



**AGENDA**  
**PLANNING AND ZONING MEETING**  
**Norwalk City Hall, 705 North Ave**  
**Monday, July 25, 2016**  
**5:45 P.M.**

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – June 27, 2016
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 an amendment to the Zoning Ordinance to allow for urban chickens as an accessory use in the R-1 Single Family District
  - b. Request from Diligent Orchard Hills, LLC to approve the Preliminary Plat of the Orchard Trail Plat 5
  - c. Request from Bruce Gerleman to reconsider the conditions of approval of the Twin Lakes Plat 4
  - d. Discussion on the Chapters 5-6 of Suburban Nation
7. Staff Development Update
8. Future Business Items
  - a. Trail Plan Update
  - b. Legacy Plat 20
  - c. Blooming Heights Replat
  - d. SubArea 1 Master Plan & Future Land Use Plan
  - e. R-F District Rezoning
9. Next Meeting Date: August 8, 2016
10. Adjournment

## **REGULAR NORWALK PLANNING AND ZONING MEETING 7-11-2016**

### **Call to order**

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

Present was City Council liaison Stephanie Riva.

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

### **Approval of Agenda – 16-38**

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

### **Approval of Minutes – 16-39**

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

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

### **Welcome of Guests**

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

### **New Business**

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

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

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

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

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

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

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

[http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/rr07-14\\_obrinsky\\_stein.pdf](http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/rr07-14_obrinsky_stein.pdf)

[https://smartech.gatech.edu/bitstream/handle/1853/10496/matthews\\_john\\_w\\_200605\\_phd.pdf](https://smartech.gatech.edu/bitstream/handle/1853/10496/matthews_john_w_200605_phd.pdf)

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

McConnell opened the public hearing at 5:53 PM.

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

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

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

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

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

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

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

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

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

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

Acting secretary Wagoner read the following letter aloud.

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

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

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

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

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

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

Sincerely,  
Chad A. Ross

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

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

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

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

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

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

Parris gave the staff report.

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

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

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

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

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

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

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

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

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

Sadoris indicated the project would not start until next spring.

McConnell closed the public hearing at 6:48 PM.

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

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

Parris gave the staff report.

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

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

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

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

- That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.
- That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.

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

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

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

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

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

- That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.

- That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.

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

### **Discussion on Subdivision Regulations update focusing on Parkland Dedication**

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

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

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

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

### **Discussion on the Chapters 2-4 of Suburban Nation**

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

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

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

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

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

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

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

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



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





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

### **Staff Development Update**

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

### **Future Business Items**

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

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

**Next meeting Date July 25**

**Adjournment – 16-43**

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

---

Judy McConnell, Vice Chairperson

---

Luke Parris, City Planner

<p style="text-align: center;"><b>CITY OF NORWALK</b> <b>REPORT TO THE NORWALK PLANNING COMMISSION</b></p>
--

**ITEM:** Public hearing and consideration of an amendment to the Zoning Ordinance to allow for urban chickens as an accessory use in the R-1 Single Family District

**MEETING DATE:** July 25, 2016

**STAFF CONTACT:** Luke Parris, AICP  
City Planner

**GENERAL DISCUSSION:** At the June 2, 2016 City Council meeting, the City Council directed staff to develop an ordinance amendment that would allow up to four chickens at a residence provided specific criteria was met and that an annual license was obtained. Staff developed the requested ordinance which requires amendments to the Animal Control and Protection chapter of the City Code and the Zoning Ordinance. The amendment to the Zoning Ordinance is to allow chickens as an accessory use in the R-1 Single Family Residential District and to set standards for the chicken enclosure. The full proposed ordinance is included as an attachment.

The specific changes to Section 17.10.030.3 Permitted Accessory Uses are as follows:

- K. The keeping of up to four (4) chickens on a lot in accordance with City Code Chapter 55.16 Urban Chickens. The necessary chicken enclosure is also allowed, provided the following standards are met:
  - 1. The enclosure is covered and fully enclosed.
  - 2. The enclosure shall have a latch mechanism or lock to ensure that access to the enclosure remains secure.
  - 3. The enclosure provides a minimum of 5 square feet per chicken.
  - 4. The enclosure shall have a minimum height of four feet.
  - 5. The enclosure shall be located inside a fenced area that provides a minimum of 10 square feet per chicken, excluding the square footage of the enclosure. The fence shall have a height of 6 feet.
  - 6. The enclosure shall not be located closer than 25' to any principal structure on an adjacent lot.

ORDINANCE NO. \_\_\_\_

AN ORDINANCE AMENDING THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE:  
CHAPTER 55 ANIMAL CONTROL AND PROTECTION;  
CHAPTER 177 RATES AND FEES; AND  
ZONING ORDINANCE SECTION 17.10.030 SINGLE FAMILY RESIDENTIAL DISTRICT.

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

SECTION 1. **PURPOSE.** The purpose of this ordinance is to amend Chapter 55 Animal Control and Protection, and Chapter 177 Rates and Fees of the City of Norwalk City Code and Section 17.10.030 R-1 Single-Family Residential District of the City of Norwalk Zoning Ordinance.

SECTION 2. **AMENDMENT.**  
The City of Norwalk City Code Chapter 55 Animal Control and Protection is hereby amended by removing the following struck through language in Section 55.05:

55.05 LIVESTOCK. It is unlawful for a person to keep livestock within the City ~~except by written consent of the Council~~ or except in compliance with the City's zoning regulations.

The City of Norwalk City Code Chapter 55 Animal Control and Protection is hereby amended by adding the follow new Section 55.16:

55.16 URBAN CHICKENS. The keeping of chickens within the City is allowed in compliance with the City's zoning regulations and the following criteria:

1. No more than four (4) chickens allowed per lot.
2. An annual chicken license shall be obtained by the property owner.
  - a. The cost of the license shall be established in Chapter 177 of this Code of Ordinances.
  - b. If the property owner acquires possession of the chicken(s) less than six (6) months prior to the expiration date of a license, the license fee shall be reduced fifty percent (50%).
  - c. All license fees shall be deemed delinquent on April 1 of the year in which they are due and not paid, and a delinquent penalty of ten dollars (\$10.00) shall be added to each unpaid license on and after said date.
  - d. The application for a chicken license runs with the owner and his/her current location, any change in ownership or change in address will require the submission of a new license application.
3. No person shall keep any rooster.
4. No person shall slaughter any chickens.

5. No chickens may be kept without an approved enclosure that meets the standards of the zoning ordinance.
  - a. The enclosure shall be covered and fully secured so that it can be locked at night.
  - b. The enclosure shall be completely secure and free of any attractive nuisances as spelled out in Chapter 50 Nuisance Abatement of the municipal code.
6. All chicken coops shall obtain the proper accessory structures permit and meet all setback requirements spelled out in the zoning ordinance.
7. More than two violations of Chapter 50 Nuisance Abatement in a calendar year may result in revocation of the license and subsequent removal of the chickens, subject to City Council review.

The City of Norwalk City Code Chapter 177 Rates and Fees is hereby amended by adding the following license fee for Urban Chickens:

4. Chapter 55 – Urban Chicken Licenses
 

License Fee	\$25.00 per year
Delinquency Fee	\$10.00 per delinquent year

The City of Norwalk Zoning Ordinance Section 17.10.030.3 Permitted Accessory Uses is hereby amended with the following:

- K. The keeping of up to four (4) chickens on a lot in accordance with City Code Chapter 55.16 Urban Chickens. The necessary chicken enclosure is also allowed, provided the following standards are met:
  7. The enclosure is covered and fully enclosed.
  8. The enclosure shall have a latch mechanism or lock to ensure that access to the enclosure remains secure.
  9. The enclosure provides a minimum of 5 square feet per chicken.
  10. The enclosure shall have a minimum height of four feet.
  11. The enclosure shall be located inside a fenced area that provides a minimum of 10 square feet per chicken, excluding the square footage of the enclosure. The fence shall have a height of 6 feet.
  12. The enclosure shall not be located closer than 25' to any principal structure on an adjacent lot.

**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.

<p style="text-align: center;"><b>CITY OF NORWALK</b> <b>REPORT TO THE NORWALK PLANNING COMMISSION</b></p>
--

<b>REQUEST:</b>	Request from Diligent Orchard Hills, LLC to approve the Preliminary Plat of the <b><i>Orchard Trail Plat 5</i></b>
<b>MEETING DATE:</b>	July 25, 2016
<b>STAFF CONTACT:</b>	Luke Parris, AICP City Planner
<b>APPLICANT(S):</b>	Diligent Orchard Hills, LLC    Civil Engineering Consultants, Inc. 12119 Stratford Dr. Ste B    2400 86 <sup>th</sup> St. Unit 12 Clive, Iowa 50325    Des Moines, Iowa 50322
<b>GENERAL DESCRIPTION:</b>	This request would create 33 lots along the continuation of the Rellim Drive stub off of West Pine Avenue
<b>IMPACT ON NEIGHBORHOOD:</b>	The properties surrounding the new area are single-family homes.
<b>VEHICULAR &amp; PEDESTRIAN TRAFFIC:</b>	The plat shows the construction of two new streets. Rellim Drive provides a north/south street between Sycamore Drive and West Pine Avenue. The plat includes a section of Sycamore Drive that completes the development of this street, providing a connection from Orchard Hills Drive to North Avenue.
<b>TRAIL PLAN:</b>	The plat includes standard 5' sidewalks. A 6' trail is included on the south side of Sycamore Drive.
<b>ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:</b>	This site is zoned in the Orchard Hills PUD. Surrounding land is zoned in the Orchard Hills PUD and Orchard View PUD. The majority of the surround ground is R-1 Single Family with the exception of the R-3 parcel of the Orchard View PUD to the southwest and the existing R-3 townhome project to the northwest.
<b>BUFFERS REQUIRED/ NEEDED:</b>	N/A
<b>DRAINAGE:</b>	Drainage for the residential lots overland and to the storm sewer system on the streets. The storm sewer system eventually connects to the detention basin in Orchard Trail Plat 4 which is sized accordingly to handle storm water from the site.

<b>DEVELOPMENT HISTORY:</b>	Development of single family homes in the area has been occurring since the mid 2000's.
<b>FLOODPLAIN:</b>	None of the proposed lots are located within a floodplain.
<b>PARKLAND:</b>	The subdivision ordinance requires 783 square feet of parkland per single family dwelling unit. The development has 33 lots and is required to provide 0.59 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.
<b>UTILITIES: WATER, SANITARY SEWER, STORM SEWER.</b>	<ul style="list-style-type: none"> <li>• An 8" water main is provided on the east side of Rellim and on the south side of Sycamore.</li> <li>• Hydrants are shown along Rellim and Sycamore with adequate coverage .</li> <li>• An 8" sanitary sewer is provided on the west side of Rellim and provides service to the 33 lots.</li> <li>• A 15" storm sewer is along Rellim and connects to an 18" storm sewer that connects offsite to the south.</li> </ul>
<b>RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:</b>	The future land use plan designates this location medium density residential.
<b>STAFF ANALYSIS – ZONING ORDINANCE:</b>	<p>The Preliminary Plat consists of 33 residential lots. The plat consists of 10.06 acres of land south of West Pine Avenue and east of Orchard Hills Drive. The residential lots vary in size measuring from 8,714 SF to 17,246 SF.</p> <p>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 28' wide road on Rellim and 60 feet with a 31' wide road on Sycamore.</p> <p>The proposed preliminary plat would be for any residential lots to be in the R-1 district with the following bulk regulations:</p> <ul style="list-style-type: none"> <li>• Minimum lot area – 7,500 SF</li> <li>• Minimum lot width – 60'</li> <li>• Front Setback – 25' on Rellim, 30' on Sycamore</li> <li>• Side setback – 12' total (min. 5' one side)</li> <li>• Rear setback – 30'</li> <li>• Height – 35'</li> </ul>

**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.

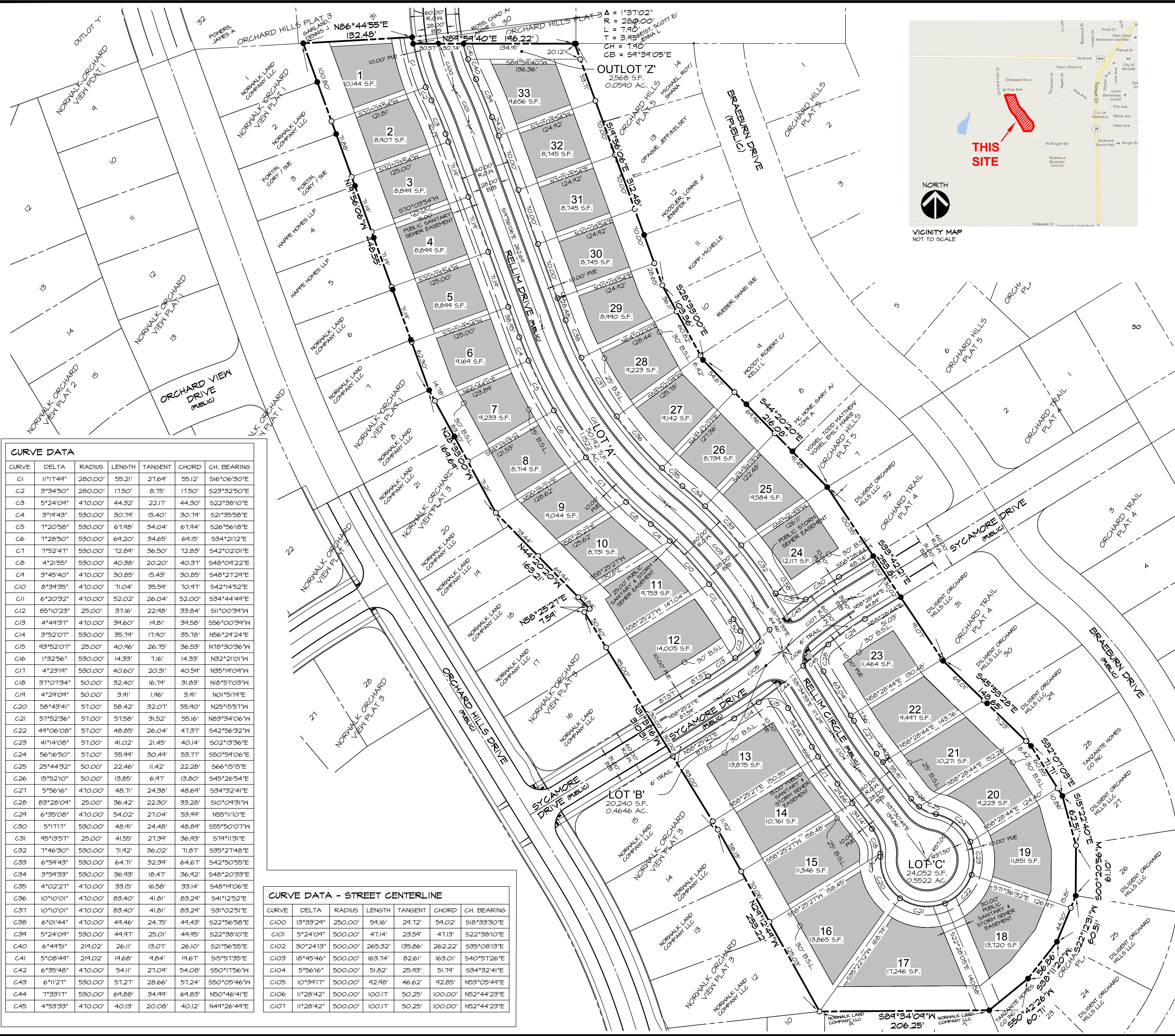
**STAFF  
RECOMMENDATION:**

Therefore, staff recommends that the request for the Preliminary Plat of Orchard Trail 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.



Q:\E-FILES\7000\7518\_CSD Drawings\Plat7518 PP Sheet 1.dwg, 7/8/2016 10:31:43 AM, pculsen, 1-1



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	11°17'44"	280.00'	55.21'	21.64'	55.12'	S16°06'30"E
C2	3°34'50"	280.00'	11.50'	8.75'	17.50'	S23°32'50"E
C3	5°24'04"	470.00'	44.32'	22.17'	44.30'	S22°38'10"E
C4	3°14'43"	530.00'	30.74'	15.40'	30.74'	S21°35'58"E
C5	7°20'58"	530.00'	67.48'	34.04'	67.44'	S26°56'18"E
C6	7°28'50"	530.00'	64.20'	34.65'	64.15'	S34°21'12"E
C7	7°52'47"	530.00'	72.84'	36.50'	72.83'	S42°02'01"E
C8	4°21'55"	530.00'	40.38'	20.20'	40.37'	S48°04'22"E
C9	3°45'40"	470.00'	30.85'	15.43'	30.85'	S48°27'24"E
C10	8°34'35"	470.00'	71.04'	35.54'	70.91'	S42°14'52"E
C11	6°20'32"	470.00'	52.02'	26.04'	52.00'	S34°44'44"E
C12	85°10'23"	25.00'	37.16'	22.48'	33.84'	S11°00'34"W
C13	4°44'37"	470.00'	34.60'	14.81'	34.58'	S56°00'34"W
C14	3°52'07"	530.00'	35.74'	17.40'	35.78'	S56°24'24"E
C15	43°52'07"	25.00'	40.46'	26.75'	36.53'	N78°30'36"W
C16	1°32'56"	530.00'	14.33'	7.16'	14.33'	N32°21'01"W
C17	4°23'14"	530.00'	40.60'	20.31'	40.54'	N35°14'04"W
C18	37°07'34"	50.00'	32.40'	16.71'	31.83'	N18°57'03"W
C19	4°24'04"	50.00'	1.46'	3.41'	1.46'	N01°51'14"E
C20	58°43'41"	57.00'	58.42'	32.07'	55.40'	N25°15'57"W
C21	51°52'36"	57.00'	57.58'	31.52'	55.16'	N83°34'06"W
C22	44°06'08"	57.00'	48.85'	26.04'	47.37'	S42°56'32"W
C23	41°14'08"	57.00'	41.02'	21.45'	40.14'	S02°13'36"E
C24	56°16'50"	57.00'	55.49'	30.44'	53.77'	S50°54'06"E
C25	25°44'32"	50.00'	22.46'	11.42'	22.28'	S66°15'15"E
C26	15°52'10"	50.00'	13.85'	6.47'	13.80'	S45°26'54"E
C27	5°56'16"	470.00'	48.71'	24.38'	48.64'	S34°32'41"E
C28	83°28'04"	25.00'	36.42'	22.30'	33.28'	S10°04'31"W
C29	6°35'08"	470.00'	54.02'	27.04'	53.49'	N55°11'10"E
C30	5°17'17"	530.00'	48.91'	24.48'	48.84'	S55°50'07"W
C31	45°13'57"	25.00'	41.55'	27.34'	36.43'	S74°11'31"E
C32	7°46'30"	530.00'	71.92'	36.02'	71.87'	S35°27'48"E
C33	6°54'43"	530.00'	64.71'	32.34'	64.67'	S42°50'55"E
C34	3°54'33"	530.00'	36.43'	18.47'	36.42'	S48°20'33"E
C35	4°02'27"	470.00'	33.15'	16.58'	33.14'	S48°14'06"E
C36	10°10'01"	470.00'	83.40'	41.81'	83.24'	S41°12'52"E
C37	10°10'01"	470.00'	83.40'	41.81'	83.24'	S31°02'51"E
C38	6°01'44"	470.00'	44.46'	24.75'	44.43'	S22°56'58"E
C39	5°24'04"	530.00'	44.47'	25.01'	44.45'	S22°38'10"E
C40	6°44'51"	214.02'	26.11'	13.07'	26.10'	S21°56'55"E
C41	5°08'44"	214.02'	14.68'	4.84'	14.67'	S15°57'35"E
C42	6°35'48"	470.00'	54.11'	27.04'	54.08'	S50°17'56"W
C43	6°11'27"	530.00'	57.27'	28.66'	57.24'	S50°05'46"W
C44	7°33'17"	530.00'	64.88'	34.44'	64.83'	N50°46'41"E
C45	4°53'33"	470.00'	40.13'	20.08'	40.12'	N44°26'44"E

CURVE DATA - STREET CENTERLINE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	13°33'24"	250.00'	54.16'	24.72'	54.02'	S18°33'30"E
C101	5°24'04"	500.00'	47.14'	23.54'	47.13'	S22°38'10"E
C102	30°24'13"	500.00'	265.32'	135.86'	262.22'	S35°08'13"E
C103	18°45'46"	500.00'	163.74'	82.61'	163.01'	S40°57'26"E
C104	5°56'16"	500.00'	51.82'	25.43'	51.74'	S34°32'41"E
C105	10°34'17"	500.00'	42.48'	46.62'	42.85'	N53°05'44"E
C106	11°28'42"	500.00'	100.17'	50.25'	100.00'	N52°44'23"E
C107	11°28'42"	500.00'	100.17'	50.25'	100.00'	N52°44'23"E

PRELIMINARY PLAT  
**ORCHARD TRAIL PLAT 5**  
NORWALK, IOWA  
SHEET 1 OF 2

PROPERTY OWNER / APPLICANT:  
DILIGENT ORCHARD HILLS, L.L.C.  
1214 STRATFORD DRIVE  
SUITE B  
CLIVE, IOWA 50325  
PHONE: 515-240-7500  
WWW.DILIGENTDEVELOPMENT.COM

CONTACT:  
STEVE BRUERE  
PRESIDENT  
PHONE: 515-240-7500  
STEVE@DILIGENTDEVELOPMENT.COM

LEGAL DESCRIPTION  
OUTLOT 'Y', ORCHARD TRAIL PLAT 4, AN OFFICIAL PLAT, AND OUTLOT 'D', ORCHARD TRAIL PLAT 1, AN OFFICIAL PLAT, EXCEPT PARCEL 'A' RECORDED IN BOOK 2013, PAGE 10463, CITY OF NORWALK, HARRISON COUNTY, IOWA, SAID PROPERTY CONTAINS 10.0610 ACRES MORE OR LESS.

ZONING  
ORCHARD HILLS P.U.D.

SETBACK REQUIREMENTS  
FRONT YARD 30' (SYCAMORE DRIVE)  
25' (RELLIM DRIVE RELLIM CIRCLE)  
REAR YARD 30'  
SIDE YARD 12' TOTAL BOTH SIDES (5' MINIMUM)

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

FLOOD ZONE  
ZONE 'X'  
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 19181C0121F, REVISED OCTOBER 16, 2014.  
ZONE 'X'  
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 19181C0124F, REVISED OCTOBER 16, 2014.

- NOTES
- ALL STORM SEWER EASEMENTS ARE TO BE 20 FEET WIDE OR TWO TIMES THE DEPTH, WHICHEVER IS GREATER.
  - ALL SANITARY SEWER EASEMENTS ARE TO BE 30 FEET WIDE OR TWO TIMES THE DEPTH, WHICHEVER IS GREATER.
  - THE USE OF PUBLIC UTILITY EASEMENTS IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT.
  - SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.

CERTIFICATIONS

LAND SURVEYOR

JERRY P. OLIVER

7844

IOWA

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. 1844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL.

PROFESSIONAL ENGINEER

JERRY P. OLIVER

7844

IOWA

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. 1844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL. THIS SHEET ONLY.

LEGEND

- EXISTING/PROPOSED
- ST 18"
  - SAN 6"
  - W 8"
  - FLAT BOUNDARY
  - STORM SEWER & SIZE
  - SANITARY SEWER & SIZE
  - 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
  - BUILDABLE LOT AREA

BENCHMARKS

- R.R. SPIKE IN POWER POLE  
48 FEET SOUTH OF CENTERLINE OF NORTH AVENUE AND  
115 FEET EAST OF CENTERLINE OF ASPEN DRIVE.  
ELEVATION.....421.45
- BRASS PLUG IN HEADWALL OF REINFORCED BOX CULVERT,  
AT NORTHEAST CORNER OF INTERSECTION OF IOWA HIGHWAY 28  
AND ELM AVENUE.  
ELEVATION.....874.90
- BURIED BOLT ON HYDRANT, AT NORTHEAST CORNER OF INTERSECTION  
OF ASPEN DRIVE AND ELM AVENUE.  
ELEVATION.....424.44
- CUT 'X' INTERSECTION SYCAMORE DRIVE  
AND ELM AVENUE.  
ELEVATION.....434.71



SCALE: 1"=60'  
0' 20' 40' 60' 120'  
22"x34" SHEET  
1"=120' 11"x17" SHEET

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
JUNE 13, 2016	1	JULY 8, 2016
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: JFO

DESIGNED BY: JFO

DRAWN BY: MEH

ORCHARD TRAIL PLAT 5

NORWALK, IOWA

DIMENSIONS AND EASEMENTS

SHEET 1 OF 2

E-7518



Q:\E-FILES\7000\7518\_C3D Drawings\Plat\7518 PP Sheet 2.dwg, 7/8/2016 10:32:51 AM, pelausen, 1:1



PRELIMINARY PLAT  
**ORCHARD TRAIL PLAT 5**  
NORWALK, IOWA  
SHEET 1 OF 2

PROPERTY OWNER / APPLICANT:  
DILIGENT ORCHARD HILLS, L.L.C.  
12114 STRATFORD DRIVE  
SUITE B  
CLIVE, IOWA 50325  
PHONE: 515-240-7500  
WWW.DILIGENTDEVELOPMENT.COM

CONTACT:  
STEVE BRUERE  
PRESIDENT  
PHONE: 515-240-7500  
STEVE@DILIGENTDEVELOPMENT.COM

- LEGEND**  
EXISTING/PROPOSED
- |          |                       |
|----------|-----------------------|
| — ST 18" | PLAT BOUNDARY         |
| — SAN 8" | STORM SEWER & SIZE    |
| — W 8"   | SANITARY SEWER & SIZE |
| —        | WATER MAIN & SIZE     |
| ○        | MANHOLE               |
| ⊕        | STORM INTAKE          |
| △        | FIRE HYDRANT          |
| ▽        | VALVE                 |
| ▲        | F.E.S.                |
| —        | EXISTING CONTOURS     |
| - - -    | PROPOSED CONTOURS     |
| — X —    | SILT FENCE            |
| —        | EXISTING TREE LINE    |
| P.O.B.   | POINT OF BEGINNING    |
| B.S.L.   | BUILDING SETBACK LINE |
| Ⓜ        | MAIL BOX CLUSTER      |
| ⊙        | STREET LIGHT POLE     |

SCALE: 1"=60'

0' 20' 40' 60' 120'



**ORCHARD TRAIL PLAT 5**  
NORWALK, IOWA  
**GRADING AND UTILITIES**

SHEET  
**2**  
OF 2

E-7518

DATE:	REVISIONS	COMMENTS
JUNE 13, 2016	1	JULY 6, 2016
	2	
	3	
	4	
	5	
	6	

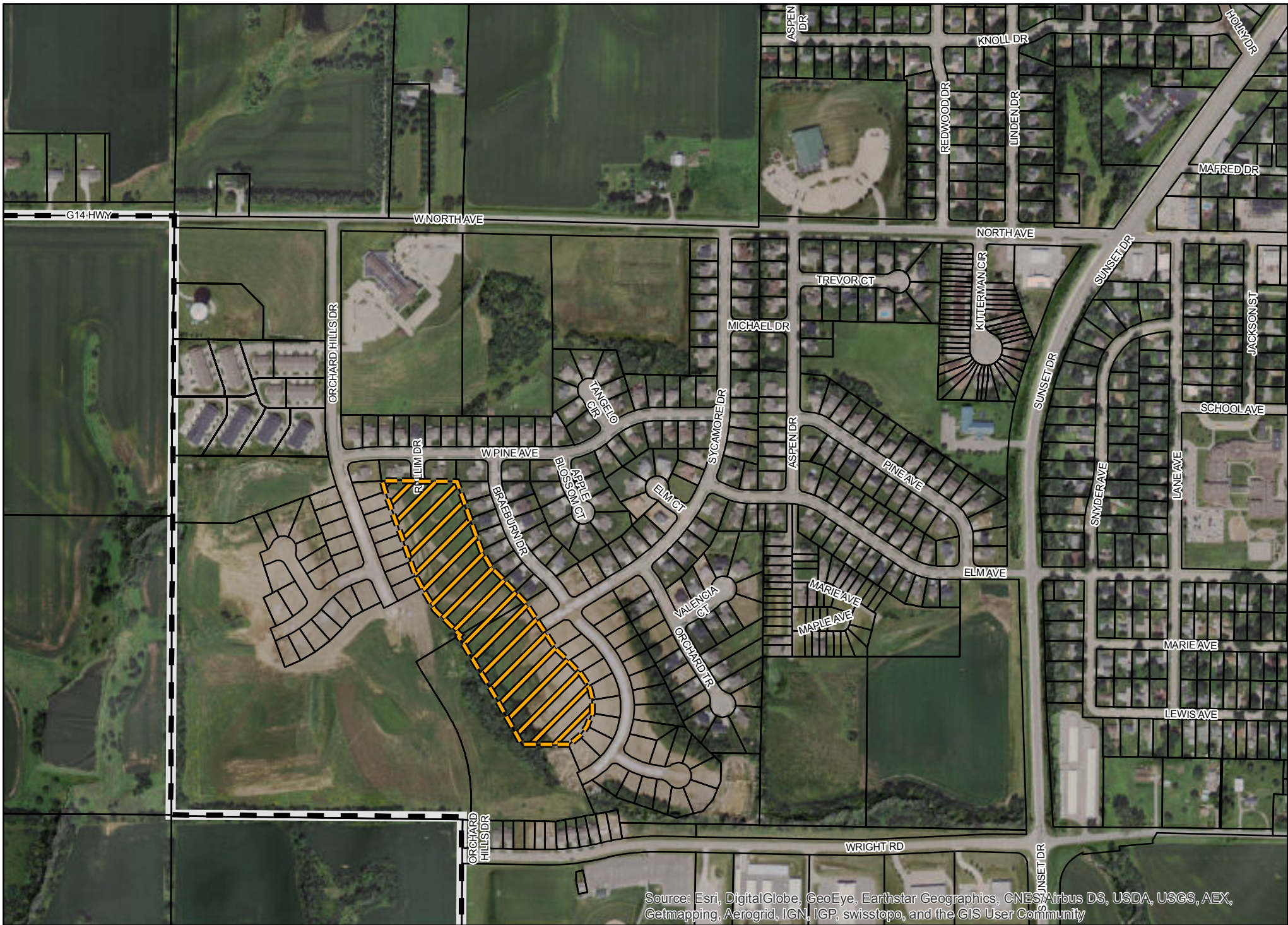
DATE OF SURVEY: JFO  
DESIGNED BY: JFO  
DRAWN BY: MEH



Civil Engineering Consultants, Inc.

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





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

<p style="text-align: center;"><b>CITY OF NORWALK</b> <b>REPORT TO THE NORWALK PLANNING COMMISSION</b></p>
--

**REQUEST:** Request from Bruce Gerleman to reconsider the conditions of approval of the Twin Lakes Plat 4

**MEETING DATE:** July 25, 2016

**STAFF CONTACT:** Luke Parris, AICP  
City Planner

**SUMMARY:** On May 19, 2016 the City Council approved the Twin Lakes Plat 4 Preliminary Plat with the following conditions:

- The applicant agrees to provide a bridge over the creek wide enough to accommodate a 26-foot wide road.
- The applicant agrees that the street in plat 4 be graded to allow for a 26-foot rural top section with the initial paving being 18-foot wide with the potential to add 4-foot of widening to each side.
- The applicant agrees to modify the steep area of Boston Circle located in plat 3 to widen street pavement to 24 feet and to steepen the slope of the street to a maximum of 14%.

On July 8, 2016, staff received a letter from Veenstra & Kimm, on behalf of Bruce Gerleman, developer of Twin Lakes Plat 4. Mr. Gerleman is request reconsideration of the approval conditions with the following:

- Boston Circle on the east side of the bridge would be graded to accommodate a future 26-foot wide pavement and would be initially paved with 18-foot wide asphalt to meet the other streets in Twin Lakes.
- The bridge would be constructed to accommodate an 18-foot wide street pavement with the bridge being designed to facilitate widening to accommodate a 26-foot wide pavement.
- On the east side of the bridge, Bruce Gerleman is requesting no change and agrees to grad the road to accommodate the future 26-foot wide pavement and pave the road to 18-foot wide.



July 6, 2016

Luke Parris  
City Planner  
City of Norwalk  
705 North Avenue  
Norwalk, Iowa 50211

**TWIN LAKES PLAT 4  
REQUEST FOR RECONSIDERATION**

Bruce Gerleman, the developer of Twin Lakes Plat 4 has reviewed the requirements imposed by the Norwalk City Council as part of the agreement of the preliminary plat of Twin Lakes Plat 4. The particular requirements that were reviewed by Bruce Gerleman include:

1. Paving Boston Circle on the westerly side of the bridge at 24-foot width.
2. Constructing the bridge on Boston Trail to accommodate a 26-foot wide pavement.
3. Grading Boston Trail on the east side of the bridge to accommodate a future 26-foot wide pavement with an initial 18-foot wide pavement.

Bruce Gerleman has reviewed the pricing for the improvements, especially the bridge. Based on the cost increase to meet these requirements Bruce Gerleman is requesting the City of Norwalk reconsider its approval in accordance with the following:

1. Boston Circle on the east side of the bridge would be graded to accommodate a future 26-foot wide pavement and would be initially paved with 18-foot wide asphalt to meet the other streets in Twin Lakes.
2. The bridge would be constructed to accommodate an 18-foot wide street pavement with the bridge being designed to facilitate widening to accommodate a 26-foot wide pavement.
3. On the east side of the bridge Bruce Gerleman is requesting no change and will agree to grade the road to accommodate the future 26-foot wide pavement and pave the road to 18-foot wide.



Luke Parris  
July 6, 2016  
Page 2

The changes Bruce Gerleman is requesting include deferring the widening of the road east of the bridge and widening the bridge until such time as the roadways are annexed to the City of Norwalk and the City determines it necessary and appropriate to widen the roadway and bridge to 26-foot wide to convert the road from a private road to a public street.

If you have any questions or comments concerning the project, please contact the writer at 225-8000.

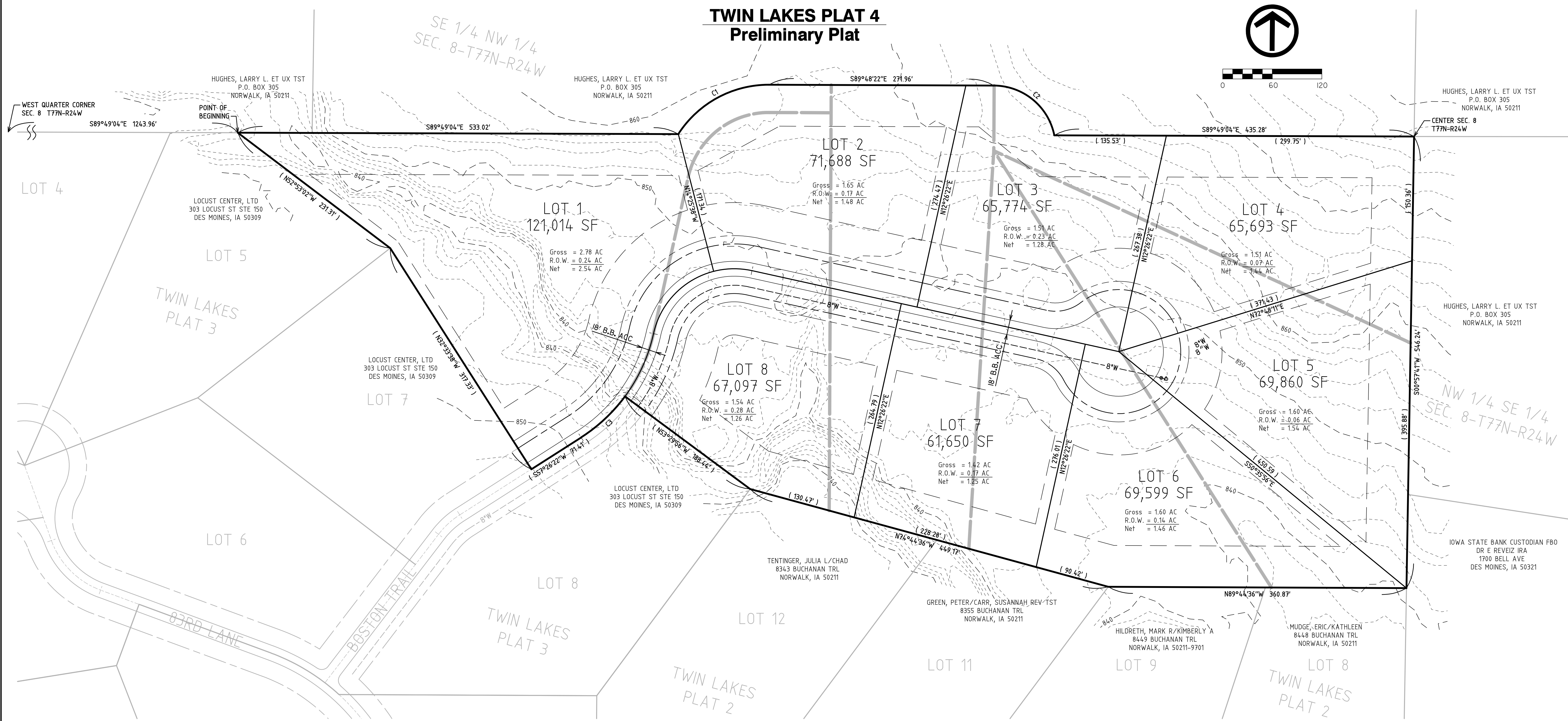
VEENSTRA & KIMM, INC.

A handwritten signature in black ink, appearing to read "H. R. Veenstra Jr.", with a stylized flourish at the end.

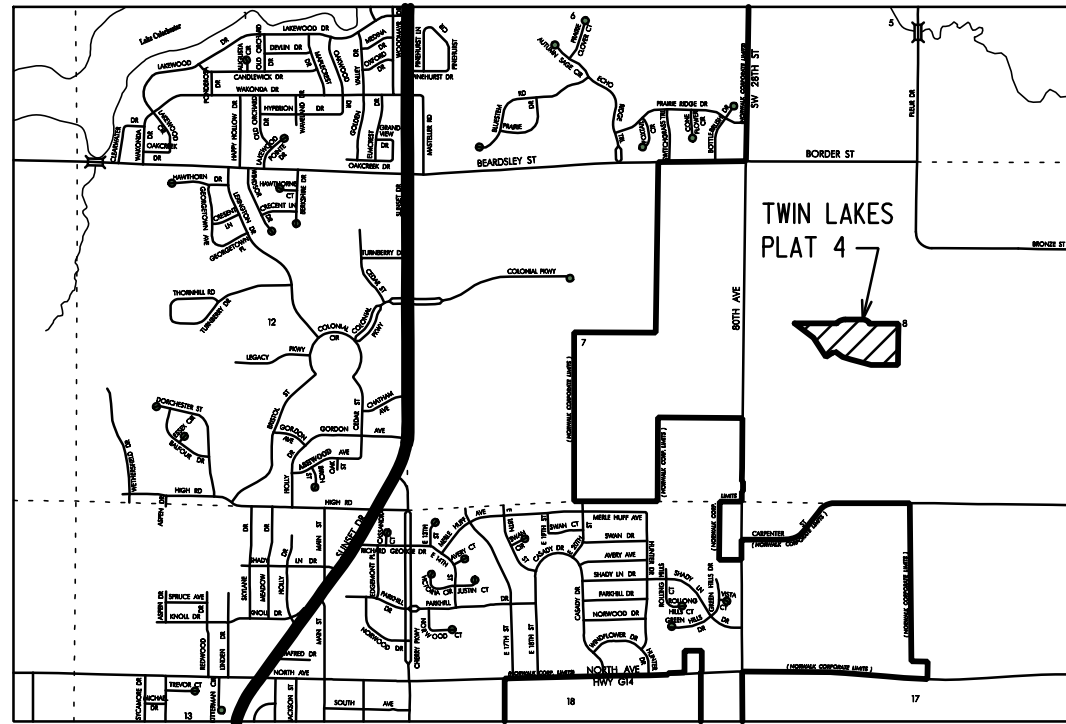
H. R. Veenstra Jr.

HRVJr:pjh  
234

TWIN LAKES PLAT 4  
Preliminary Plat



LOCATION MAP



NOTES:

STREET EASEMENT WIDTH IS 60 FEET. CUL-DE-SACS HAVE A DIAMETER OF 150 FEET  
CUL-DE-SACS HAVE AN ASPHALT SURFACE DIAMETER OF 108 FEET.  
STREET EASEMENT ALSO SERVES AS PUBLIC UTILITY EASEMENTS, IN ADDITION TO THE 10' P.U.E.

PROPERTY OWNER:

LOCUST CENTER, LTD (CONTRACT)  
GERLEMAN, BRUCE W (DEED)  
303 LOCUST STREET, SUITE 150  
DES MOINES, IOWA 50309

ENGINEER / SURVEYOR:

VEENSTRA & KIMM, INC.  
3000 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266

AREAS:

SE 1/4 NW 1/4 8-77-24  
24,254 SQ. FT. (0.56 AC)

NE 1/4 SW 1/4 8-77-24  
568,124 SQ. FT. (13.04 AC)

TOTAL: 592,378 SQ. FT. (13.60 AC)

ZONING:

R-1 RESIDENTIAL

BUILDING SETBACK:

FRONT YARD = 50'  
REAR YARD = 50'  
SIDE YARD = 12'

PROPOSED UTILITIES:

WATER - DES MOINES WATER WORKS  
SANITARY - ONSITE TREATMENT SYSTEM  
ON EACH LOT AS APPROVED  
BY WARREN COUNTY

LEGEND

- PLAT BOUNDARY
- BUILDING SETBACK LINE
- 60 FOOT STREET EASEMENT
- 10 FOOT PUBLIC UTILITY EASEMENT
- PLATTED LOTS 9 THROUGH 14 - TWIN LAKES PLAT 3
- MEASURED
- RECORDED OR PLATTED
- WATER MAIN
- HYDRANT
- WATER VALVE

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	57°25'21"	130.00'	130.29'	71.21'	124.90'	N61°27'57"E
C2	78°27'57"	75.00'	102.71'	61.24'	94.87'	N50°35'24"E
C3	20°56'18"	200.00'	73.09'	36.96'	72.68'	S46°58'13"W

LEGAL DESCRIPTION

A REPLAT OF LOTS 9 THROUGH 14 OF TWIN LAKES PLAT 3 LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA;  
THENCE SOUTH 89°49'04" EAST, 1243.96 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'04" EAST, 1331.03 FEET ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE NORTHEASTERLY 130.29 FEET ALONG A 130.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WITH A CHORD OF NORTH 61°27'57" EAST, 124.90 FEET; THENCE SOUTH 89°48'22" EAST, 271.96 FEET; THENCE SOUTHEASTERLY 102.71 FEET ALONG A 75.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WITH A CHORD OF SOUTH 50°35'24" EAST, 94.87 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 8; THENCE SOUTH 89°49'04" EAST, 435.28 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°57'41" WEST, 546.24 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 89°44'36" WEST, 360.87 FEET; THENCE NORTH 74°44'36" WEST, 449.17 FEET; THENCE NORTH 53°29'56" WEST, 188.44 FEET; THENCE SOUTHWESTERLY 73.09 FEET ALONG AN 200.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY WITH A CHORD OF SOUTH 46°58'13" WEST, 72.68 FEET; THENCE SOUTH 57°26'22" WEST, 71.41 FEET; THENCE NORTH 32°33'38" WEST, 317.33 FEET; THENCE NORTH 52°53'02" WEST, 231.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 13.60 ACRES, WHICH IS DIVIDED INTO EIGHT LOTS.

DATE

REVISIONS

SCALE AS NOTED

DRAWN CLV

CHECKED HRV

APPROVED HRV

DATE 4-29-16

A.C.



VEENSTRA & KIMM, INC.

PRELIMINARY PLAT  
TWIN LAKES PLAT 4  
WARREN COUNTY, IOWA

3000 Westown Parkway • West Des Moines, Iowa 50266-1320  
515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

DWG. NO.

PP-1

PROJECT 234689







<p style="text-align: center;"><b>CITY OF NORWALK</b> <b>REPORT TO THE NORWALK PLANNING COMMISSION</b></p>
--

**ITEM:** Discussion on the fifth and sixth chapters of *Suburban Nation*

**MEETING DATE:** July 25, 2016

**STAFF CONTACT:** Luke Parris, AICP  
City Planner  
Wade Wagoner, AICP  
Planning & Economic Development Director

**GENERAL DISCUSSION:** City staff asked the Planning Commission to read and provide feedback from chapter 5, and 6 of the book *Suburban Nation*. The purpose of this exercise is to have the Planning Commission gain a better understanding of past development patterns used across the U.S and to learn new practices to implement when developing future plans for the City of Norwalk.

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

- Examining the impacts of the national transportation policy of the United States and how it effects municipal planning.
- Exploring the phrase “the highwayless town and the townless highway”.
- Visualizing why adding lanes makes traffic worse for communities.
- Breaking down why automobile users receive a subsidy.

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

- Analyzing the history of the American developer.
- Reconsidering the advice from ‘market experts’.
- Going back to using conventional wisdom when thinking about development.
- Studying the shifts in home builder behaviors.
- A tour of a National Association Homebuilders convention.



# **Norwalk Community Development June 2016 Monthly Report**



## **Economic Development:**

The City worked with Loffredo Holdings and Warren County on an amendment to the development agreement related to the removal of the large dirt pile to the east of the Produce Innovations facility. On June 6, 2016, with the support of City Staff, and Councilperson Erika Isley, the Board of Supervisors voted unanimously to extend the timeline on the dirt pile for 18 months, until December 31, 2017.

The City is going over possible changes to the Norwalk Orchard View Townhomes PUD, specifically related to the occupancy type.

## **Planning and Zoning Commission**

The Planning Commission met on June 27, 2016 and discussed the following items:

- Request from Norwalk Land Co, LLC to approve the Final Plat of the Norwalk Orchard View Plat 3
- Discussion on Subdivision Regulations update focusing on Complete Streets
- Invitation to SubArea 1 Master Plan and Future Land Use Update Open House on July 6th
- Discussion on the first chapter of Suburban Nation

## **Board of Adjustment**

The Board of Adjustment did not meet in June.

## **Code Enforcement**

On June 21, members of staff, the Mayor, and residents of Lakewood testified at the courthouse in Indianola regarding a Chapter 50 nuisance complaint at 400 Beardsley Street regarding the continuous riding of loud motorcycle(s) outside of the parameters set by the Norwalk City Council on September 17, 2015.

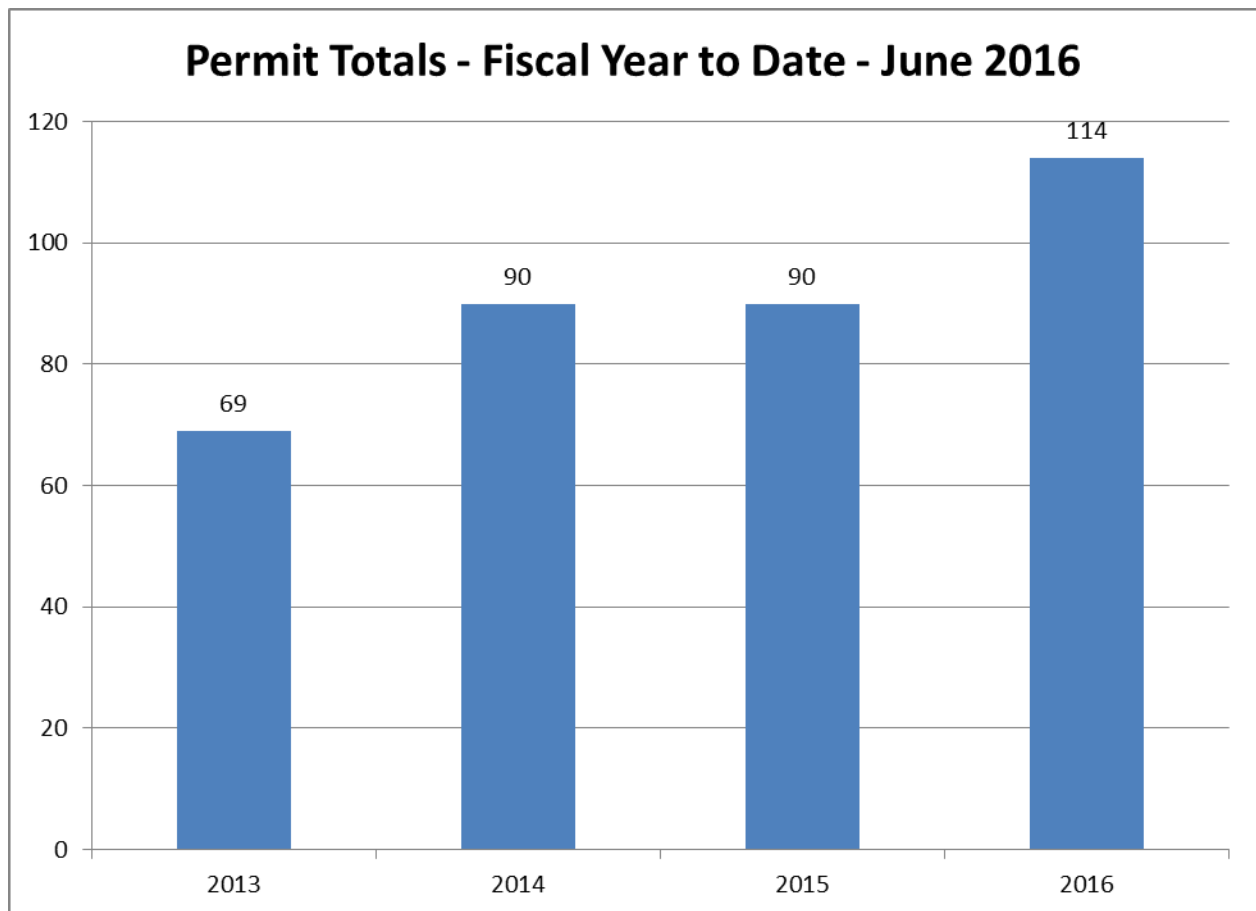
## **Announcement**

Planning & Economic Development Director Wade Wagoner and his wife Amanda welcomed their third child on June 13, 2016. Samuel W. Wagoner was born at 8:59 AM, weighed 6lbs 14 ounces, and was 19.75 inches in length. The family is doing well.



## Building Department - Permit Information:

City of Norwalk - June New Construction Building Permits									
BP Issued	Single Family	Value	Townhome	Value	Multi-Family	Value	Commercial	Value	
2016									
This month	16	\$ 4,781,526	3	\$ 587,753	0	\$ -	0	\$ -	
YTD	63	\$ 16,333,416	7	\$ 1,371,266	0	\$ -	3	\$ 582,736	
FYD	114	\$ 30,108,593	20	\$ 4,358,758	0	\$ -	3	\$ 582,736	
2015									
This month	14	\$4,612,628	11	\$2,335,759	0	\$-	0	\$-	
YTD	56	\$17,780,751	25	\$5,157,256	0	\$-	0	\$-	
FYD	90	\$28,440,631	31	\$6,713,652	5	\$13,574,770	1	\$345,864	
2014									
This month	17	\$4,247,574	0	\$-	0	\$-	0	\$-	
YTD	44	\$13,690,813	2	\$621,822	2	\$6,945,179	1	\$4,072,969	
FYD	90	\$28,140,156	23	\$6,138,745	2	\$6,945,179	1	\$4,072,969	
2013									
This month	5	\$1,542,274	0	\$-	0	\$-	0	\$-	
YTD	40	\$10,049,959	0	\$-	0	\$-	1	\$1,471,204	
FYD	69	\$18,276,566	14	\$2,431,310	0	\$-	1	\$1,471,204	



Building Permit Revenue Report			
PERMIT TYPE	MONTHLY TOTAL	JUNE REVENUE	FYD REVENUE
Apartment Building	0	\$ -	\$ -
Commercial Addition	1	\$ 166.14	\$ 166.14
Commercial Building	0	\$ -	\$ 3,180.24
Commercial Remodel	0	\$ -	\$ 4,419.45
Deck	2	\$ 50.00	\$ 725.00
Demolition	0	\$ -	\$ 200.00
Driveway	2	\$ 50.00	\$ 700.00
Electrical	16	\$ 955.00	\$ 11,644.70
Fence	12	\$ 300.00	\$ 1,775.00
Garage	0	\$ -	\$ 1,632.13
Misc	1	\$ 25.00	\$ 305.99
Mechanical	3	\$ 105.00	\$ 9,067.00
Plumbing	8	\$ 550.00	\$ 10,660.00
Porch	1	\$ 25.00	\$ 619.87
Pool	1	\$ 25.00	\$ 65.00
Residential (Single Family)	16	\$ 38,389.77	\$ 273,468.56
Residential Addition	0	\$ -	\$ 309.38
Residential Remodel	3	\$ 774.40	\$ 6,270.11
Shed	2	\$ 50.00	\$ 325.00
Sidewalk	0	\$ -	\$ 300.00
Sign	0	\$ -	\$ 518.69
Townhome	3	\$ 6,343.44	\$ 45,810.05
	<b>71</b>	<b>\$ 47,808.75</b>	<b>\$372,162.31</b>

FY 15-16 Budget	<b>BALANCE</b>
\$120,000	<b>\$ 252,162.31</b>

Together Tony and Chris averaged 9 inspections a day during the 22 working days in June.

#### June Storm Water/Nuisance Inspections:

17 Nuisance Inspections

10 Dry Weather Outfall Inspections

104 Storm Water Inspections

#### JUNE BUILDING INSPECTIONS

Deck	12
Electrical	21
Final	23
Footing	20
Foundation Drain	1
Foundation Wall	9
Framing	14
Mechanical	15
Plumbing	45
Sheer Wall	13
Sidewalk/Approach	13
Tar/Tile/Gravel	7
<b>TOTAL INSPECTIONS</b>	<b>193</b>

### Construction Board of Appeals

The Construction Board of Appeals met on June 21, 2016. At that meeting they approved a permit refund policy that they would like to make a recommendation to council to approve, along with the Board being the entity that hears appeals regarding all refunds in the Building Department. Next meeting is scheduled for October 18, 2016.

