



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
C.J. Morton
1435 Ohio Street
Des Moines, IA 50314
McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325

GENERAL DESCRIPTION: This request is from K&R Wholesale to approve the site plan for the new K&R facility at 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 NEIGHBORHOOD: 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: 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 serve 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.

Tom Phillips - Mayor

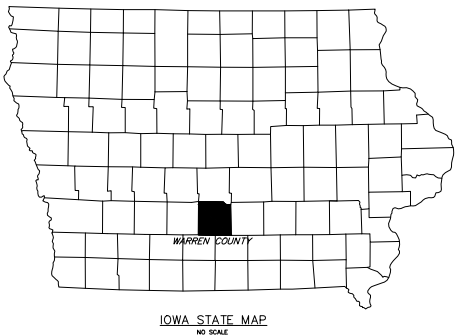
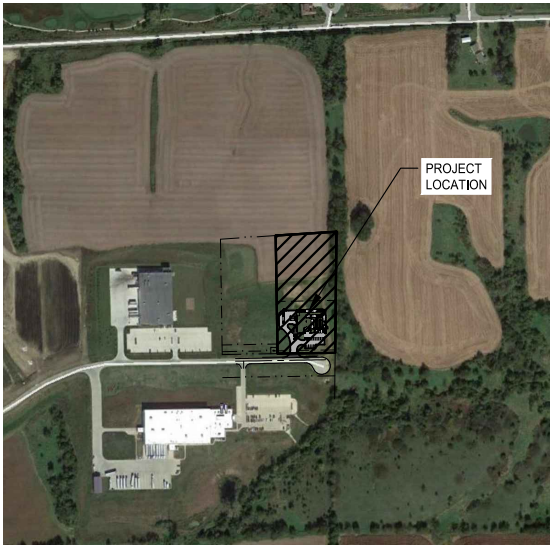
ATTEST:

JODI EDDLEMAN, CITY CLERK

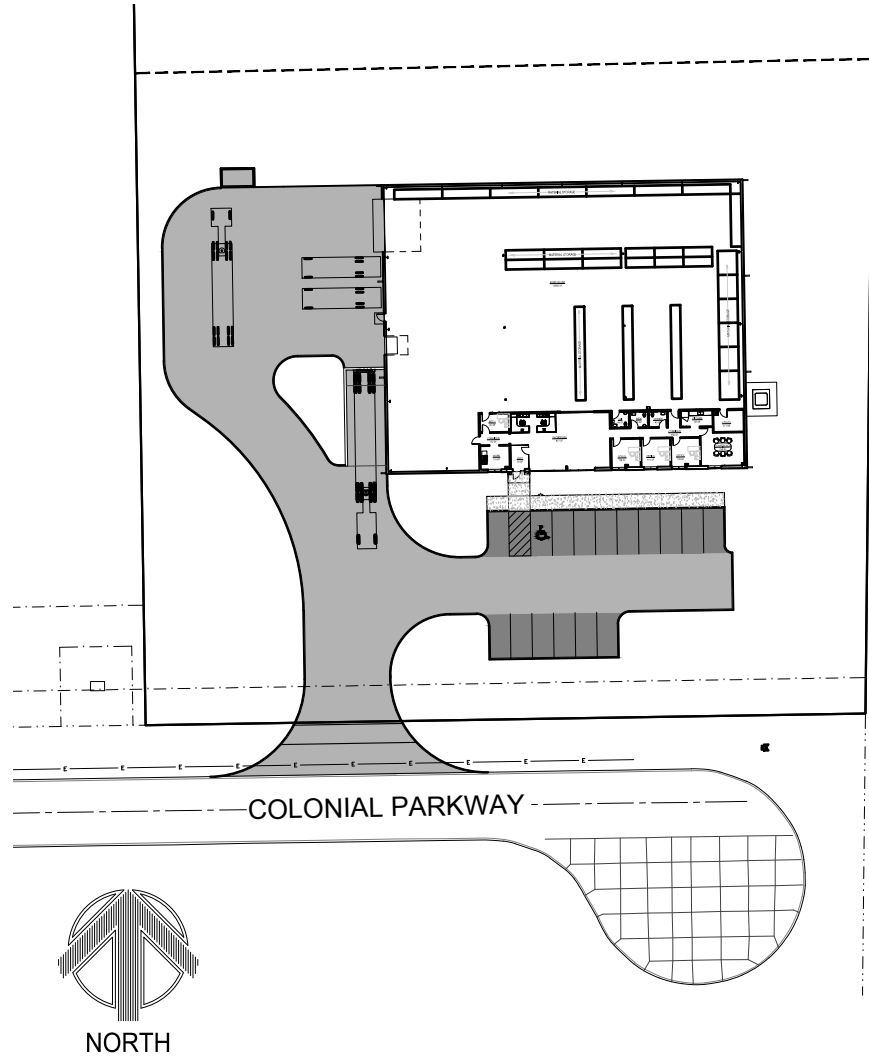
ROLL CALL VOTE: Aye Nay

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.
CONTACT: CJ MORTON
1435 OHIO STREET
DES MOINES, IA 50314
PH: (515) 243-0156
FAX: (515) 243-0165

EXISTING ZONING:

ZONING: INDUSTRIAL COMMERCE (IC) PLANNED UNIT DEVELOPMENT (PUD)

BUILDING:

FRONT YARD	-	20 FT.
SIDE YARD	-	50 FT.
REAR YARD	-	50 FT.
MINIMUM LOT WIDTH	-	300 FT.
MINIMUM LOT AREA	-	100,000 SQ. FT.

BUILDING ADDRESS:

1925 COLONIAL PARKWAY, NORWALK, IA 50211

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 CCF 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:

PAVED AREA	= 21,335 S.F. (11.1%)
BUILDING AREA	= 18,113 S.F. (9.5%)
TOTAL	= 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
	= 23,897 S.F. / 1,500 = 16 TREES
	= 1 SHRUB PER 1,000 S.F. REQUIRED OPEN SPACE
	= 23,897 S.F. / 1,000 = 24 SHRUBS
PROVIDED	= 18 TREES
TREES	= 24 SHRUBS

BUFFER

REQUIRED	= CATEGORY 4 BUFFER REQUIREMENTS
SIDE YARD	= 200 LF OF 50' WIDE LANDSCAPED BUFFER
CANOPY	= 18 CANOPY TREES
UNDERSTORY	= 15 UNDERSTORY TREES
EVERGREEN	= 18 EVERGREEN TREES
SHRUBS	= 114 SHRUBS
PROVIDED	= 18 TREES
OVERSTORY	= 18 EVERGREEN
EVERGREEN	= 15 UNDERSTORY
ORNAMENTAL	= 114 SHRUBS
SHRUBS	

PARKING:

REQUIRED = 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

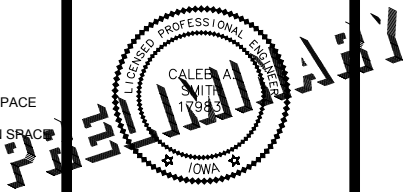


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Clive, Iowa 50325
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I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE:
CALEB A. SMITH, PE NO. 17983

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:

01-06

K & R WHOLESALE
NORWALK DISTRIBUTION
SITE PLAN

NORWALK, IA

NOR 20217013

JULY 5, 2017

REVISIONS

JULY 27, 2017

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ENGINEER

C. SMITH

DRAWN BY

A. MAURER

CHECKED BY

C. SMITH

FIELD BOOK NO.

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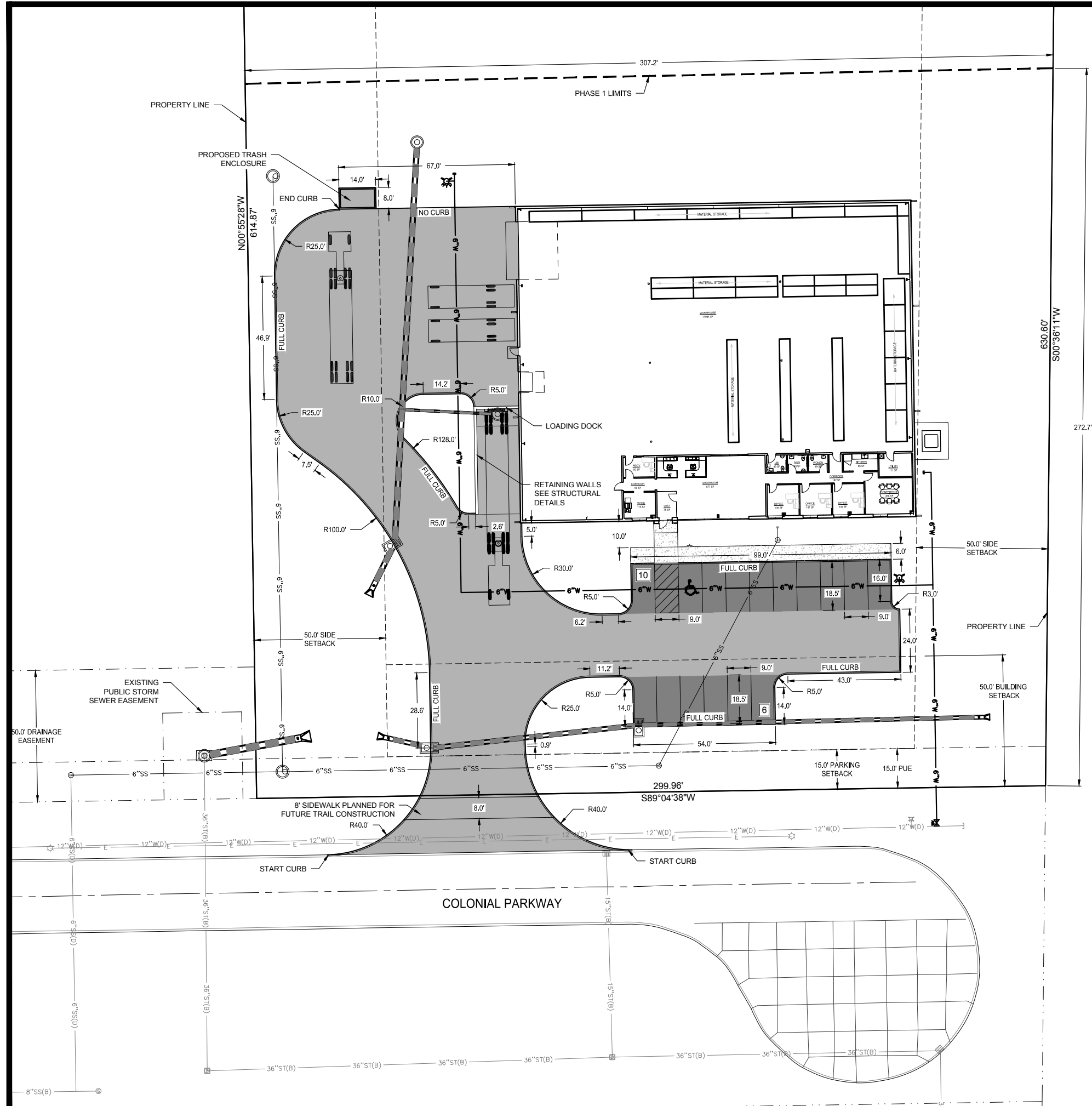
DRAWING NO.

GN-01

SHEET NO.

01 / 06

GENERAL LEGEND											
EXISTING / PROPOSED		EXISTING / PROPOSED		EXISTING / PROPOSED		EXISTING / PROPOSED		EXISTING / PROPOSED		EXISTING / PROPOSED	



PAVING THICKNESS



HEAVY DUTY PAVING

BASE BID: 7.0-INCH PCC WITH 18-INCH FLY-ASH STABILIZED SUBGRADE @ DOSAGE RATE OF 12% - TO BE CONFIRMED ONSITE.

BID ALTERNATE: 8.5-INCH HMA WITH 18-INCH FLY-ASH STABILIZED SUBGRADE @ DOSAGE RATE OF 12% - TO BE CONFIRMED ONSITE.



LIGHT DUTY PAVING

BASE BID: 5-INCH PCC WITH 18-INCH FLY-ASH STABILIZED SUBGRADE @ DOSAGE RATE OF 12% - TO BE CONFIRMED ONSITE.

BID ALTERNATE - 6-INCH HMA WITH 18-INCH FLY-ASH STABILIZED SUBGRADE @ DOSAGE RATE OF 12% - TO BE CONFIRMED ONSITE.



SIDEWALK = 4-INCH PCC

NOTES

1. ALL CURB AND GUTTER SECTIONS TO BE 6-INCH STANDARD CURB.
2. DEPTH OF SUBGRADE STABILIZATION AND DOSAGE RATE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION - TO BE CONFIRMED ONSITE AND APPROVED BY THE ENGINEER.



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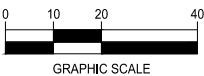
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SITE PLAN



NORTH



K & R WHOLESALE
NORWALK DISTRIBUTION
SITE PLAN

NORWALK, IA

NOR 20217013

JULY 5, 2017

REVISIONS

JULY 27, 2017

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ENGINEER

C. SMITH

DRAWN BY

A. MAURER

CHECKED BY

C. SMITH

FIELD BOOK NO.

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DRAWING NO.

SP-01

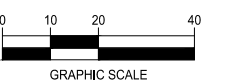
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03 / 06

GRADING PLAN



NORTH



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

NORWALK, IA

NOR 20217013

JULY 5, 2017

REVISIONS

JULY 27, 2017

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C. SMITH

DRAWN BY
A. MAURER

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C. SMITH

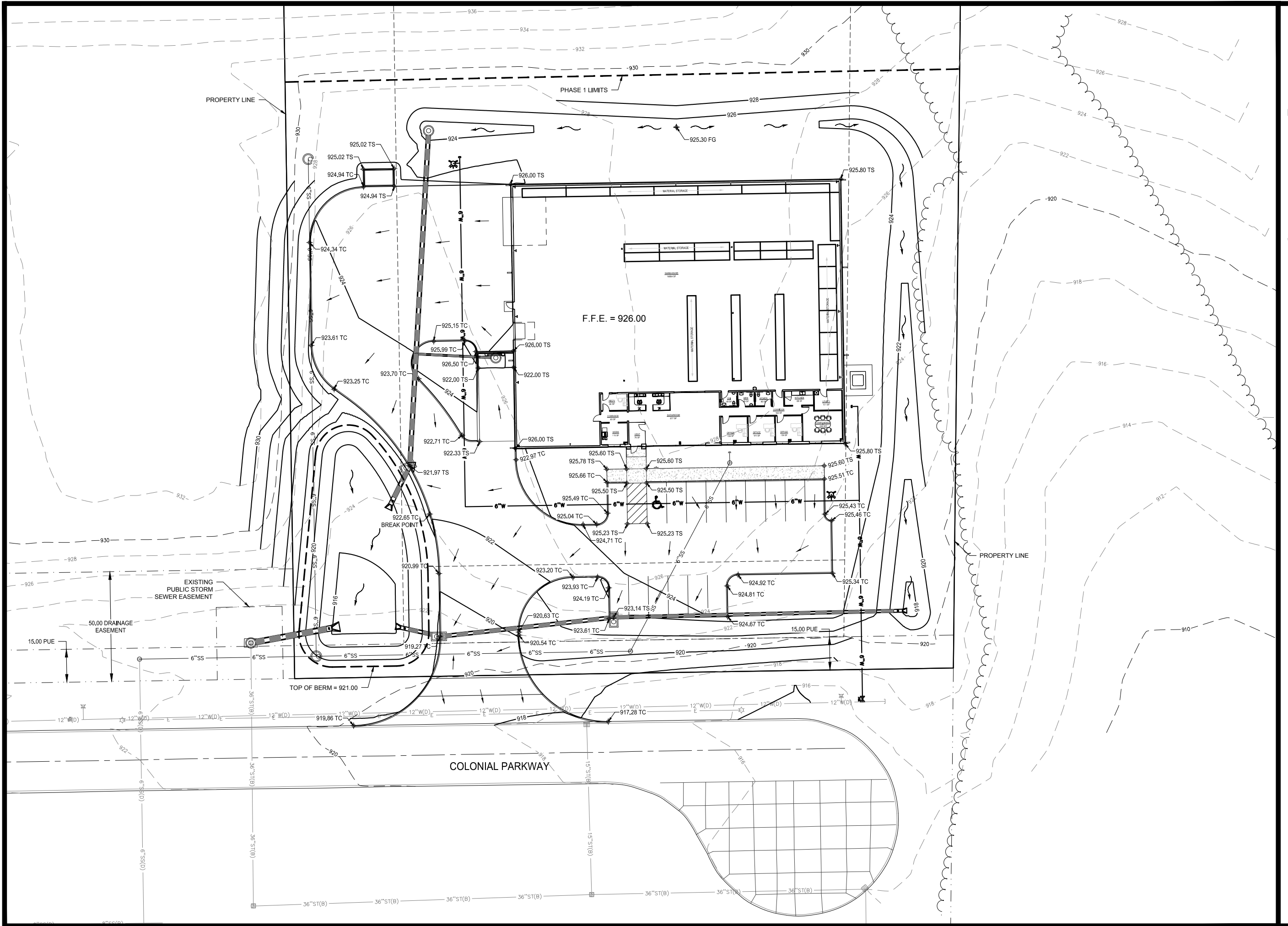
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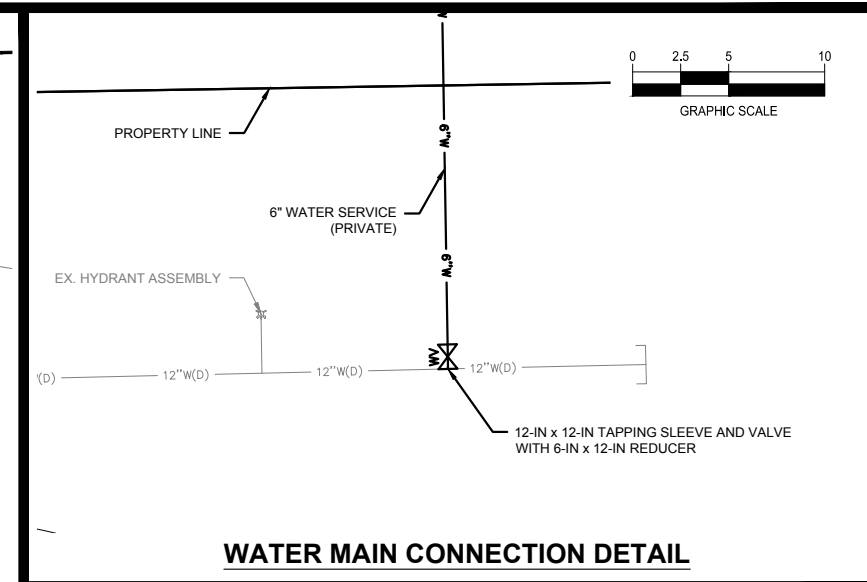
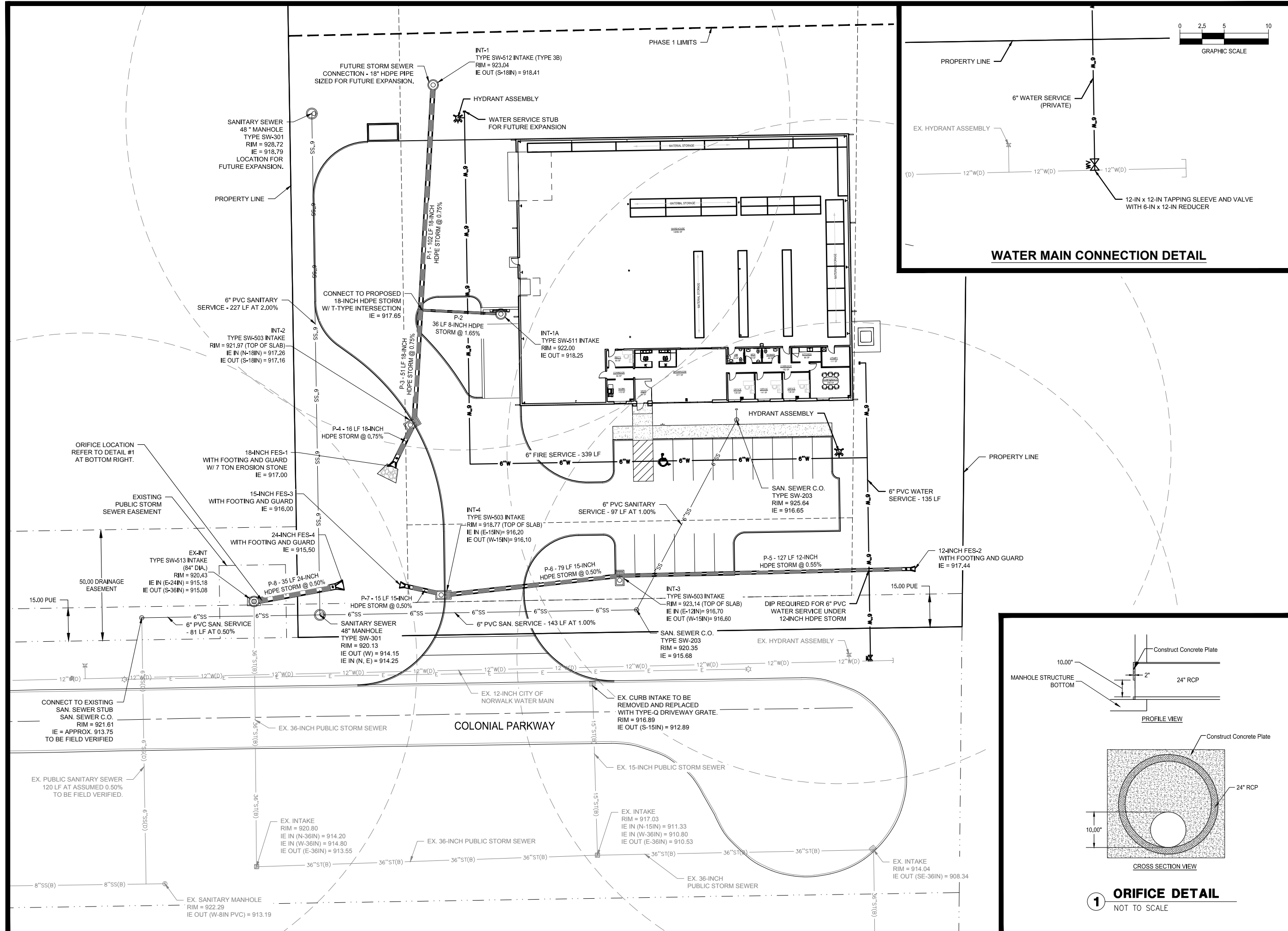
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GR-01

SHEET NO.

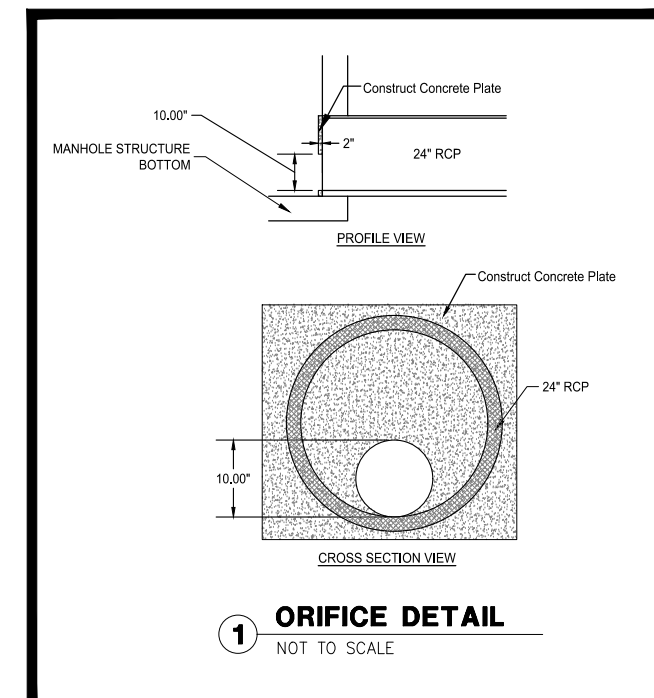
04 / 06





WATER MAIN CONNECTION DETAIL

UTILITY PLAN



ORIFICE DETAIL
NOT TO SCALE

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NORTH

GRAPHIC SCALE

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

NORWALK, IA
NOR 20217013
JULY 5, 2017
REVISIONS
JULY 27, 2017
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ENGINEER C. SMITH	DRAWN BY A. MAURER
CHECKED BY C. SMITH	FIELD BOOK NO. -
DRAWING NO. UT-01	SHEET NO. 05 / 06

PLANT TABLE - OPEN SPACE

CODE	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
DECIDUOUS OVERSTORY TREES						
AR	1	ACER X FREEMANNI '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 OPULOFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	#3	CONT.	

PLANT TABLE - BUFFER AREA

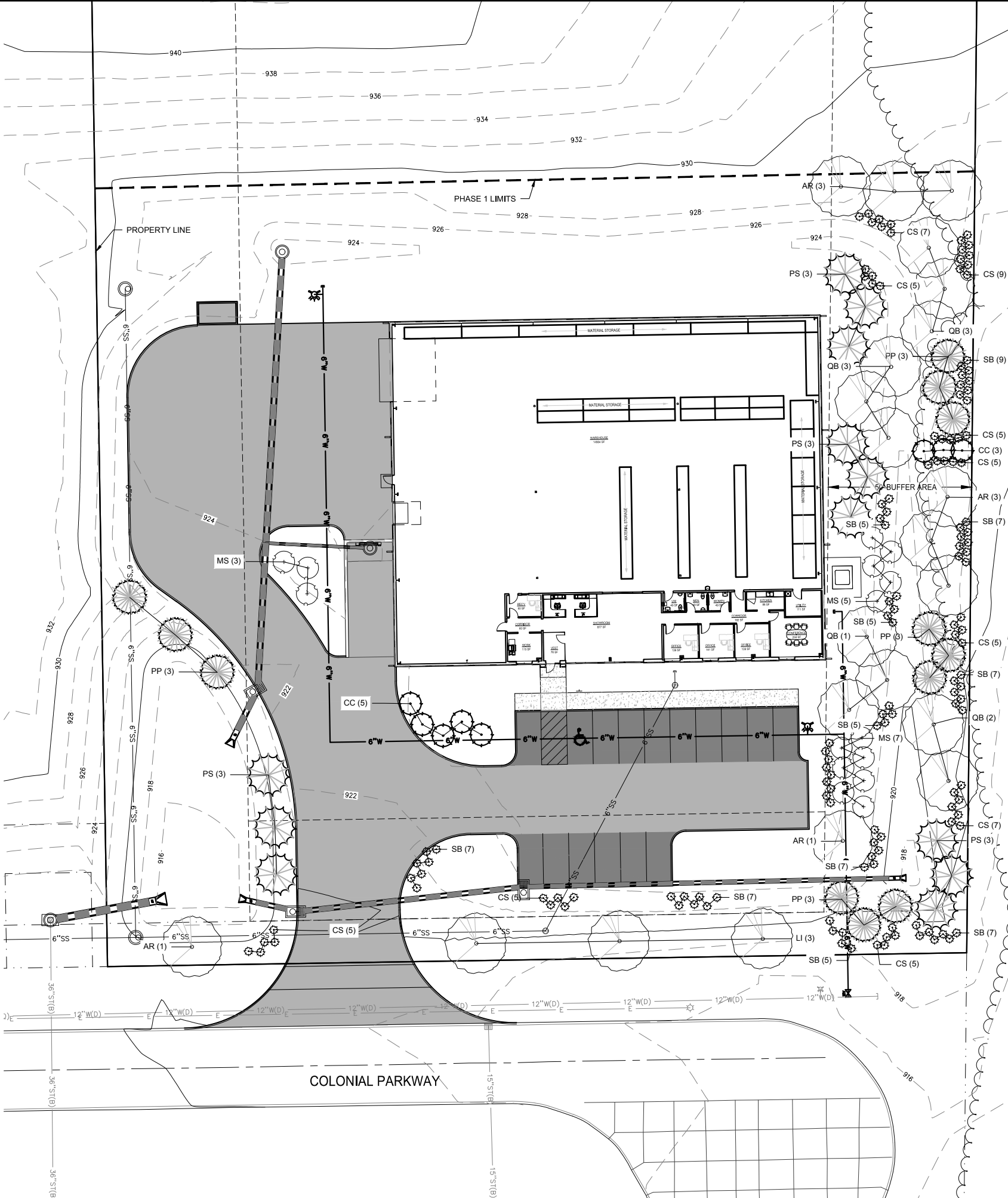
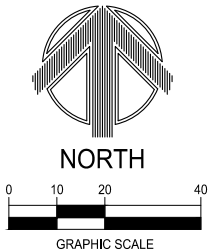
CODE	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
DECIDUOUS OVERSTORY TREES						
AR	7	ACER X FREEMANNI 'JEFFSRED'	AUTUMN BLAZE MAPLE	2" - 2.5" CAL	B&B	SPECIMAN - SINGLE STRAIGHT LEADER
QB	11	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	B&B	SPECIMAN - SINGLE STRAIGHT LEADER
CONIFER TREES						
PP	9	PICEA 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						
SB	57	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3	CONT.	
CS	57	PHYSOCARPUS OPULOFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	#3	CONT.	

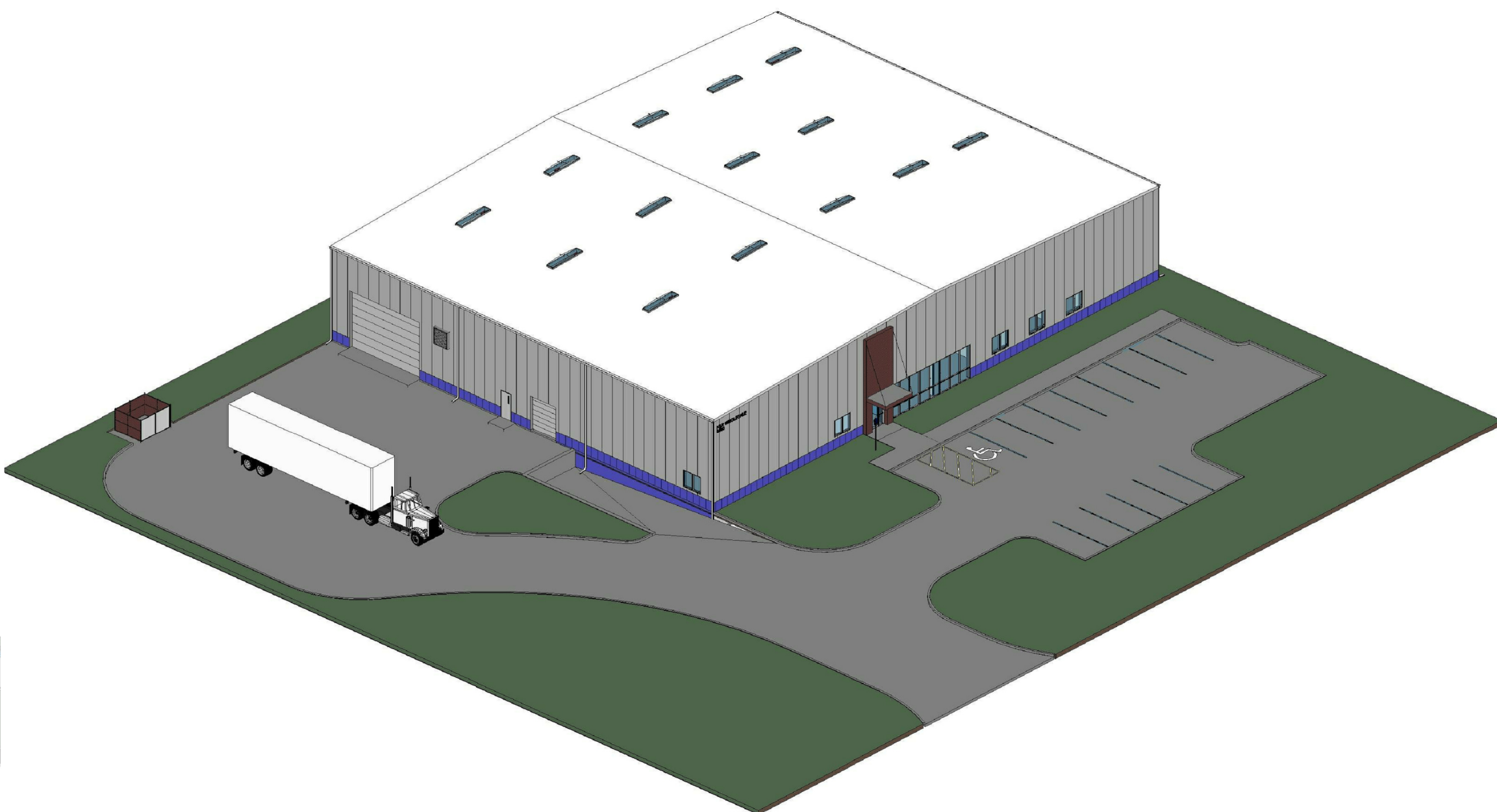
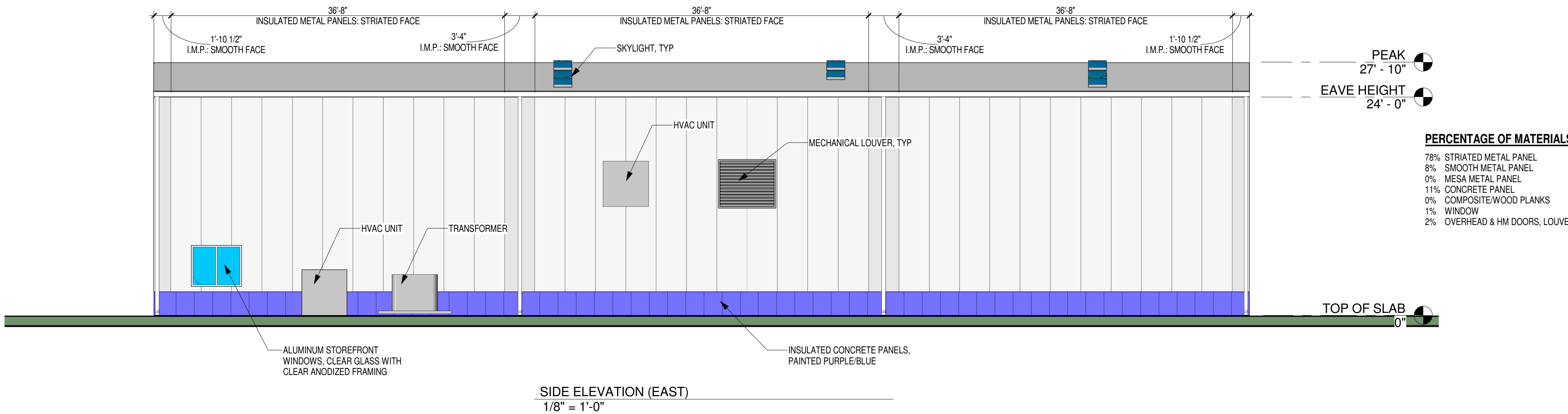
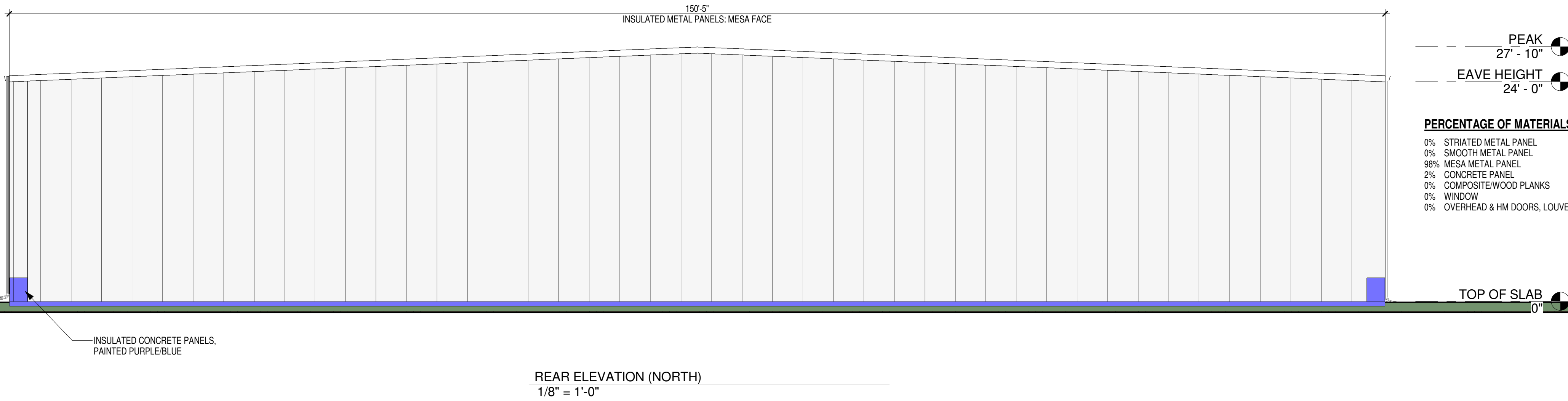
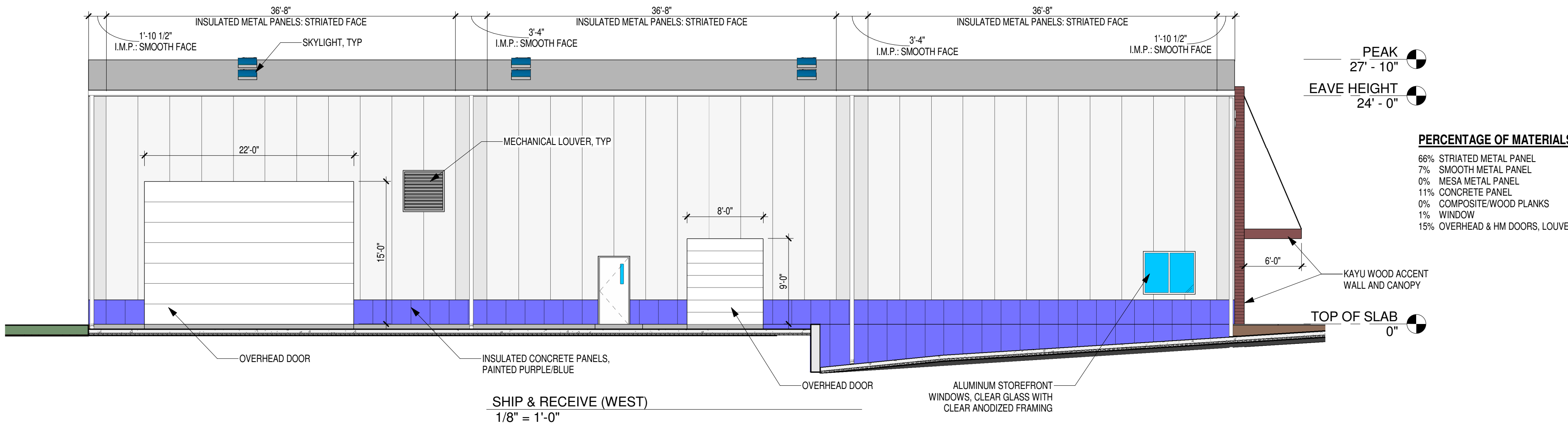
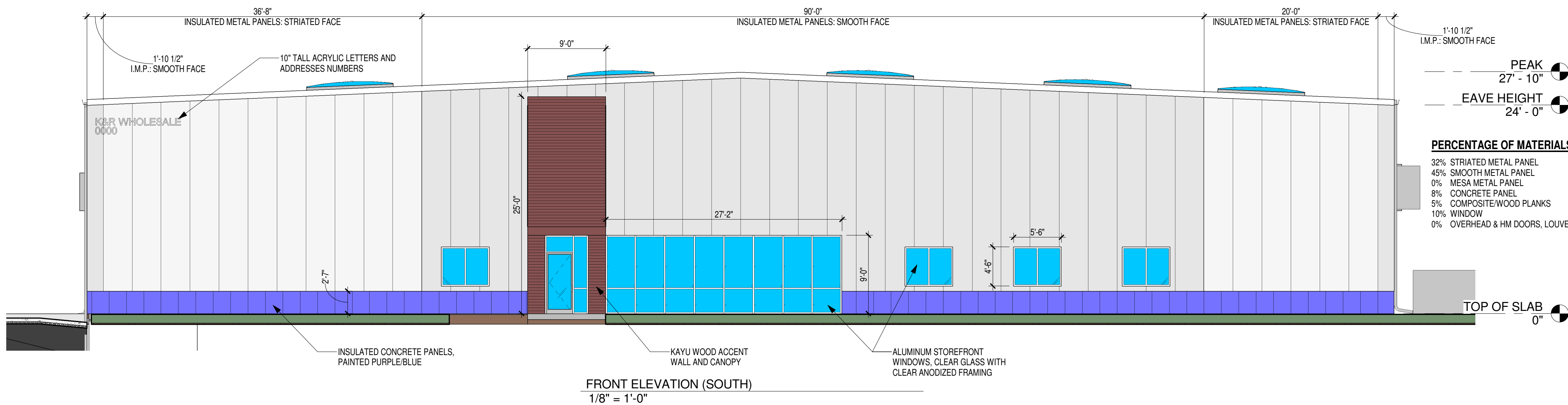
SEED TABLE

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





07/10/17



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**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:	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
STAFF RECOMMENDATION:	<p>The Staff opinion is that the current setbacks create an unbuildable lot.</p> <p>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.</p>



This drawing is provided for informational purposes only. It is not to be used for construction or for any other purpose without the written consent of the Designer / Architect. The Designer / Architect is not responsible for any errors or omissions in this drawing.

ISSUED / REVISION	DATE
SCHEMATIC SITE PLAN FOR REVIEW	07-14-2017

Norwalk Chiropractic Clinic

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

JOB NO. 17046

TITLE SHEET TITLE

SHEET

SP1.1

