 4. SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.
 5. LOTS 'A', 'B', 'C' AND 'D' ARE TO BE DEEDED TO THE CITY OF NORMALK FOR STREET PURPOSES.
 6. STRUCTURES AND FENCES ARE PRECLUDED WITHIN EASEMENTS.
 7. ALL DRAINAGE AND DETENTION EASEMENTS ARE PRIVATE.
 8. STORMWATER DRAINAGE AND DETENTION FOR LOT 33 WILL BE REQUIRED DURING THE SITE PLAN DEVELOPMENT PHASE.

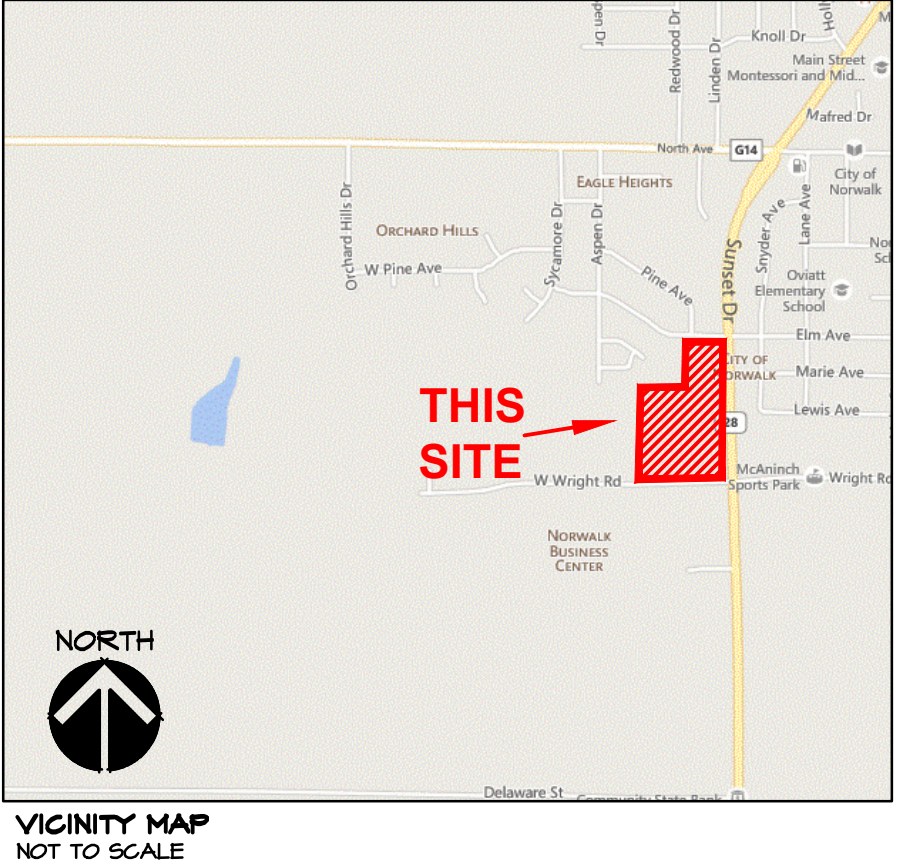
CERTIFICATIONS

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.

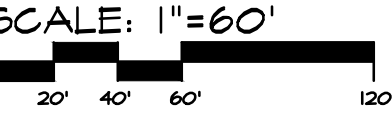
JERRY P. OLIVER, IOWA REG. NO. 7844, DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

JERRY P. OLIVER, IOWA REG. NO. 7844, DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY



- LEGEND
- EXISTING/PROPOSED
- ST 18" STORM SEWER & SIZE
 - SAN 8" SANITARY SEWER & SIZE
 - W 8" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - F.E.S.
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE
 - EXISTING TREE LINE
 - POINT OF BEGINNING
 - BUILDING SETBACK LINE
 - MAIL BOX CLUSTER
 - STREET LIGHT POLE



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

CEC

DATE:	REVISIONS	COMMENTS
AUGUST 04, 2015	1	2015-04-17
	2	2015-10-02
	3	
	4	
	5	JFO
	6	PC

CORT LANDING PLAT 1
NORMALK, IOWA

PRELIMINARY PLAT - DIMENSIONS

SHEET 01 OF 02

E-17222

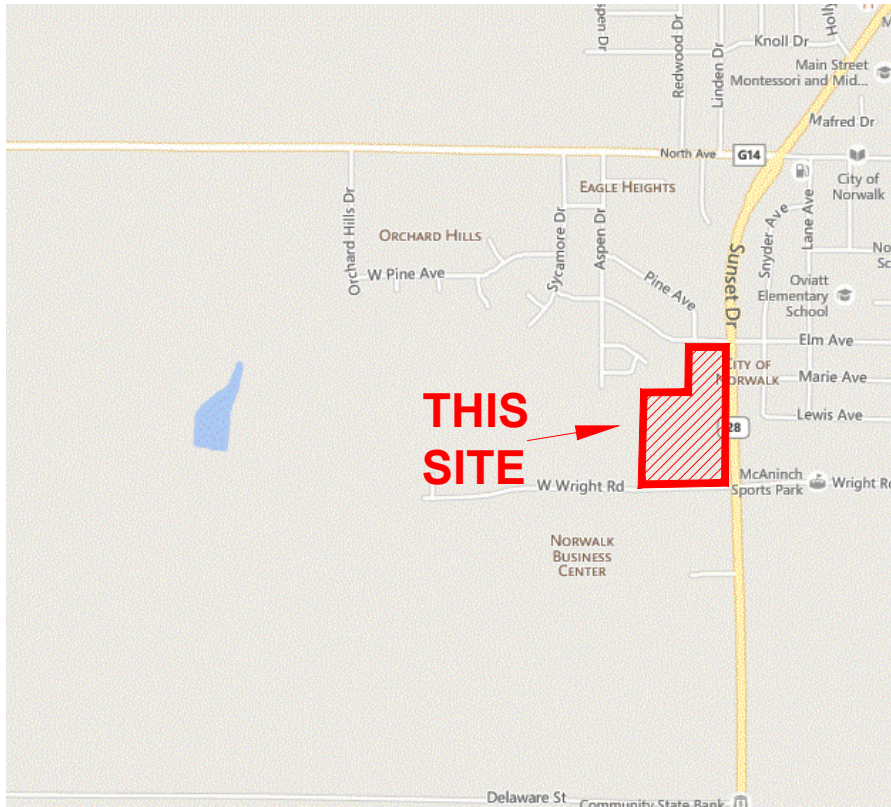
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DATE:	AUGUST 04, 2015	REVISIONS	COMMENTS
		1	2015-04-17
		2	2015-10-02
		3	--
		4	--
DATE OF SURVEY:		5	--
DESIGNED BY:	JPO		

CORT LANDING PLAT I
NORMALK, IOWA

SHEET
02
OF 02
E-7222

E-7222



CORT LANDING PLAT I

VICINITY SKETCH

SHEET
—
OF 1

E-7222



Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

<p style="text-align: center;">CITY OF NORWALK REPORT TO THE NORWALK PLANNING COMMISSION</p>
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REQUEST:	Request from United Properties Invest Co LLC to approve the Final Plat of the <i>The Village on the Ridge</i>
MEETING DATE:	October 12, 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 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.
IMPACT ON NEIGHBORHOOD:	The request would not appear to have a negative impact on the area.
VEHICULAR & PEDESTRIAN TRAFFIC:	The request would not appear to have a negative impact on traffic conditions. This development is to the west of Echo Ridge Trail and provides one access point.
TRAIL PLAN:	There are sidewalks within the subdivision and a trail along Echo Ridge Trail. Ultimately, the City plans to connect the trail along Echo Ridge Trail to a trail along Beardsley Street.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The site is zoned Parcel C of the Echo Valley PUD. The Echo Valley PUD calls for Parcel C to be R-3 or Cluster Home Development, which is detailed in Exhibit D of the Echo Valley PUD. On June 4, 2015, the Exhibit D of the Echo Valley PUD was amended to describe the specifics of the Village on the Ridge development.
BUFFERS REQUIRED/ NEEDED:	The Zoning Ordinance does not require buffering for the requested development.
DRAINAGE:	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 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.

**DEVELOPMENT
HISTORY:**

The area was planned as R-3 or Cluster Home Development in the original Echo Valley Community PUD. In spring 2015, the developer wished to proceed with a Cluster Home Development, but the existing criteria in the PUD was restrictive to the proposed development style. The City worked with the developer to amend the Echo Valley Community PUD's requirements for a Cluster Home Development.

FLOODPLAIN:

None of the proposed lots are located within a floodplain.

PARKLAND:

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

**UTILITIES: WATER,
SANITARY SEWER,
STORM SEWER.**

- The final plat shows a 20' front setbacks on lots 1-14, 23, and lots 28-29.
- The final plat shows a 25' front setbacks on lots 15-22, 24-27, and 30-31.
- There are 15' PUE's and gas easements at the front of all lots and on all sides of lots 32-34.
- There is an existing 10' PUE along the rear of lots 1-15, the rear of Outlot z, and the side of lot 31.
- There is an existing 50' gas easement at the rear of lots 16-20.
- There is a 15' sanitary sewer easement at the front of lots 19-31 and on the east of lot 32.
- There is a 20' sanitary sewer on the south of lot 34.
- There is a 30' sanitary sewer easement between lots 19 & 20.
- There is a 15' storm sewer easement at the front of lots 24 and 29-30.
- There is a 20' storm sewer on the south of lot 34.
- There is a 30' storm sewer easement between lots 19 & 20.
- There is a 20' storm sewer easement between lots 15 & 16.
- There is a drainage easement at the rear of lots 25-28 that varies in width.
- There is a 25' drainage easement at the rear of lots 1 & 2.
- There is a 30' drainage easement at the rear of lots 10-15.
- There is a 67' drainage easement at the rear of lots 20-24.
- There is a drainage easement at the rear of lots 16-18 that varies in width.
- There is a 15' water main easement between lots 14 & 15.

**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 townhomes as a typical use in the High Density Residential category. This request would be in compliance with such designation.

**STAFF ANALYSIS –
ZONING ORDINANCE:**

The Final Plat consists of 34 lots, containing approximately 9.89 acres of land, west of Echo Ridge Trail and north of Beardsley Street.

The site is being developed as a Cluster Home Development per the Echo Valley Community PUD. The PUD describes specifics for the development. They include varying the setback between 20' and 25' to allow for the road; the reduction of typical road right-of-way from 60' to 50 feet; 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 feet.

**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 The Village on the Ridge be approved for 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.

THE VILLAGE ON THE RIDGE

FINAL PLAT

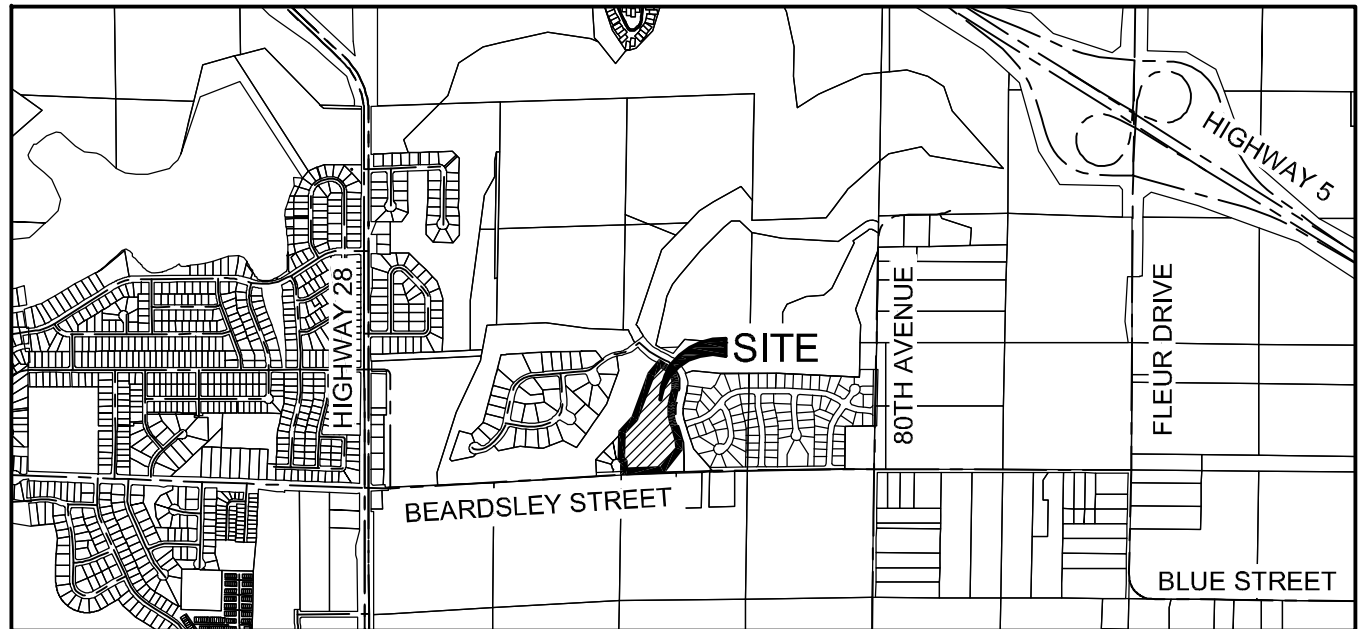
LINE DATA

LINE	BEARING	LENGTH
L1	S52°34'02"E	40.00'
L2	N22°04'13"E	92.43'
L3	S73°17'06"E	35.00'
L4	N24°08'48"E	73.53'
L5	S77°58'44"E	30.00'
L6	N27°59'31"E	70.36'
L7	S78°38'12"E	20.23'
L8	N21°48'07"W	75.93'
L9	S86°46'53"E	30.01'
L10	N8°10'18"W	78.19'
L11	N74°44'37"E	45.00'
L12	N24°00'41"W	90.96'
L13	N53°13'37"E	66.63'
L14	N40°33'07"W	95.19'
L15	S86°25'44"W	13.82'
L16	N28°56'31"E	35.58'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	62°05'44"	125.00'	135.47'	N43°04'08"E	128.94'
C2	30°16'40"	600.00'	317.07'	N3°07'04"W	313.39'
C3	56°50'13"	125.00'	124.00'	N10°09'43"E	118.98'
C4	47°54'12"	125.00'	104.51'	N62°31'55"E	101.49'
C5	136°50'25"	105.00'	250.77'	S25°05'47"E	195.28'
C6	32°36'41"	65.00'	37.00'	S59°37'46"W	36.50'
C7	26°05'09"	600.00'	273.17'	S1°01'19"E	270.82'
C8	4°11'31"	600.00'	43.90'	S16°09'39"E	43.89'
C9	105°19'27"	25.00'	45.96'	N21°27'17"E	39.75'
C10	13°10'13"	150.00'	34.48'	N67°31'54"E	34.40'
C11	24°52'15"	150.00'	65.11'	N48°30'39"E	64.60'
C12	21°50'39"	150.00'	57.19'	N25°09'12"E	56.84'
C13	2°12'37"	150.00'	5.79'	N13°07'34"E	5.79'
C14	1°13'35"	625.00'	13.38'	N11°24'29"E	13.38'
C15	5°43'49"	625.00'	62.51'	N7°55'47"E	62.48'
C16	6°03'40"	625.00'	66.12'	N2°02'03"E	66.09'
C17	2°56'24"	625.00'	32.07'	N2°27'59"W	32.07'
C18	33°16'01"	100.00'	58.06'	N12°41'49"E	57.25'
C19	13°59'36"	100.00'	24.42'	N36°19'38"E	24.36'
C20	14°32'52"	130.00'	33.01'	N36°03'00"E	32.92'
C21	25°33'28"	130.00'	57.99'	N15°59'51"E	57.51'
C22	18°28'30"	130.00'	41.92'	N6°01'08"W	41.74'
C23	21°31'00"	130.00'	48.82'	N26°00'53"W	48.53'
C24	24°17'06"	130.00'	55.10'	N48°54'56"W	54.69'
C25	20°34'48"	130.00'	46.69'	N71°20'53"W	46.44'
C26	11°52'43"	130.00'	26.95'	N87°34'38"W	26.90'
C27	3°01'49"	150.00'	7.93'	S84°58'06"W	7.93'
C28	18°12'12"	150.00'	47.66'	S74°21'06"W	47.46'
C29	18°28'54"	150.00'	48.39'	S56°00'33"W	48.18'
C30	8°11'16"	150.00'	21.44'	S42°40'27"W	21.42'
C31	19°00'37"	150.00'	49.77'	S29°04'30"W	49.54'
C32	22°00'23"	150.00'	57.61'	S8°34'00"W	57.26'
C33	15°49'13"	150.00'	41.42'	S10°20'47"E	41.29'
C34	6°13'09"	575.00'	62.41'	S15°08'49"E	62.38'
C35	7°34'01"	575.00'	75.94'	S8°15'14"E	75.88'
C36	6°19'44"	575.00'	63.51'	S1°18'22"E	63.48'
C37	7°35'41"	575.00'	76.22'	S5°39'21"W	76.16'
C38	2°34'05"	575.00'	25.77'	S10°44'14"W	25.77'
C39	62°05'44"	100.00'	108.38'	S43°04'08"W	103.15'
C40	105°11'28"	25.00'	45.90'	N53°17'16"W	39.72'
C41	30°49'17"	215.00'	115.66'	N46°37'05"W	114.27'
C42	15°16'02"	215.00'	57.29'	N23°34'25"W	57.12'
C43	15°14'52"	215.00'	57.22'	N8°18'58"W	57.05'
C44	12°41'25"	215.00'	47.62'	N5°39'10"E	47.52'
C45	2°25'40"	460.00'	19.49'	N10°47'02"E	19.49'
C46	7°40'21"	460.00'	61.60'	N5°44'02"E	61.55'
C47	6°23'39"	460.00'	51.34'	N1°17'58"W	51.31'
C48	7°38'41"	460.00'	61.38'	N8°19'08"W	61.33'
C49	6°08'19"	460.00'	49.28'	N15°12'38"W	49.26'
C50	118°25'10"	40.00'	82.67'	N77°27'59"W	68.72'
C51	56°50'13"	100.00'	99.20'	N10°09'43"E	95.18'
C52	13°38'54"	100.00'	23.82'	N45°24'16"E	23.76'
C53	34°15'18"	100.00'	59.79'	N69°21'22"E	58.90'
C54	136°50'25"	80.00'	191.07'	S25°05'47"E	148.79'

VICINITY MAP



NORWALK, IOWA

OWNER / DEVELOPER

UNITED PROPERTIES INVEST CO LC
C/O MICHAEL COPPOLA
4521 FLEUR DRIVE, SUITE C
DES MOINES, IOWA 50321

PLAT DESCRIPTION

OUTLOT 'Y', VILLAS ON THE RIDGE, AN OFFICIAL PLAT IN THE CITY OF NORWALK, WARREN COUNTY, IOWA.

PROPERTY CONTAINS 9.89 ACRES (430,991 SQUARE FEET)

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

BENCHMARKS

BM#1
BURY BOLT ON HYDRANT 250 FEET
+/- NORTH OF CENTERLINE OF
BEARDSLEY AND WEST ROW OF ECHO
RIDGE TRAIL. ELEVATION=940.91

BM#2
BURY BOLT HYDRANT ON WEST SIDE
OF ECHO RIDGE TRAIL 500'+/- NORTH
OF BEARDSLEY STREET.
ELEVATION=936.02

DATE OF SURVEY

APRIL, 2015

ZONING

ECHO VALLEY COMMUNITY PLANNED UNIT
DEVELOPMENT (PARCEL C: CLUSTER
HOME DEVELOPMENT)

LEGEND

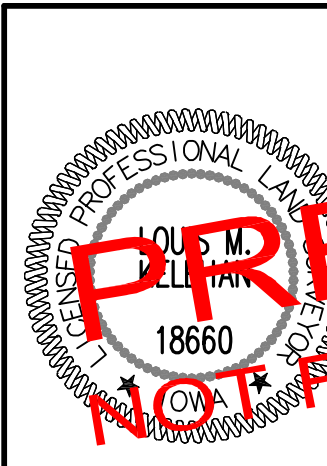
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	P
PLATTED BEARING & DISTANCE	P	P
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
GAS EASEMENT	G.E.	
CURVE ARC LENGTH	AL	
OUTLOT	O.L.	
LOT ADDRESS	(1234)	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---
BUILDING SETBACK LINE	---	---
PLAT BOUNDARY	---	---

BULK REGULATIONS

PER PUD AMENDMENT	LOTS OR PROJECT CLUSTER
MIN LOT AREA:	50' OR PROJECT
MIN LOT WIDTH:	20' OR 25' INTERNAL (SEE PLAN)
FRONT SETBACK:	5' SIDE W/OVERHANGS NOT TO ENCROACH MORE THAN 2'
SIDE SETBACK:	
REAR SETBACK:	30'
GOLF COURSE SETBACK:	50'
SITE BOUNDARY SETBACK:	30'
MAX BLDG HEIGHT:	35'

NOTES

- NO LOTS SHALL HAVE DIRECT ACCESS TO ECHO RIDGE TRAIL OR BEARDSLEY STREET.
- ANY FENCE CROSSING A DRAINAGE EASEMENT SHALL MAINTAIN 6" SEPARATION FROM BOTTOM OF FENCE TO BOTTOM OF SWALE.
- DETENTION AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- ANY USE OF A PUBLIC UTILITY EASEMENT BY A PARTY OTHER THAN THE CITY OF NORWALK IS SUBORDINATE TO THE CITY'S USE OF THE EASEMENT FOR A DESIGNATED CITY UTILITY PURPOSE. ANY PARTY OTHER THAN THE CITY USING THE PUBLIC UTILITY EASEMENT MUST RELOCATE THEIR FACILITIES AT NO COST TO THE CITY TO ACCOMMODATE THE CITY'S USE OF ITS DESIGNATED UTILITY.
- NO STRUCTURES ARE ALLOWED IN ANY PUBLIC OR PRIVATE EASEMENTS.

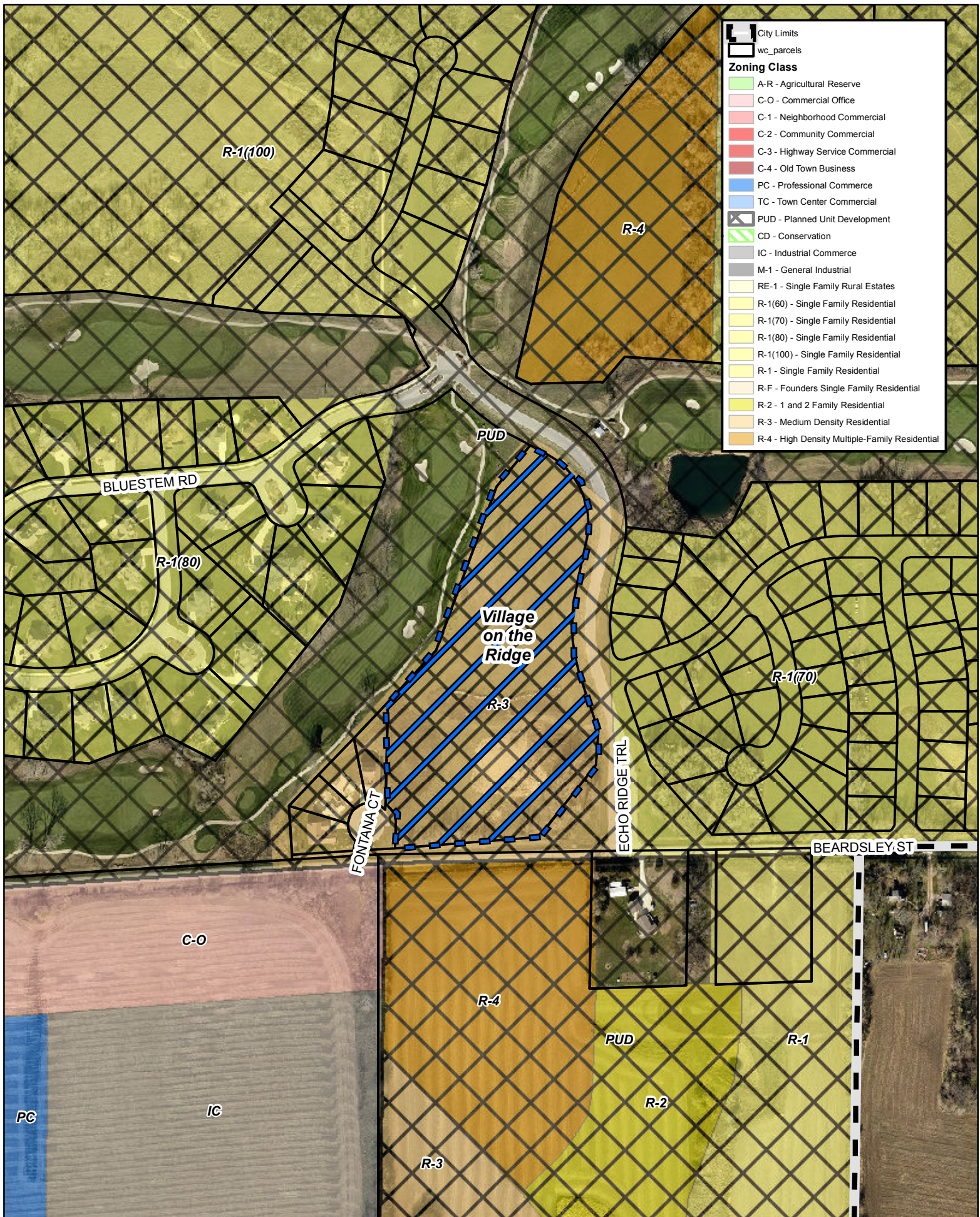


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LOUIS M. BELL, P.E.
18660
DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL: _____

THIS SHEET _____



ORDINANCE NO. 15-04

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

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

SECTION 1. PURPOSE. The purpose of this ordinance is to amend the master plan and rules, regulation, and guidelines for Parcel C of the Echo Valley Community Planned Unit Development as contained in Ordinance No. 03-08.

SECTION 2. AMENDMENT. Exhibit "D" "Detached" Cluster Home Development Guidelines is hereby removed in its entirety and replaced with the following:

Exhibit "D"

"Detached" Cluster Home Development Guidelines

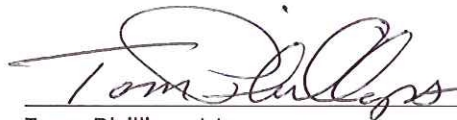
- a. Minimum setback from all boundaries of the site shall be at least 30 feet. No structures including decks, patios, or other ground structures shall project into this area. Exceptions to this provision would be any association owned entry feature including signage and landscaping.
- b. Front setback shall be 25 feet. An exception will be made for certain lots to have a front setback of 20 feet when necessary to accommodate the public street and other public infrastructure.
- c. Minimum distance between buildings shall be at least 10 feet (roof overhangs, fireplaces, etc. may encroach up to 2 feet).
- d. The maximum density for these parcels will be 6 du/acre.
- e. The owner of the cluster-home will also own the lot beneath the dwelling unit.
- f. The minimum lot area for the dwelling unit shall be 1,400 square feet and the minimum width 20 feet.
- g. The parking per unit shall be at least 2 in the garage and 2 in the driveway for a total of 4.
- h. Additional overflow parking will be required throughout the site via on-street parking. The site shall provide at least 1 parking stall for every five dwelling units.
- i. The minimum driveway dimensions shall be 16 feet in width and 25 feet in length, with the exception the lots with a front setback of 20 feet shall be allowed a driveway 20 feet in length.
- j. The parcel shall be served by a public street 26 feet in width with a 50 foot right-of-way. All other design standards for the public street shall meet the current version of SUDAS.
- k. All other municipal utilities in the parcel shall be publicly owned.
- l. No buffer will be required for these parcels since they will be developed into individual detached units and extensive landscaping and berming techniques will be utilized to enhance the sites.

m. All accessory structures or uses as permitted within Section 17.10.050.3 of the Norwalk Zoning Ordinance are permitted.

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

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

Passed and approved by the City Council of the City of Norwalk, Iowa on the 21st day of May, 2015.


Tom Phillips, Mayor

ATTEST:


Jodi Eddleman, City Clerk

PREPARED BY: Luke Parris, City Planner

First Reading: April 16, 2015

Second Reading: May 7, 2015

Third Reading: May 21, 2015

I certify that the foregoing was published as Ordinance No. 15-04 on the ^{4th}21st day of May, 2015.

June


Jodi Eddleman, City Clerk

AFFIDAVIT OF PUBLICATION

COPY OF NOTICE

OFFICIAL PUBLICATION

City of Norwalk ORDINANCE NO. 15-04

Ordinance amending the Master Plan and Rules, Regulation and Guidelines for the Echo Valley Community Planned Unit Development as contained in Ordinance No. 03-05

Passed by City Council on May 21, 2015.

Additional information and a full copy of the ordinance is available for inspection at City Hall, 705 North Avenue, Norwalk, IA 50211; 515/981-0228 or on line at <http://www.norwalk.iowa.gov/YourGovernment.aspx>

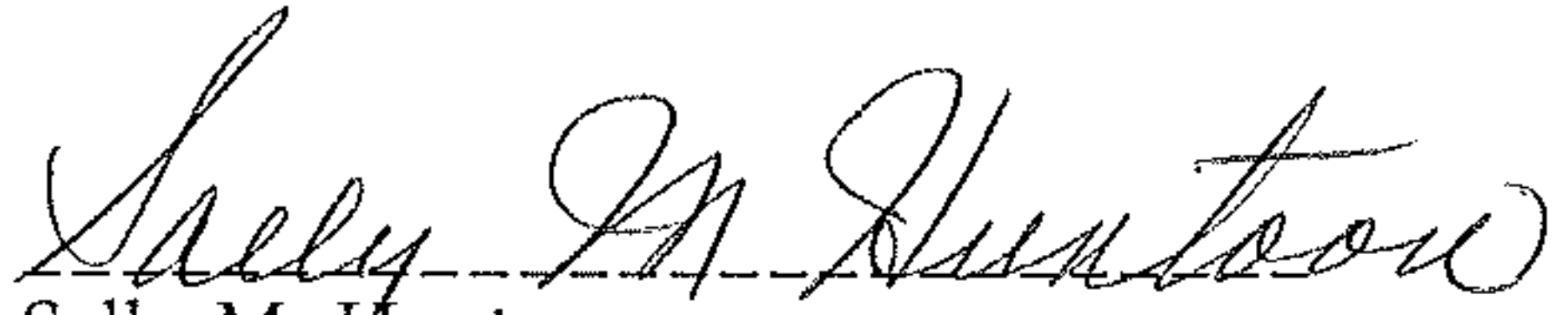
I, Sally M. Huntoon on oath, do say that I am the Editor of the NORTH WARREN TOWN AND COUNTY NEWS, a weekly newspaper of general circulation, published at Norwalk, in Warren County, Iowa and that the attached Official Publication of the City of Norwalk in re: Ordinance 15-04 on Amending Master Plan and Rules, Regulations and Guidelines for Echo Valley Community Planned Unit Development published in the above-named newspaper as follows:

First Publication: June 4, 2015

Second Publication: June 11, 2015

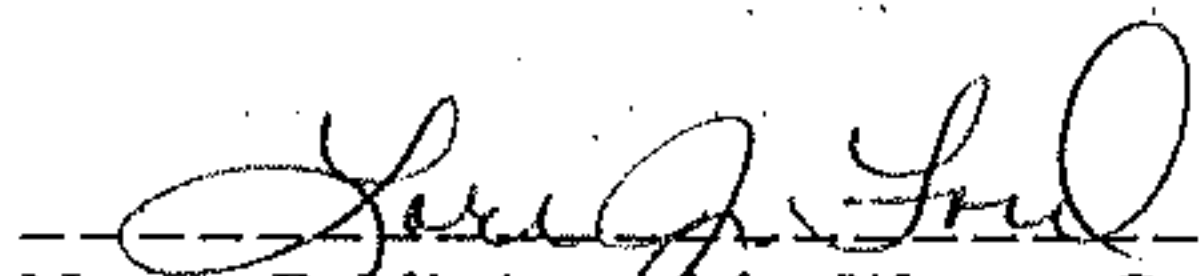
Third Publication: June 18, 2015

Printer's Fee: \$6.98


Sally M. Huntoon

Sworn to before me and signed by
Sally M. Huntoon

Dated this 5th day of June, 2015.


Notary Public in and for Warren County Iowa

7/16/17

Norwalk Community Development September 2015 Monthly Report



Planning

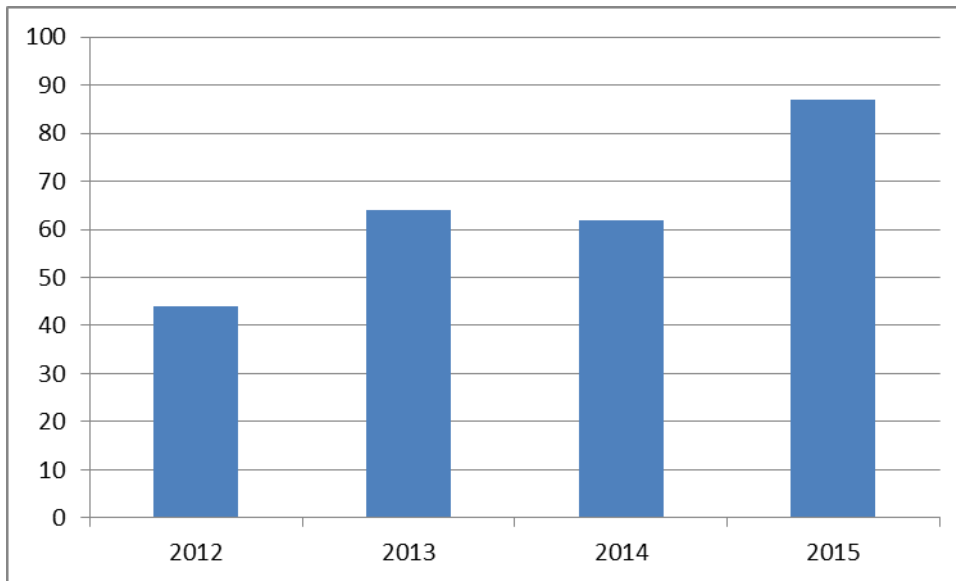
The Planning and Zoning Commission met twice in September to discuss and make recommendations on multiple projects. On September 14, 2015, the Commission reviewed and voted on three final plats. The final plats for Orchard Trail Plat 4, Brownstones at the Legacy Plat 8, and Legacy Commercial Plat 7 were all forwarded to the City Council recommendations for approval from the Planning and Zoning Commission. These final plat submissions went to City Council on October 1, 2015, and all were approved. These plats create several new opportunities for development in Norwalk: the Orchard Trail Plat 4 creates 32 new single-family lots in Orchard Hills; the Brownstones at the Legacy Plat 8 creates 40 new lots for townhome units on the north side of Billy O'Phillips park; and, the Legacy Commercial Plat 7 creates a 4.38 acre commercial lot that is south of Beardsley Street and west of the Cedar Street extension that is currently beginning construction.

On September 28, 2015, the Commission held a public hearing and considered a rezoning request, a preliminary plat, and a final plat. The rezoning request for 14.74 acres of land that encompassed the Grille at Warrior Run was proposed to be rezoned from R-1 to C-2. The owners of the Grille at Warrior Run are also developing nearby single family homes and wished to rezone the property before any homes were built so that everyone that would buy a home in the new neighborhood would understand the adjacent uses. The Commission recommended approval of the rezoning to City Council, which approved the rezoning at their October 1, 2015 meeting. The Commission also discussed a preliminary plat for Silverado Ranch Estates Plat 1. This new plat would create new rural subdivision, south of the existing Silverado Ranch Estates, that 31 new single family lots. The Planning and Zoning Commission discussed a staff recommendation that a second access road be provided into the subdivision. The Commission ultimately decided that a second connection was not needed because there are several other similar developments in town and that there was no requirement for the connection in the City's Subdivision Regulations. The Commission recommended approval to the City Council which will consider the issue at their October 15, 2015 meeting. Lastly, the Commission considered approval of the final plat for Norwalk Orchard View Plat 2. This plat is the second phase of the Norwalk Orchard View development and creates 15 new single family lots. The Commission recommended approval to the City Council which will consider the issue at their October 15, 2015 meeting.

Economic Development. The council approved the final PUD of Farms of Holland in September and moving forward with this largely commercial development. We are finalizing the terms with Mike Coppola to the east and are excited to report that we are on track to build Elizabeth Holland Park this winter.

Building Department - Permit Information:

City of Norwalk - August New Construction Building Permits								
BP Issued	Single Family	Value	Townhome	Value	Multi-Family	Value	Commercial	Value
2015								
This month	11	\$ 2,406,734	2	\$ 619,534	0	\$ -	0	\$ -
YTD	87	\$ 26,415,159	36	\$ 7,532,824	0	\$ -	0	\$ -
FYD	31	\$ 8,634,408	11	\$ 2,375,568	0	\$ -	0	\$ -
2014								
This month	6	\$ 1,611,277	0	\$ -	4 (120 units)	\$ 12,340,784	0	\$ -
YTD	62	\$ 18,616,914	4	\$ 1,233,745	6 (180 units)	\$ 19,285,963	1	\$ 4,072,969
FYD	18	\$ 4,926,101	2	\$ 611,923	4 (120 units)	\$ 12,340,784	0	\$ -
2013								
This month	9	\$ 2,347,064	8	\$ 3,227,531	0	\$ -	0	\$ -
YTD	64	\$ 16,657,925	21	\$ 5,516,923	0	\$ -	1	\$ 1,471,204
FYD	24	\$ 6,607,966	21	\$ 5,516,923	0	\$ -	0	\$ -
2012								
This month	5	\$ 1,060,378	0	\$ -	0	\$ -	0	\$ -
YTD	44	\$ 12,419,473	2	\$ 419,533	0	\$ -	0	\$ -
FYD	19	\$ 5,471,745	0	\$ -	0	\$ -	0	\$ -



**Tony average 18.33 inspections
a day during the 21 working
days in September.**

Building Permit Revenue Report			
PERMIT TYPE	MONTHLY TOTAL	SEPTEMBER REVENUE	FYD REVENUE
Apartment Building	0	\$ -	\$ -
Commercial Addition	0	\$ -	\$ -
Commercial Building	0	\$ -	\$ -
Commercial Remodel	0	\$ -	\$ 519.90
Deck	3	\$ 75.00	\$ 200.00
Demolition	0	\$ -	\$ -
Driveway	7	\$ 175.00	\$ 250.00
Electrical	6	\$ 345.00	\$ 2,025.00
Fence	9	\$ 225.00	\$ 500.00
Garage	2	\$ 292.83	\$ 623.39
Misc	0	\$ -	\$ 118.99
Mechanical	6	\$ 255.00	\$ 1,612.00
Plumbing	6	\$ 390.00	\$ 2,891.00
Porch	0	\$ -	\$ -
Pool	1	\$ 40.00	\$ 40.00
Residential (Single Family)	11	\$ 22,612.89	\$ 76,846.78
Residential Addition	0	\$ -	\$ -
Residential Remodel	0	\$ -	\$ 971.07
Shed	0	\$ -	\$ 125.00
Sidewalk	1	\$ 25.00	\$ 25.00
Sign	2	\$ 65.00	\$ 271.20
Townhome	2	\$ 5,441.57	\$ 25,657.54

SEPTEMBER BUILDING INSPECTIONS

Deck	9
Electrical	44
Final	61
Footing	25
Foundation Drain	1
Foundation Wall	17
Framing	79
Mechanical	42
Plumbing	65
Sheer Wall	7
Sidewalk/Approach	28
Tar/Tile/Gravel	7

TOTAL INSPECTIONS 385

Total	Sept Revenue	FYD Revenue	FY 14-15 Budget	Balance*
56	\$ 29,942.29	\$ 112,676.87	\$120,000	\$ (7,323.13)

*We are only one quarter of the way through the budget year and we only need roughly \$7000 more to meet it. ¼ of the budget would be \$30,000. So you can either multiply the revenues by 4 or divide the FY 14-15 budget by 4 to get a picture of how much above budget we are.

