

AGENDA PLANNING AND ZONING MEETING Norwalk City Hall, 705 North Ave Monday, August 7, 2017 5:45 P.M.

- 1. Call meeting to order at 5:45 P.M.
- 2. Approval of Agenda
- 3. Approval of Minutes July 24, 2017
- 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 K&R Wholesale to approve a site plan for the K&R Wholesale Site on Colonial Parkway
 - b. Recommendation on the Clark Development request for a variance of setbacks at the old City Water Tower Site at the corner of Richard George Drive and Iowa Highway 28.
- 7. City Council Update Stephanie Riva, Planning and Zoning Commission Liaison
- 8. Economic Development Update Hollie Askey, Economic Development Director
- 9. Future Business Items
 - a. Stark Property
 - b. Platting & Site Plan for Certified Industrial Site
 - c. Sunset Crest Platting & Site Plans
 - d. Sunset Corner Site Plan
 - e. North Shore Preliminary Plat
 - f. Warrior Run Plat 2 Final Plat
 - g. Rolling Green Plat 6 Final Plat
 - h. Orchard Trail Plat 5 Final Plat
 - i. Farms of Holland Plat 3 Final Plat
 - j. Affordable Housing Research
- 10. Next Meeting Date: August 28, 2017
- 11. Adjournment

REGULAR NORWALK PLANNING AND ZONING MEETING 07-24-2017

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 24, 2017. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were John Fraser, Jim Huse, Elizabeth Thompson, Brandon Foldes and Judy McConnell. Absent: Barbara Belizzi and Donna Grant.

Staff present included: Luke Parris, Community Development Director, Elliott Klimowsky, Summer Intern and Hillarie Ramthun, Community Development Coordinator.

Approval of Agenda - 17-62

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

Approval of Minutes - 17-63

Motion by Fraser and seconded by Huse to approve the minutes from the July 10th, 2017 meeting. Approved 6-0.

Chairperson McConnell welcomed the 8 guests present. With no one wishing to discuss matters not on the agenda, the business portion of the meeting was opened.

New Business

Review of Pre-Annexation Agreement with Bedwell Gardens

The annexation agreement was brought to P & Z to see if the Commissioners wanted to make any suggestions regarding the agreement. Parris pointed out that the area where they might have suggestions would be paragraph three where it talks about zoning. There it discusses that upon annexation, the property will be allowed to continue with all its current uses which includes, retail nursery/garden/landscaping sales on premises by Owners until such a time as the property is rezoned in the future. In the future, if something should happen or a building on the property should somehow be diminished by 60% or possibly destroyed, the Owners will have the ability to rebuild just as it was before the annexation and will not have to conform to the permitted uses in the new zoning district.

Belizzi arrived at 5:50 p.m.

Galyn Bedwell, 8044 G14 Hwy, spoke.

Bedwell explained that there are both positives and negatives to the property annexation. One of his concerns is not having the ability to continue with some of the operations as he has done in the past such as burning, or other City Ordinances that he did not have to comply with being out of the City limits. Bedwell went on to explain that if houses are built around his nursery, he would be subject to complaints from new home owners regarding lights being on or fans running 24 hours a day. He has operated for forty years without complaints and hopes that complaints will not start. Cost will go up and when Bedwell Gardens is annexed into the City and he is not sure what the future holds for his nursery.

No motion was necessary since it was only a review of the agreement.

Request from Windsor Windows and Doors to approve the Final Plat for Windsor Windows Plat 1 —17-64

The request for the approval of the Final Plat of Windsor Windows would create two separate lots for industrial development in the area of IA Hwy 28 and Delaware Street. Lot 1 containing 23.54 acres would become the site where Windsor Windows and Doors would be established and Lot 2

the remaining .85 acres would most likely be split off and sold to another industrial business in that area.

Monty Applegate, Snyder & Associates, 2727 SW Snyder Blvd Ankeny, IA 50023 approached the dais to answer any questions. With no questions, McConnell entertained a motion. There was a motion by Huse and seconded by Thompson to approve the Final Plat for Windsor Windows Plat 1.

Request from Windsor Windows and Doors to approve the Site Plan for Windsor Windows at 901 South Sunset Drive – 17-65

The Site plan submitted meets all criteria as far as lighting, parking, and architectural standards. The only change from the original site plan submittal was with buffering and the uniqueness of the crowding of utilities and easements on the east side of the property where the berm would be located. It was noticed by engineers that trees were to be planted in the berm over the top of the main waterline. It was then decided to move those tree plantings to the back half of the berm to avoid future issues with roots. The driveway to the north is a temporary drive; Delaware Street will need to be completed before the permanent drive can be completed. McConnell entertained a motion to approve the Site Plan for Windsor Windows and Doors. A motion was made by Belizzi and seconded by Huse.

Request from K&R Wholesale to approve a grading plan for the K&R Wholesale site on Colonial Parkway –17-66

This Site plan is currently under review by City Staff. Piece of land is located east of Produce Innovations at the end of Colonial Parkway. K&R Wholesale is located on Hakes Drive and consists of composite materials like what are used for constructing things like decks. K&R Wholesale has purchased this land because they are running out of space on Hakes Drive. The site plan should be completed by August 7th to bring back to P & Z. Parris has spoken with the City Engineer, V&K, about the site plan and there is no concern so far with going forward with grading. McConnell asked if something could change.

Parris responded that it has been discussed that if there is a change in the next two weeks, that will be the approved grading. If The City feels like something needs to be changed or added, that can be expressed and added without any issues. Per City Code, site grading is not allowed without an approved site plan, this item has been brought forward to request approval without the finished/approved site plan.

McConnell Entertained a motion to approve the grading plan for the K&R Wholesale site on Colonial Parkway.

A motion was made by Thompson and seconded by Huse.

Future Business Items-

Stark Property
Platting and site plan for Certified Industrial Site
Sunset Crest Platting & Site Plans
Sunset Corner Site Plan
North Shore Preliminary Plat
Warrior Run Plat 2 Final Plat
Rolling Green Plat 6 Final Plat
Farms of Holland Plat 3 Final Plat
Affordable Housing Research

City Council Update-

The funds from the original TIF Project, Hwy 28 and North Avenue are being released.

Economic Development Update-

Clark Development has submitted Demolition permits and is in the beginning stages of demolition for both the Sunset Crest site & the Old Water Tower site. There has been no formal submission of a building permit at this time.

The State of the City Address went very well and was well received on Thursday July 20th. There were many good speakers and a lot of good information, one detail was that Norwalk is now the Sister City to Kosovo.

There is a lot of development going on throughout the City.

Holland Park dedication will take place on Thursday July 28, 2017.

Next meeting Date - August 7, 2017.	
Adjournment - 17-67 Motion by Fraser and seconded by Foldes	to adjourn the meeting at 6:16 p.m. Approved 5 -0.
Judy McConnell, Vice Chairperson	Luke Parris, City Planner



PLANNING & ZONING COMMISSION AGENDA STATEMENT

Item No. 6A

For Meeting of 08.07.2017

ITEM TITLE: Request from K&R Wholesale to approve a site plan for the K&R Wholesale Site

on Colonial Parkway

CONTACT PERSON: Luke Parris, AICP – Community Development Director

APPLICANT(S): Neumann Brothers, Inc McClure Engineering Company

C.J. Morton 1360 NW 121st Street 1435 Ohio Street Clive, IA 50325

Des Moines, IA 50314

GENERAL This request is from K&R Wholesale to approve the site plan for the new K&R facility at **DESCRIPTION:** 1925 Colonial Parkway. K&R Wholesale currently owns and operates out of a facility on

1925 Colonial Parkway. K&R Wholesale currently owns and operates out of a facility on 399 Hakes Drive. The company has grown enough to need more space and is relocating to this facility on Colonial Parkway. The area is zoned IC – Industrial Commerce in the

Holland PUD.

IMPACT ON The site is the eastern lot of the properties on the north side of Colonial Parkway. Nearby

uses are of similar industrial nature. Property to the east is currently planned as

residential in the Southern Crossing PUD. In the SubArea One Master Plan, the area was identified as potential office/business park. The City is currently working with the property owner to the east on possible land use concepts for future development.

VEHICULAR & PEDESTRIAN

TRAFFIC:

NEIGHBORHOOD:

Employee parking and loading dock access are both provided off of a singular drive to Colonial Parkway. Traffic movement will head to the west to access Iowa Highway 28. The use and additional traffic it will generate were considered during the development of

Colonial Parkway.

The site plan shows a trail along Colonial Parkway. The developer has requested not to install this trail at the time of development. The developer has indicated that they are willing to enter into an agreement where the City agrees that the trail does not need to be constructed at this time and K&R Wholesale agrees to be assessed for the cost of the trail

when the City would determine that it is needed.

PARKING: The K&R Wholesale facility is a distribution building with offices at the front. The City

Code requires 1 space for each 2,000 square feet of floor area and 1 space for each person employed, which equals 16 spaces. The site plan shows the required amount of

parking.

OPEN SPACE & The site provides the minimum of 30% (23,897sf) of open space required by the City code.

BUFFER LANDSCAPING:

The site provides 79,656 sf of open space, exceeding the amount required. The site does include space for future expansion to the north. Future expansions will require a site plan submittal and open space requirements will need to be maintained.

The site plan shows 50' landscaped buffer along eastern boundary that is currently shared with a residential PUD. The buffer includes the appropriate number of trees and shrubs for the buffer distance.

SIGNAGE:

The developers are not proposing a monument sign at this time. Any building signs will be reviewed and permitted through the sign permit process.

ARCHITECTURAL STANDARDS:

The City's architectural standards require that buildings in the IC district be composed of 75% class 1 or class 2 materials on the street facing façade; no more than 25% class 3 materials, with any class 4 materials being no more than 10% of the façade.

The K&R Wholesale facility has the majority of the façade consisting of two types of class 2 metal panels and class 1 glass windows. The remaining materials are painted concrete panels as base trim and a Kayu wood accent feature on the wall near the building entrance.

DRAINAGE:

The site includes an on-site system to collect storm water runoff from the parking and building. The storm water system empties to an on-site detention basin to the west of the building and loading area. This basin was designed to hold the appropriate amount of runoff until it outlets into the City storm sewer along Colonial Parkway.

UTILITIES: WATER, SANITARY SEWER, STORM SEWER.

Adequate services are provided to the site and detailed on the site plan.

STAFF ANALYSIS:

Overall the site plan meets the City's requirements for development of an IC parcel. The site plan proposal at this time is for an initial phase of the K&R Wholesale facility. The size of the site and the configuration of the facility allows for future expansion. Future expansion will require an additional site plan submittal, review, and approval.

As noted, K&R Wholesale has requested to not construct the required trail at this time. Staff agrees that the trail would not sure much purpose at this time, though once more development happens in the area, it will provide an important pedestrian connection through the SubArea 1 area. Staff finds the delay in construction acceptable, as long as K&R enters in to the aforementioned agreement with the City.

STAFF RECOMMENDATION:

The staff recommends approval with the following conditions:

- That the site development and building construction follow all City code regulations.
- That any significant modifications to the site plan be reviewed and approved by the Planning & Zoning Commission and City Council.
- That an agreement be entered into between the City and K&R Wholesale related to construction of the trail on Colonial Parkway, where the City agrees that the trail will not be constructed at this time and K&R Wholesale agrees to be assessed for the cost of the trail when the City would determine it is needed.

RESOLUTION NO. ___

A RESOLUTION APPROVING THE SITE PLAN FOR K&R WHOLESALE AT 1925 COLONIAL PARKWAY

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on August 7, 2017 and recommends approval of the Site Plan; and

WHEREAS, that the site development and building construction follow all City code regulations; and

WHEREAS, that any significant modifications to the site plan be reviewed and approved by the Planning & Zoning Commission and City Council; and

WHEREAS, that an agreement be entered into between the City and K&R Wholesale related to construction of the trail on Colonial Parkway, where the City agrees that the trail will not be constructed at this time and K&R Wholesale agrees to be assessed for the cost of the trail when the City would determine it is needed; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Site Plan for K&R Wholesale at 1925 Colonial Parkway as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 17th day of August, 2017.

ATTEST:		Tom Phillips - Mayor
JODI EDDLEMAN, CITY CLERK		
ROLL CALL VOTE:	<u>Aye</u>	<u>Nay</u>
Kuhl Lester Isley Riva		
Livingston		

K & R WHOLESALE NORWALK DISTRIBUTION

NORWALK, WARREN COUNTY, IOWA

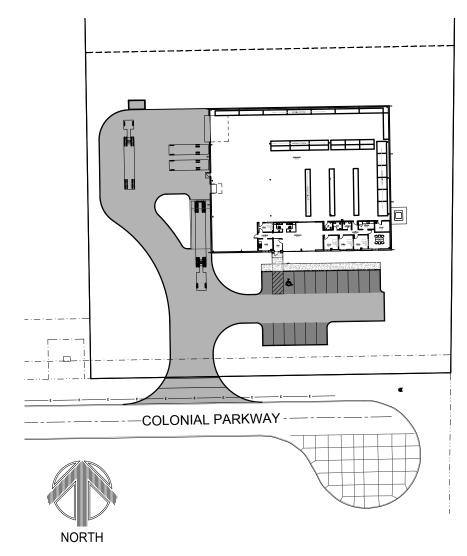








ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF NORWALK EXCEPT WHERE ALTERED OR AMENDED BY THESE PLANS.



APPLICANT:

NEUMANN BROTHERS, INC. DES MOINES, IA 50314 PH: (515) 243-0156 FAX: (515) 243-0165

EXISTING ZONING:

FRONT YARD

MINIMUM LOT WIDTH -

BUILDING ADDRESS:

1925 COLONIAL PARKWAY, NORWALK, IA 5021

BUILDING SUMMARY:

TOTAL NO. BLDGS = 1 TOTAL NO. UNITS PER BLDG = 1 TOTAL BUILDING S.F. = 18.113 S.F. BUILDING HEIGHT = 27'-10" (PEAK), 24'-0" (EAVE)

BUILDING USE:

THE K & R WHOLESALE DISTRIBUTION BUILDING WILL BE UTILIZED FOR THE MANUFACTURE OF HIGH QUALITY COMPONENTS RELATED TO DECKING, RAILING AND ACCESSORIES TO THE PROFESSIONAL LUMBER DEALER TRADE.

LEGAL DESCRIPTION:

A PART OF AUDITOR'S PARCEL "J" IN OUTLOT A OF CCE INDUSTRIAL COMMERCE PARK, AN OFFICIAL PLAT, AND IN THE NE1/4 NW1/4 OF SECTION 7. TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5TH P.M., AS RECORDED IN BOOK 2013, PAGE 11633 IN THE CITY OF NORWALK, WARREN COUNTY, IOWA; DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "J"; THENCE S89°13'12"W ALONG THE SOUTH LINE OF SAID PARCEL 300.00 FEET: THENCE N00°46'39"W. A DISTANCE OF 614.76 FEET TO THE NORTH LINE OF SAID PARCEL "J"; THENCE N86°25'45"E ALONG SAID LINE, 317.17 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "J"; THENCE S00°44'56"W ALONG THE EAST LINE OF SAID PARCEL "J", A DISTANCE OF 630.45 FEET TO THE POINT OF BEGINNING; CONTAINING 4.41 ACRES.

DEVELOPMENT SUMMARY:

GROSS LAND AREA: = 191,933 S.F. (4.41 AC.)

DEVELOPED AREA: = 79,656 S.F. (1.83 AC.)

DEVELOPED IMPERVIOUS AREA

= 21,335 S.F. (11.1%) BUILDING AREA = 18.113 S.F. (9.5%) = 39,448 S.F. (20.6%)

OPEN SPACE: REQUIRED

= 30% DEVELOPED LAND AREA = 79,656 S.F. X 30% = 23,897 S.F.

PROVIDED = 152,485 S.F. (79.4%)

LANDSCAPING: REQUIRED

= 1 TREE PER 1,500 S.F. REQUIRED OPEN SPACE

= 1 TREE PER 1,500 S.F. REQUIRED OF LITE 23,897 S.F. /1,500 = 16 TREES = 1 SHRUB PER 1,000 S.F. REQUIRED OPEN SRACE 1 SHRUB PER 1,000 S.F. REQUIRED OPEN SRACE 1 SHRUBS 1 STATE 1 STATE 1 STATE 1 STATE 1 STATE 1 STATE 1 STA

PROVIDED TREES SHRUBS = 24 SHRUBS

BUFFER

REQUIRED = CATEGORY 4 BUFFER REQUIREMENTS SIDE YARD = 200 LF OF 50' WIDE LANDSCAPED BUFFER

= 18 CANOPY TREES = 15 UNDERSTORY TREES EVERGREEN = 18 EVERGREEN TREES SHRUBS

PROVIDED

OVERSTORY = 18 TREES = 18 EVERGREEN = 15 UNDERSTORY EVERGREEN ORNAMENTAL

PARKING:

= 1.0 SPACE FOR EACH 2.000 S.F. OF FLOOR AREA AND 1.0 SPACE FOR EACH EMPLOYED PERSON = 1.0 * (18,113 / 2,000) + 1.0 * (7) = 16 SPACES

PROVIDED = 16 SPACES

HANDICAP PARKING = 1 SPACE (1 SPACE REQUIRED FOR FIRST 25 SPACES)

INDEX OF PLAN SHEETS					
SHEET NO.	DRAWING NO.				
1	GN-01	COVER SHEET			
2	GN-02	LEGEND			
3	SP-02	SITE PLAN			
4	GR-01	GRADING AND DRAINAGE PLAN			
5	UT-01	UTILITY PLAN			
6	LA-01	LANDSCAPING PLAN			



building strong communities

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

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.

CALEB A. SMITH, PE NO. 17983

MY LICENSE RENEWAL DATE IS

PAGES OR SHEETS COVERED BY THIS SEAL:

01-06

K & R WHOLESALE **NORWALK DISTRIBUTION** SITE PLAN

> NORWALK, IA NOR 20217013 JULY 5, 2017

JULY 27, 2017

C. SMITH A. MAURER

FIFID BOOK NO

01 / 06 GN-01

		GENE	RAL	LEGE	ND			
EXISTING /	PROPOSED		EXISTING	/ PROPOSED		EXISTING /	PROPOSED	
8"25		SANITARY SEWER MAIN	\$	•	SANITARY SEWER MANHOLE	®	®	BOLLARD (BUMPER POST)
ss		SANITARY SEWER SERVICE	©	©	SANITARY SEWER CLEANOUT	-	-	ROADWAY SIGN
		SANITARY SEWER FORCE MAIN	(A)	®	AIR RELEASE MANHOLE/DRAIN MANHOLE			MAILBOX
72"8		STORM SEWER MAIN OR CULVERT	•	0	STORM SEWER MANHOLE	89	₩	WELL
stz		SECONDARY STORM SEWER MAIN	0	©	STORM SEWER CLEANOUT	\mathbb{O}_{n}	₩,	DECIDUOUS TREE
sts		SECONDARY STORM SEWER SERVICE	Ø		STORM SEWER INTAKE	*,,,	*,.	EVERGREEN TREE
		WATER MAIN	•	•	STORM SEWER BEEHIVE INTAKE	Q.	O.	SHRUB OR BUSH
		WATER SERVICE	>	>	FLARED END SECTION	سسسب	لاسسبب	TREE OR SHRUB LINE
		UNDERGROUND ELECTRIC	Ħ	ж	FIRE HYDRANT	P.,2*		STUMP
		OVERHEAD ELECTRIC	××	₩	WATER VALVE	*	ĕ	MONITORING WELL
		UNDERGROUND TELEPHONE	@	•	WATER VALVE MANHOLE	Q ,	Q _	SOIL BORINGS
		UNDERGROUND FIBER OPTIC	*8*	*	CURB STOP	8-		FLAG POLE
ту		UNDERGROUND CABLE TV	@	•	WATER METER MANHOLE)		SATELLITE DISH
		GAS MAIN OR SERVICE	84	8-	YARD HYDRANT	⊳	⊢	SLOPE INDICATORS
		CONTOUR LINES INTERMEDIATE	©	•	ELECTRIC MANHOLE / VAULT	☆.		CONTROL POINT
		CONTOUR LINES INDEX	□,	O,	ELECTRIC PEDESTAL / TRANSFORMER	♣		BENCH MARK
		PROPERTY LINE / LOT LINE		•	OUTDOOR ELECTRIC POWER OUTLET	▲		SECTION CORNER
		SECTION LINE	ø	ø	POWER POLE			IRON PIN SET
		EASEMENT	Ø _{m.}	ø _n	POWER POLE w/ STREET LIGHT	•		IRON PIN FOUND
l -oo	-00	GUARD RAIL	\$	*	STREET LIGHT POLE	(DR-1)		DRAWING NUMBER
xx	x x	FIELD FENCE	-•	•	GUY WIRE			
0	0	CHAIN LINK FENCE	®	®	TRAFFIC SIGNAL	ABBREVIATIO	16	
l -o		WOODEN FENCE	®	•	TRAFFIC SIGNAL BOX	T (C		TOD OF CLAD
		ROAD CENTERLINE	®	®	TRAFFIC SIGNAL MANHOLE / VAULT	T/S		TOP OF SLAB
		GRADING LIMITS	®	•	RAILROAD CROSSING SIGNAL	BC		BACK OF CURB
		CONSTRUCTION LIMITS	•	0	TELEPHONE MANHOLE / VAULT	TC		TOP OF CURB
		AG LINE	□,	□,	TELEPHONE PEDESTAL	FL		FLOWLINE
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						EP		EDGE OF PAVING
								_

SERVICE	SUPPLIER	PHONE	
GAS	MID-AMERICAN ENERGY CO. 500 EAST COURT AVENUE DES MOINES, IA 50309	515-242-3030	
TELEPHONE	CENTURYLINK 2103 EAST UNIVERSITY DES MOINES, IA 50312	515-263-7212	
ELECTRIC	MID-AMERICAN ENERGY CO. 500 EAST COURT AVENUE DES MOINES, IA 50309	515-242-3030	
CABLE TV	MEDIACOM CABLE 2205 INGERSOL AVENUE DES MOINES, IA 50312	515-246-1555	
WATER	CITY OF NORWALK 705 NORTH AVENUE NORWALK, IA 50211-1417	515-981-0228	
SEWER	CITY OF NORWALK 705 NORTH AVENUE NORWALK, IA 50211-1417	515-981-0228	
ALL	IOWA ONE-CALL	800-292-8989	

EXISTING UTILITIES NOTE

THESE EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. IT IS THE CONTRACTORS RESPOSABILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGING THAN TO CLAIMS WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. PAYMENT WILL BE ALLOWED FOR UNCHARTED UTILITIES PER THE SPECIFICATIONS.

GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF

- 2 CONTRACTOR TO CONFINE OPERATIONS TO PERMANENT AND TEMPORARY FASEMENTS AND DEVELOPER
- 3. ALL TREES AND SHRUBS SHALL BE PROTECTED UNLESS DESIGNATED FOR REMOVAL IN THE PLANS.
- 4. CONTRACTOR SHALL SUBMIT ALL SUBGRADE AND PAVING MATERIAL TEST RESULTS TO THE PROJECT
- 5. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING AND MAINTAINING A SET OF RECORD DRAWINGS. RECORD DRAWINGS SHALL SHOW ALL CHANGES TO PLANS, AND REPRESENT THE AS-BUILT CONDITION.
 SUBMIT RECORD DRAWINGS TO ENGINEER PRIOR TO FINAL PAYMENT. ALL PIPE ENDS, UTILITY SERVICES AND CONDUIT ENDS SHALL BE MARKED WITH STEEL FENCE POSTS.
- 6. THE PLANS SHOW UTILITIES LOCATED WITHIN THE LIMITS OF THE WORK UNDER THIS CONTRACT. THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS IS IN NO WAY IMPLIED OR GUARANTEED. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF THE UTILITIES AND SERVICES FROM THE VARIOUS PUBLIC UTILITY COMPANIES BEFORE BEGINNING ANY EXCAVATION AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES AND SERVICES RESULTING FROM HIS OPERATIONS. ADDITIONAL COMPENSATION WILL NOT BE ALLOWED FOR THIS WORK AND SHALL BE CONSIDERED INCIDENTAL TO OTHER
- 7 AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW /FASEMENT AND /OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY OF NORWALK TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
- 8. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH NORWALK STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE STATEWIDE URBAN DESIGN SPECIFICATIONS.
- 9. RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 11. ALL DIMENSIONS TO FACE-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
- 12. PROVIDE 1" EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING OR STRUCTURES. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR STRUCTURES TO ELIMINATE VOIDS.
- 13. ALL H/C RAMPS IN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE W/THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), AND IOWA CODE.

GRADING NOTES:

- 1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- 2. ALL DIMENSIONS TO FACE-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
- 3. CURB INTAKE RIM ELEVATIONS = PAVING TOP OF CURB ELEVATIONS.
- 4. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN ON THE PLANS.
- 5. ALL SPOT ELEVATIONS ARE TO THE TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED.
- 6. ALL SLOPES IN UNPAVED AREAS SHALL BE GRADED TO DRAIN.

UTILITY NOTES:

- 1. ALL UTILITIES ARE PRIVATE UNLESS NOTED OTHERWISE.
- 2. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELVATIONS SHOWN ON THE PLANS.
- 3. ALL UTILITY SERVICES, INCLUDING ELECTRIC, TELEPHONE, AND CABLE TO BE UNDERGROUND.
- 4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- 5. ALL CONNECTIONS TO EXISTING PUBLIC SEWERS SHALL BE CORE DRILLED.

- SANITARY SEWER:

 1. ALL SANITARY SEWER SEVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH URBAN STANDARD SPECIFICATIONS.
- 2. MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.
- 3. MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERN.

STORM SEWER:

1. OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE PRIVATE STORM SEWER AND PRIVATE STORM WATER DETENTION / RETENTION AREAS.

2. ALL INTAKE CASTINGS SHALL HAVE PHASE 2 ENVIRONMENTAL SYMBOLOGY OR TEXT.

<u>WATER MAIN:</u>
1. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.

- 2. WATER MAIN TO HAVE 5-1/2' BURY, TYP. EXCEPT AT CRITICAL CROSSINGS.
- 3. ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.
- 4. THE CONTRACTOR SHALL REMOVE CHAINS ON ALL HYDRANTS.
- 5. THE CONTRACTOR SHALL WORK WITH THE CITY OF NORWALK WHEN OPERATING EXISTING VALVES. WATER SHALL NOT BE TURNED ON WITHOUT PRIOR APPROVAL.
- 6. WATER CAN NOT BE USED BY THE CONTRACTOR UNLESS IT IS PART OF THE PURIFICATION PROCESS OF THE NEW MAIN. WATER NEEDED FOR ANY REASON AFTER BACTERIA TESTING HAS BEEN COMPLETED AND PASSED WILL NEED PRIOR APPROVAL FROM THE CITY OF NORWALK.
- 7. CONTRACTOR SHALL NOTIFY THE CITY OF NORWALK ONE (1) WEEK PRIOR TO CONSTRUCTION OF WATER MAIN.
- 8. ALL FIRE PROTECTION RISERS SHALL UTILIZE THRUST BLOCKING AT ALL CHANGES IN DIRECTION AND ELEVATION, ON ALL WATERMAIN. STAINLESS STEEL RODDING SHALL BE EXTENDED ALONG THE NEXT FULL LENGTH PIPE AND ANCHORED ON THE PIPE BELL, OR MECHANICAL FITTING, ADDITIONALLY, AT ALL LOCATIONS OF THRUST BLOCKING. MEGA-LUGS ARE NOT TO BE ALLOWED.
- 9. CONTRACTOR SHALL EXTEND THE WATER SERVICE INTO THE BUILDING TO DESIGNATED PONT IN BUILDING

(8) ONE CALL. THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

ADVANCE OF ANY DIGGING OF EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE EGINININO OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY, NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO, NO CLAMS FOR ADDITIONAL COMPENSATION MILL BE ALLOWED TO THE CONTRACTOR ONLY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

IOWA



building strong communities

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

LEGEND

K & R WHOLESALE NORWALK DISTRIBUTION SITE PLAN

NORWALK, IA NOR 20217013

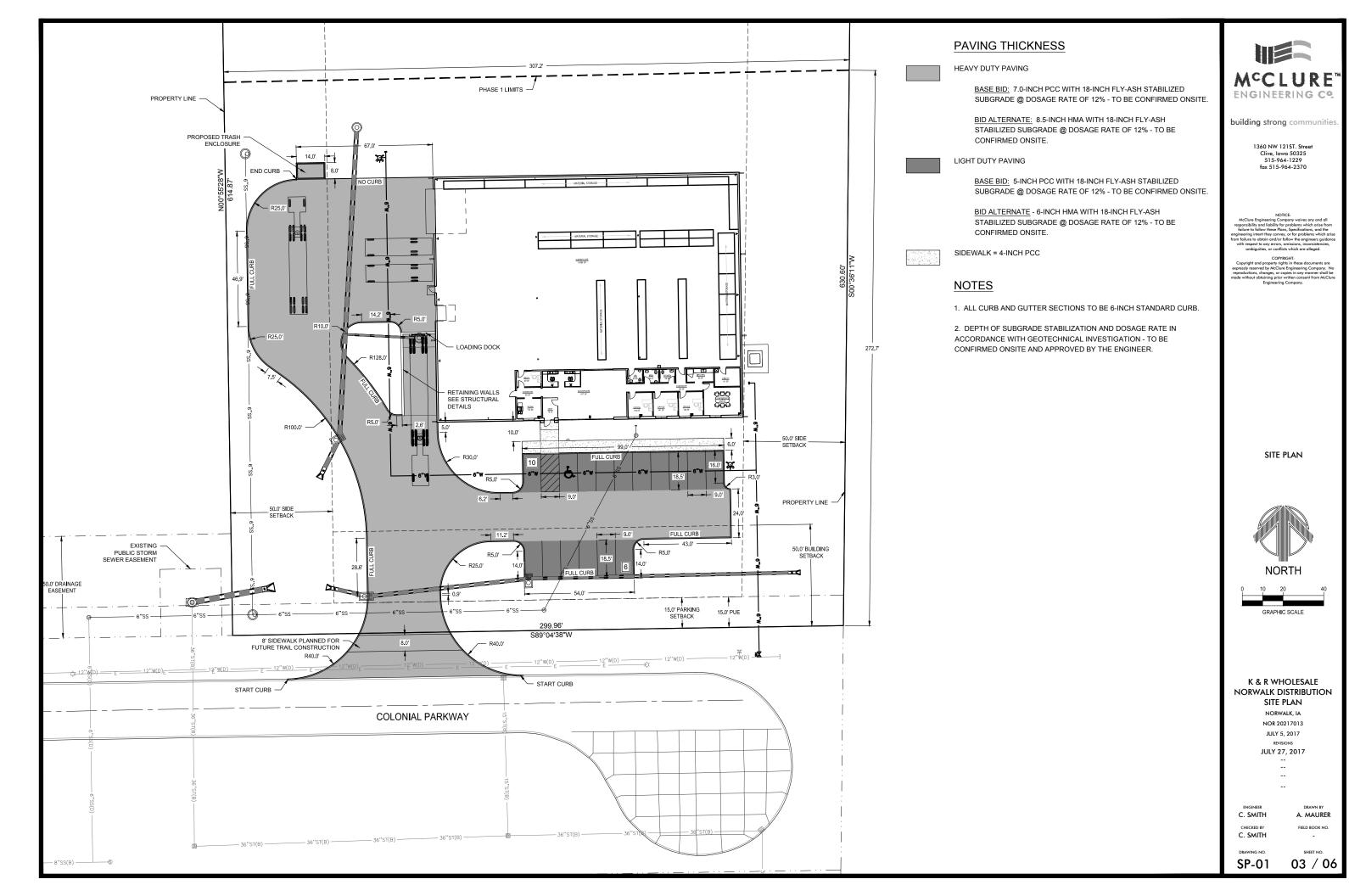
JULY 5, 2017 REVISIONS

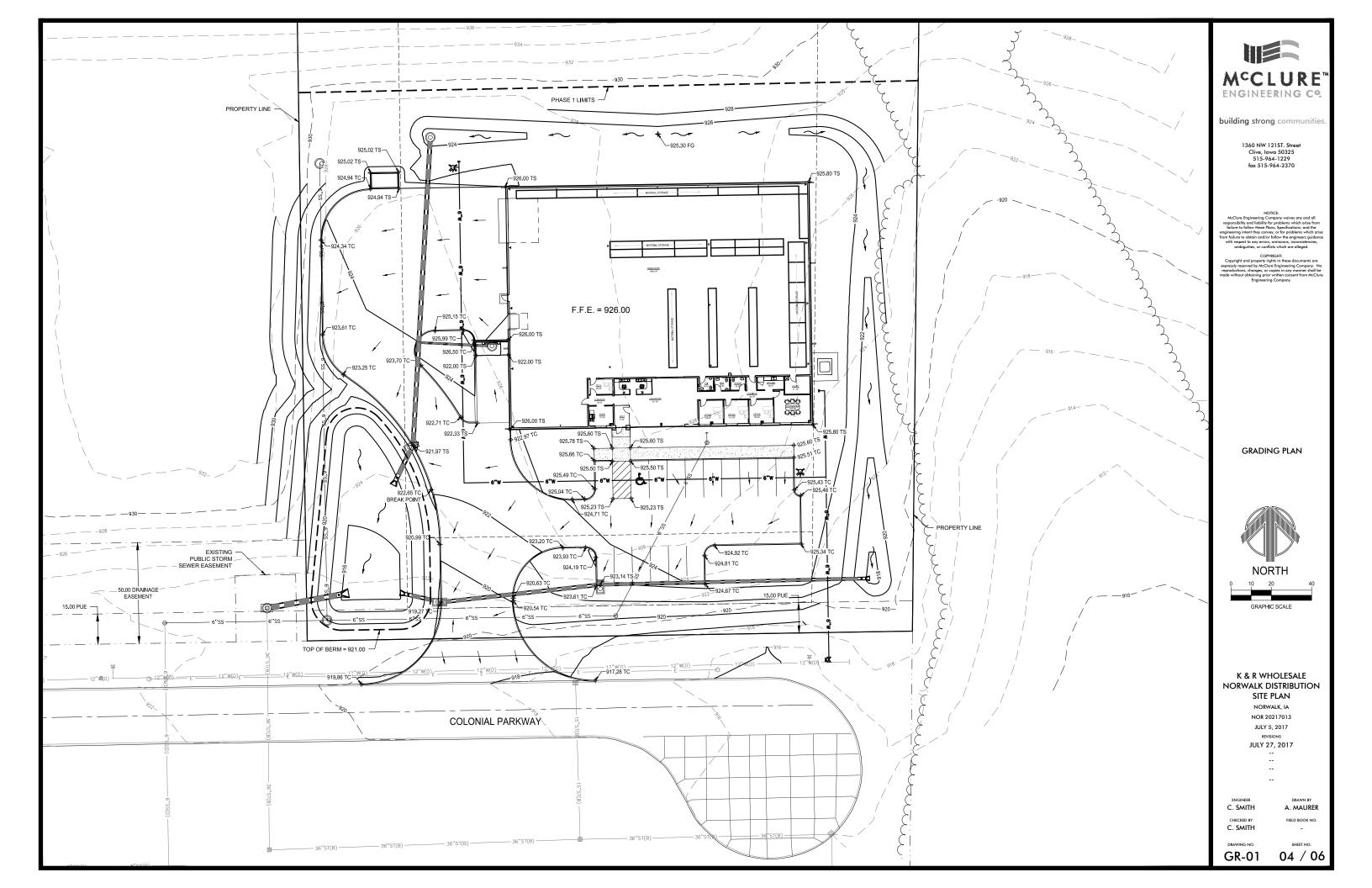
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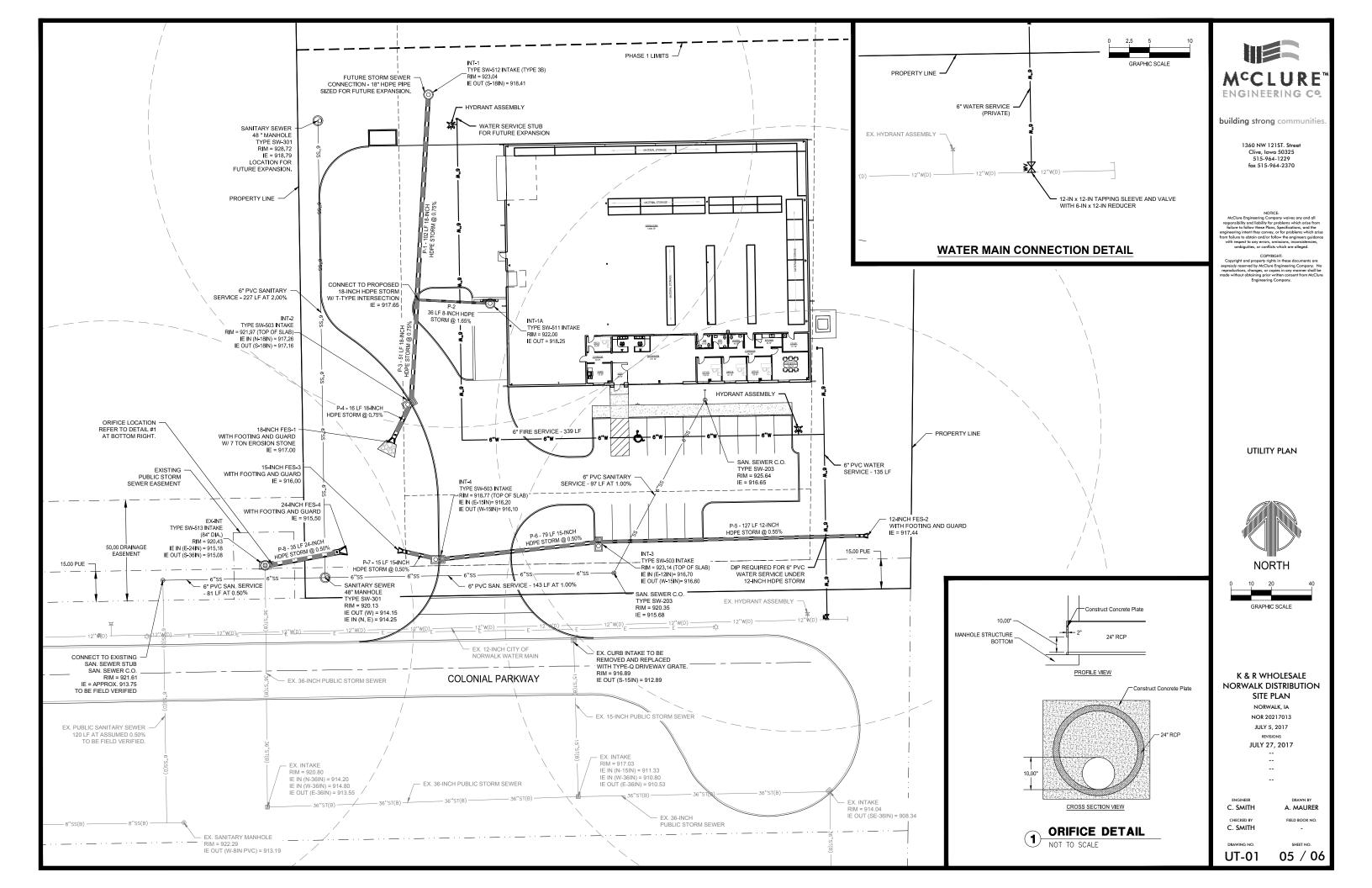
C. SMITH A. MAURER

C. SMITH

GN-02 02 / 06







PLANT TABLE - OPEN SPACE

CODE	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
		DECIDUOUS OVERSTORY TREES				
AR	1	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	2" - 2.5" CAL	B&B	SPECIMAN - SINGLE STRAIGHT LEADER
LI	3	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2" CAL	B&B	
		CONIFER TREES				
PP	3	PICEA PUNGENS	BLUE SPRUCE	6' HEIGHT	B&B	
PS	3	PINUS STROBUS	WHITE PINE	6' HEIGHT	B&B	
		ORNAMENTAL TREES				
MS	3	MALUS "SPRING SNOW"	SPRING SNOW CRABAPPLE	2" CAL	B&B	
CC	5	CERCIS CANADENSIS	RED BUD	2" CAL	B&B	
		SHRUBS				
SB	14	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3	CONT.	
CS	10	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	#3	CONT.	

PLANT TABLE - BUFFER AREA

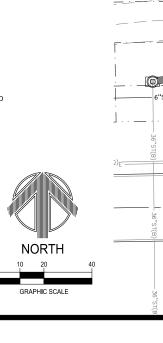
CODE	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
		DECIDUOUS OVERSTORY TREES				
AR	7	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	2" - 2.5" CAL	B&B	SPECIMAN - SINGLE STRAIGHT LEADER
QB	11	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	B&B	SPECIMAN - SINGLE STRAIGHT LEADER
		CONIFER TREES				
PP	9	PICEA PUNGENS	BLUE SPRUCE	6' HEIGHT	B&B	
PS	9	PINUS STROBUS	WHITE PINE	6' HEIGHT	B&B	
		ORNAMENTAL TREES				
MS	12	MALUS "SPRING SNOW"	SPRING SNOW CRABAPPLE	2" CAL	B&B	
CC	3	CERCIS CANADENSIS	RED BUD	2" CAL	B&B	
		SHRUBS		#3		
SB	57	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3	CONT.	
CS	57	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK		CONT.	

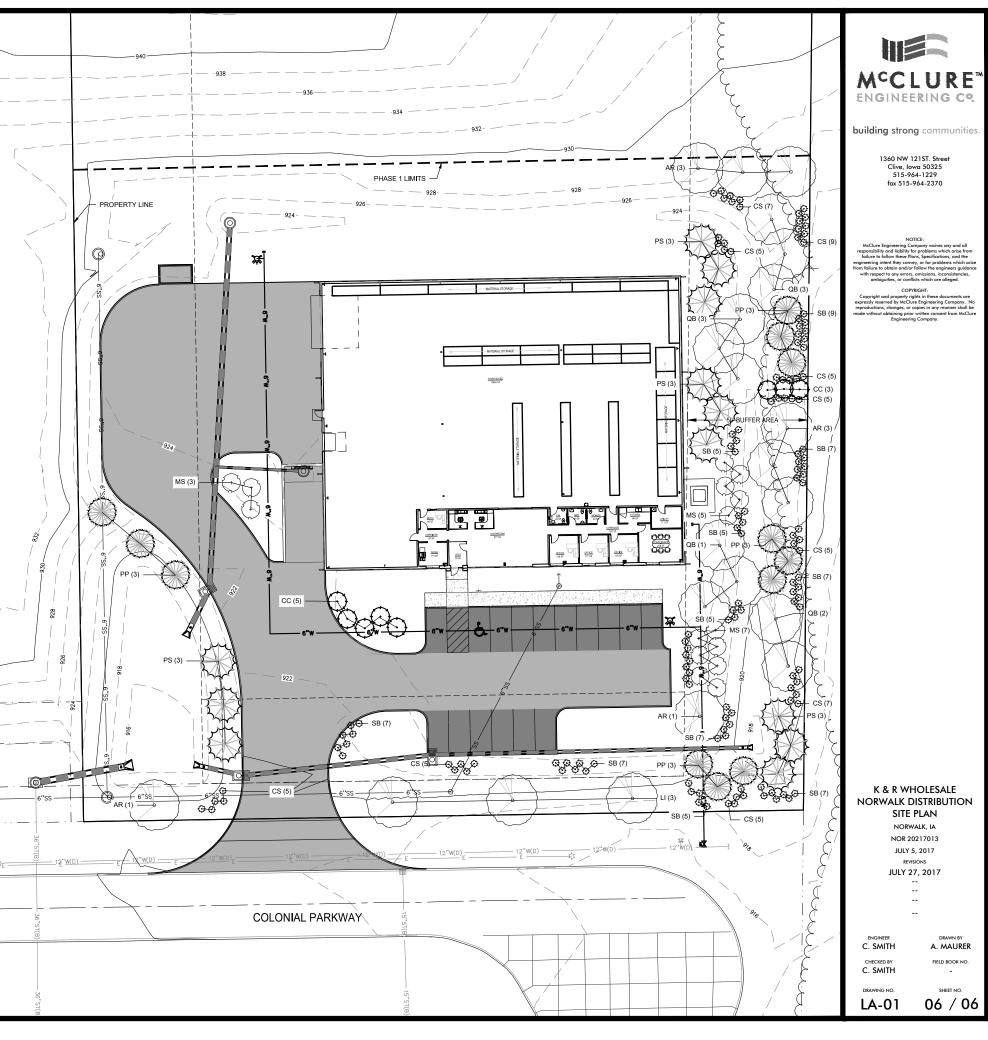
SEED TABLE

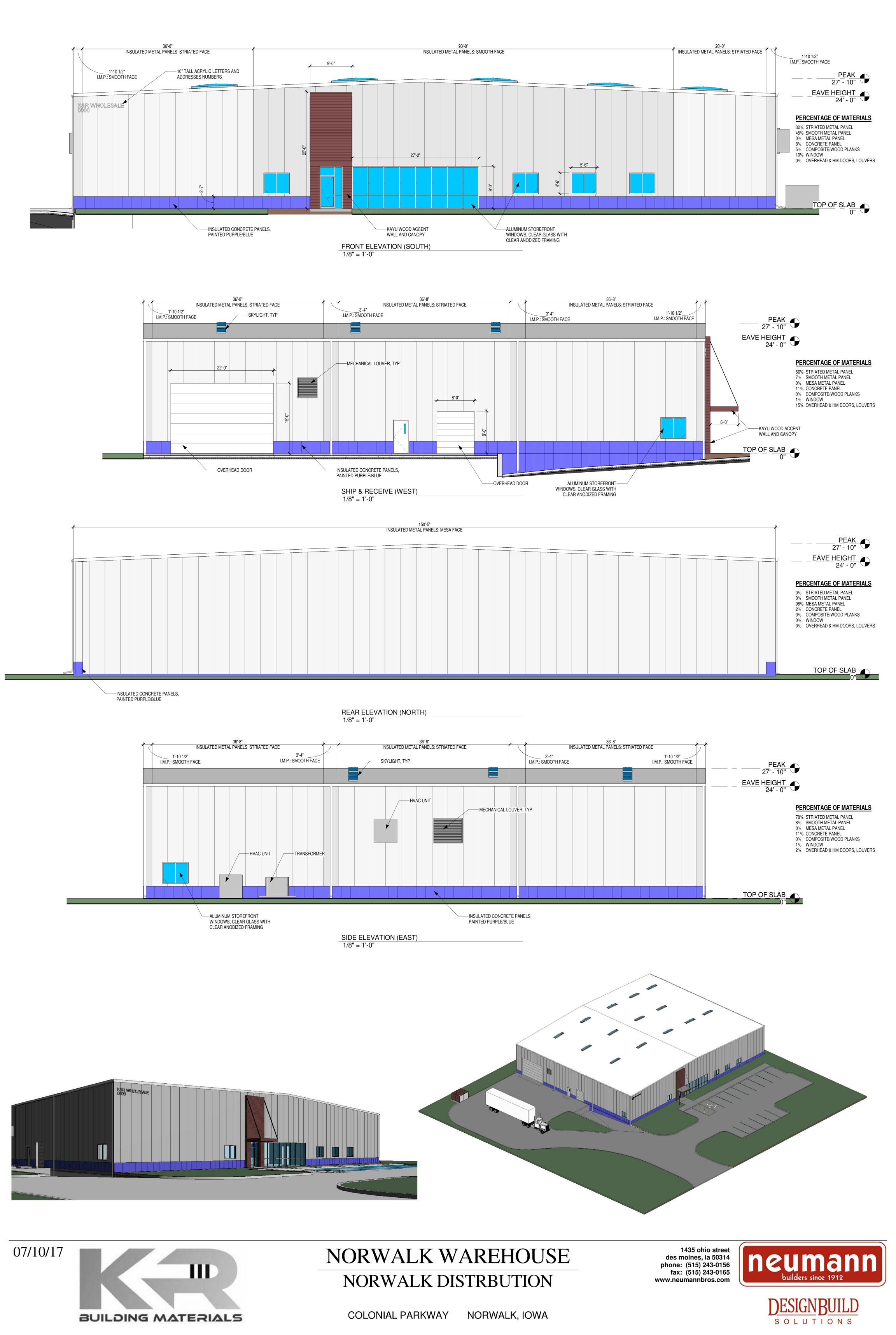
TYPE 1				
SEEDING DATES: March 1 - May 31, August 10 - September 30				
COMMON NAME APPLICATION RATE LB/ACR				
KENTUCKY BLUEGRASS CULTIVAR	65			
KENTUCKY BLUEGRASS CULTIVAR	65			
KENTUCKY BLUEGRASS CULTIVAR	65			
CREEPING RED FESCUE	25			
FINE-LEAFED PERENNIAL RYEGRASS 2	20			
FINE FAFED PERENNIAL RYEGRASS ²	20			

LANDSCAPE NOTES

- 1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
- 2. NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- 3. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALLPLANTING BEDS TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
- $4.\ \ KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI 260 2004, OR MOST RECENT EDITION.$
- 5. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- 6. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT
- 7. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- 8. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- 9. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- 10. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS SHALL BE SEEDED WITH TYPE 1 SEED MIX UNLESS OTHERWISE INDICATED BY OWNER.
- 11. NO LANDSCAPING MAY BE LOCATED WITHIN A 5 FOOT CLEAR ZONE OF FIRE HYDRANTS









PLANNING & ZONING COMMISSION AGENDA STATEMENT

Item No. 6B

For Meeting of 08.07.2017

ITEM TITLE: Recommendation on the Clark Development request for a variance of setbacks

at the old City Water Tower Site at the corner of Richard George Drive and Iowa

Highway 28.

CONTACT PERSON: Luke Parris, AICP – Community Development Director

APPLICANT(S): Clark Development

649 Laurel Place Norwalk, Iowa 50211

GENERAL DESCRIPTION:

Clark Development is requesting a variance for the property at the southeast corner of Iowa Highway 28 and Richard George Drive. The site is the location of a former City water

tower.

The request is for a variance to reduce the rear setback from 50' to 10' to match the rear setback of the building to the south and to create a larger buildable area. The reduced setback would be on the along the eastern lot line. The City's ordinances only allow a 50' rear setback.

The property is currently zoned C-2, Community Commercial District and Clark Development is proposing the construction of an approximately 3,000 square foot office building on the site.

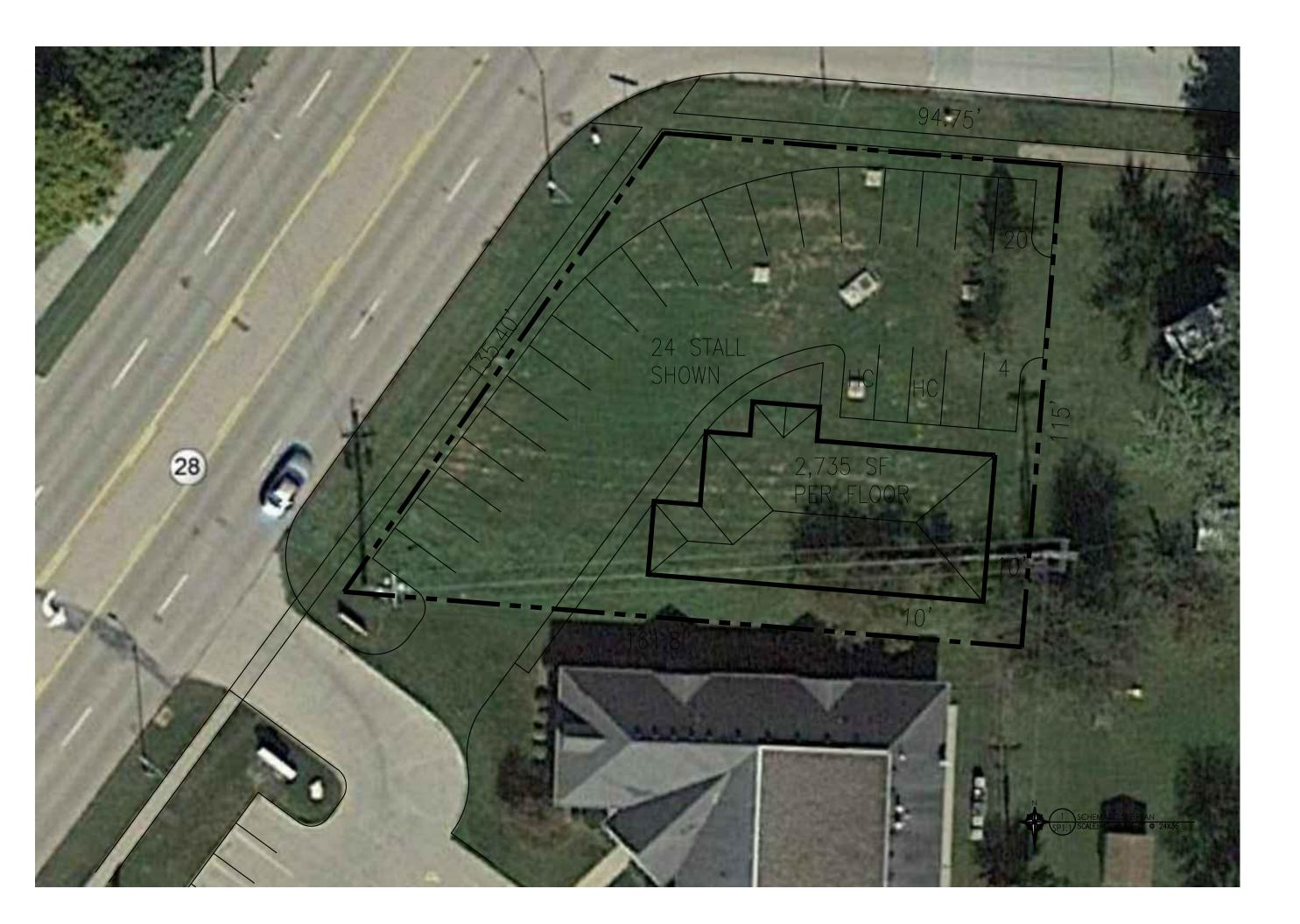
The variance will be considered by the Board of Adjustment at a hearing on August 9, 2017. The Board will consider whether the current city regulations for setbacks create an undue hardship for the lot.

STAFF

The Staff opinion is that the current setbacks create an unbuildable lot.

RECOMMENDATION:

It is staff's opinion that allowing the variance would create a usable lot. The variance would allow for a building to be similarly situated as the building to the south.





Norwalk Chiropractic Clinic Shell Building & Improvements 9HWY 28 & Richard George Drive - Norwalk, IA 50211

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SHEET TITLE

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