



**AGENDA**  
**PLANNING AND ZONING MEETING**  
**Norwalk City Hall, 705 North Ave**  
**Monday, November 27, 2017**  
**5:45 P.M.**

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – November 13, 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 the site plan amendment for the K&R Wholesale Site at 1925 Colonial Parkway
  - b. Recommendation on a request from Rowe Electronics for a front yard setback variance at 339 Hakes Drive
  - c. Recommendation on a request from MidAmerican Energy Company for a special use permit to allow for construction of a Gas Pipeline Inspection Facility on the southeast side of the Warrior Run Golf Course
  - d. Discussion and review of the summary from the Northwest Planning Public Engagement Activities
  - e. Discussion and review of possible private street code amendment
  - f. Review draft sign ordinance language in relation to project finance signs
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. North Shore Preliminary Plat
  - c. Farms of Holland Plat 3 Final Plat
  - d. Walkability Design
  - e. Affordable Housing Research
10. Next Meeting Date: December 11, 2017
11. Adjournment



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. 6A  
For Meeting of 11.27.2017

**ITEM TITLE:** Request from K&R Wholesale to approve the site plan amendment for the K&R Wholesale Site at 1925 Colonial Parkway

**CONTACT PERSON:** Luke Parris, AICP – Community Development Director

**APPLICANT(S):** K&R Wholesale  
1925 Colonial Parkway  
Norwalk, IA 50211  
McClure Engineering Company  
1360 NW 121<sup>st</sup> Street  
Clive, Iowa 50325

**GENERAL DESCRIPTION:** This request is from K&R Wholesale to approve an amendment to the site plan for the K&R Wholesale site at 1925 Colonial Parkway. The amendment is related to an expanded truck turn around area.

**DRAINAGE:** Paving area on the site increased 3,716 sqft from 21,335 sqft to 25,051 sqft. This created additional storm water runoff that need to be accounted for within the detention basin located on site. The City required a revision to the Storm Water Management Plan for the site to ensure that the City's detention requirements were met. The increased about of runoff from the additional 3,716 sqft was minimal and the revised Storm Water Management Plan verified that the detention basin would adequately detain all storm water from the site.

**STAFF ANALYSIS:** The additional paving necessitated staff review of the amended site plan, specifically related to the handling of increased runoff from the additional impervious area. The site does adequately handle the increased runoff.

**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.

RESOLUTION NO. \_\_\_\_

**A RESOLUTION APPROVING THE SITE PLAN AMENDMENT FOR K&R WHOLESALE, 1925  
COLONIAL PARKWAY**

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on November 27, 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

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Site Plan Amendment 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 7th day of December, 2017.

\_\_\_\_\_  
Tom Phillips - Mayor

ATTEST:

\_\_\_\_\_  
JODI EDDLEMAN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Kuhl	___	___
Lester	___	___
Isley	___	___
Riva	___	___
Livingston	___	___

# K & R WHOLESALE NORWALK DISTRIBUTION

## SITE PLAN AMENDMENT #1 CHANGES

### NORWALK, WARREN COUNTY, IOWA

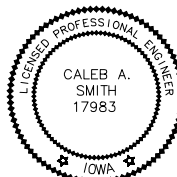


building strong communities.

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

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

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



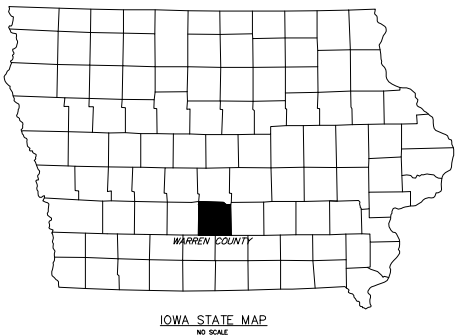
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE: CALEB A. SMITH, PE NO. 17983

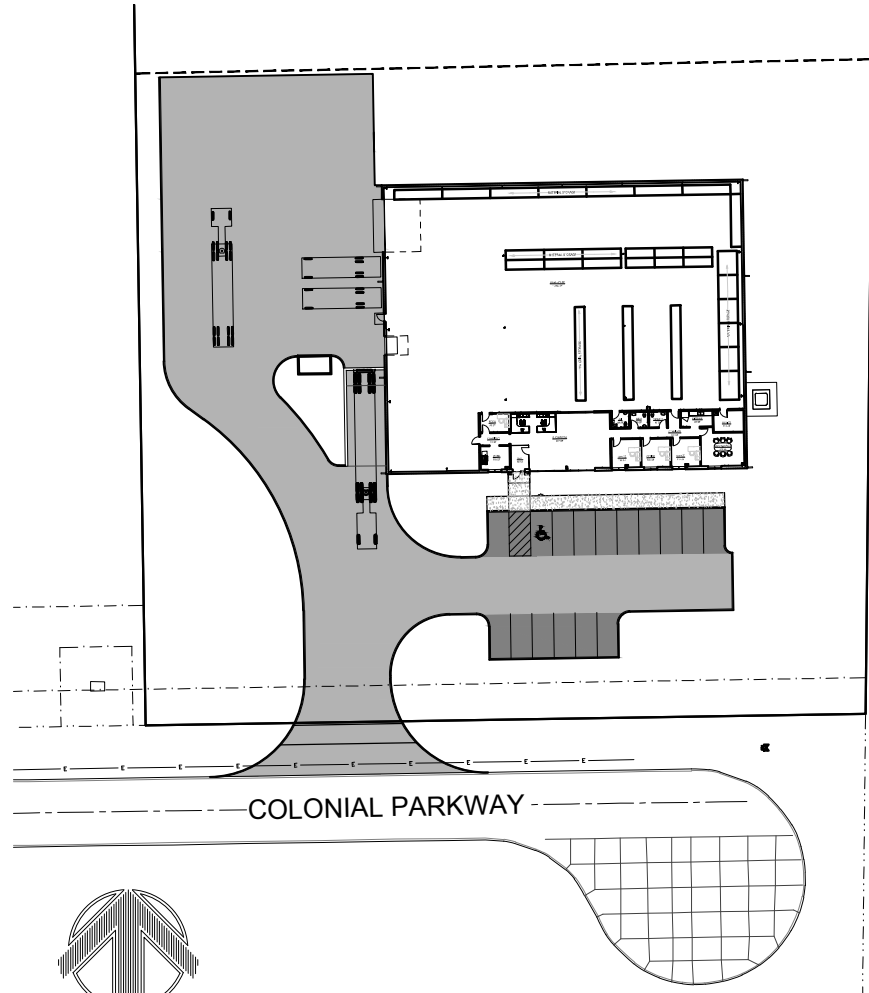
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:

01-06



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) 243-0166  
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°44'58"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 = 25,051 S.F. (13.1%)  
BUILDING AREA = 18,113 S.F. (9.44%)  
TOTAL = 43,164 S.F. (22.5%)

OPEN SPACE:  
REQUIRED = 30% DEVELOPED LAND AREA  
= 79,656 S.F. X 30%  
= 23,897 S.F.

PROVIDED = 36,412 S.F. (45.7%)

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  
TREES = 18 TREES  
SHRUBS = 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  
OVERSTORY = 18 TREES  
EVERGREEN = 18 EVERGREEN  
ORNAMENTAL = 15 UNDERSTORY  
SHRUBS = 114 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

K & R WHOLESALE  
NORWALK DISTRIBUTION  
SITE PLAN

NORWALK, IA

NOR 20217013

JULY 5, 2017

REVISIONS

JULY 27, 2017

AUGUST 8, 2017

OCTOBER 17, 2017

--

--

ENGINEER  
C. SMITH

DRAWN BY  
A. MAURER

CHECKED BY  
C. SMITH

FIELD BOOK NO.  
-

DRAWING NO.

SHEET NO.

GN-01

01 / 06



GENERAL LEGEND											
EXISTING / PROPOSED			EXISTING / PROPOSED			EXISTING / PROPOSED					
		SANITARY SEWER MAIN			SANITARY SEWER MANHOLE			BOLLARD (BUMPER POST)			
		SANITARY SEWER SERVICE			SANITARY SEWER CLEANOUT			ROADWAY SIGN			
		SANITARY SEWER FORCE MAIN			AIR RELEASE MANHOLE/DRAIN MANHOLE			MAILBOX			
		STORM SEWER MAIN OR CULVERT			STORM SEWER MANHOLE			WELL			
		SECONDARY STORM SEWER MAIN			STORM SEWER CLEANOUT			DECIDUOUS TREE			
		SECONDARY STORM SEWER SERVICE			STORM SEWER INTAKE			EVERGREEN TREE			
		WATER MAIN			STORM SEWER BEEHIVE INTAKE			SHRUB OR BUSH			
		WATER SERVICE			FLARED END SECTION			TREE OR SHRUB LINE			
		UNDERGROUND ELECTRIC			FIRE HYDRANT			STUMP			
		OVERHEAD ELECTRIC			WATER VALVE			MONITORING WELL			
		UNDERGROUND TELEPHONE			WATER VALVE MANHOLE			SOIL BORINGS			
		UNDERGROUND FIBER OPTIC			CURB STOP			FLAG POLE			
		UNDERGROUND CABLE TV			WATER METER MANHOLE			SATELLITE DISH			
		GAS MAIN OR SERVICE			YARD HYDRANT			SLOPE INDICATORS			
		CONTOUR LINES INTERMEDIATE			ELECTRIC MANHOLE / VAULT			CONTROL POINT			
		CONTOUR LINES INDEX			ELECTRIC PEDESTAL / TRANSFORMER			BENCH MARK			
		PROPERTY LINE / LOT LINE			OUTDOOR ELECTRIC POWER OUTLET			SECTION CORNER			
		SECTION LINE			POWER POLE			IRON PIN SET			
		EASEMENT			POWER POLE w/ STREET LIGHT			IRON PIN FOUND			
		GUARD RAIL			STREET LIGHT POLE			DRAWING NUMBER			
		FIELD FENCE			GUY WIRE						
		CHAIN LINK FENCE			TRAFFIC SIGNAL						
		WOODEN FENCE			TRAFFIC SIGNAL BOX						
		ROAD CENTERLINE			TRAFFIC SIGNAL MANHOLE / VAULT						
		GRADING LIMITS			RAILROAD CROSSING SIGNAL						
		CONSTRUCTION LIMITS			TELEPHONE MANHOLE / VAULT						
		AG LINE			TELEPHONE PEDESTAL						
		WATERWAY FLOWLINE			CABLE TV MANHOLE / VAULT						
		TOP OF SLOPE			CABLE TV PEDESTAL						
		BOTTOM OF SLOPE			GAS VALVE						
		SILT FENCE									

## GENERAL NOTES:

1. 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 THE CITY AND THE OWNER.

2. CONTRACTOR TO CONFINE OPERATIONS TO PERMANENT AND TEMPORARY EASEMENTS AND DEVELOPER OWNED PROPERTY.

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 ENGINEER.

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 AREAS OF WORK.

7. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENT 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 ELEVATIONS 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 SYMBOLLOGY OR TEXT.

### WATER MAIN:

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.

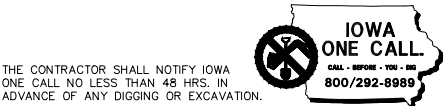
7. CONTRACTOR SHALL NOTIFY THE CITY OF NORWALK ONE (1) WEEK PRIOR TO CONSTRUCTION OF WATER MAIN.

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 PLANS.

UTILITY COMPANIES		
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 RESPOS- ABILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGING THEM. NO 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.		



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 BEGINNING 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 CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



building strong communities.

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

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

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

## LEGEND

## K & R WHOLESALE NORWALK DISTRIBUTION SITE PLAN

NORWALK, IA

NOR 20217013

JULY 5, 2017

REVISIONS

JULY 27, 2017

AUGUST 8, 2017

OCTOBER 17, 2017

--

--

ENGINEER

C. SMITH

DRAWN BY

A. MAURER

CHECKED BY

C. SMITH

FIELD BOOK NO.

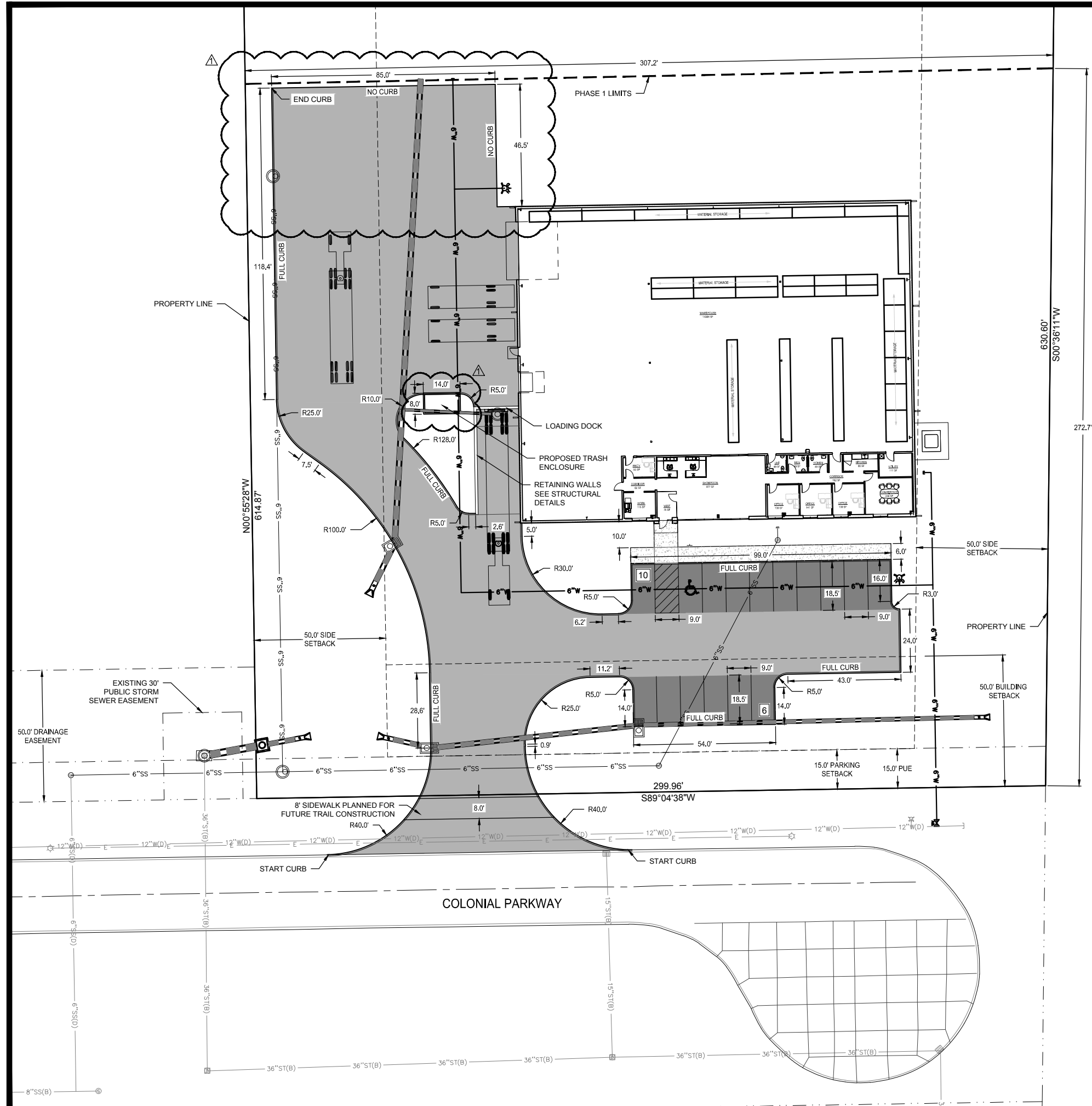
-

DRAWING NO.

GN-02

SHEET NO.

02 / 06



### PAVING THICKNESS

**HEAVY DUTY PAVING**

BASE BID: 8.0-INCH PCC 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.

**SIDEWALK**

BASE BID: 4-INCH PCC WITH 18-INCH FLY-ASH STABILIZED SUBGRADE @ DOSAGE RATE OF 12% - TO BE CONFIRMED ONSITE.

### 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 GEOTECHNICAL ENGINEER.

**McCLURE™  
ENGINEERING CO.**

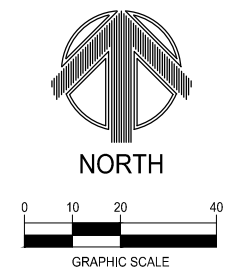
building strong communities.

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

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

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

### SITE PLAN



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

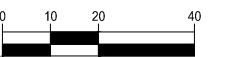
NORWALK, IA  
NOR 20217013  
JULY 5, 2017  
REVISIONS  
JULY 27, 2017  
AUGUST 8, 2017  
OCTOBER 17, 2017  
--  
--

ENGINEER <b>C. SMITH</b>	DRAWN BY <b>A. MAURER</b>
CHECKED BY <b>C. SMITH</b>	FIELD BOOK NO. -
DRAWING NO. <b>SP-01</b>	SHEET NO. <b>03 / 06</b>

GRADING PLAN



NORTH



GRAPHIC SCALE

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

NORWALK, IA

NOR 20217013

JULY 5, 2017

REVISIONS

JULY 27, 2017

AUGUST 8, 2017

OCTOBER 17, 2017

--

--

ENGINEER  
C. SMITH

DRAWN BY  
A. MAURER

CHECKED BY  
C. SMITH

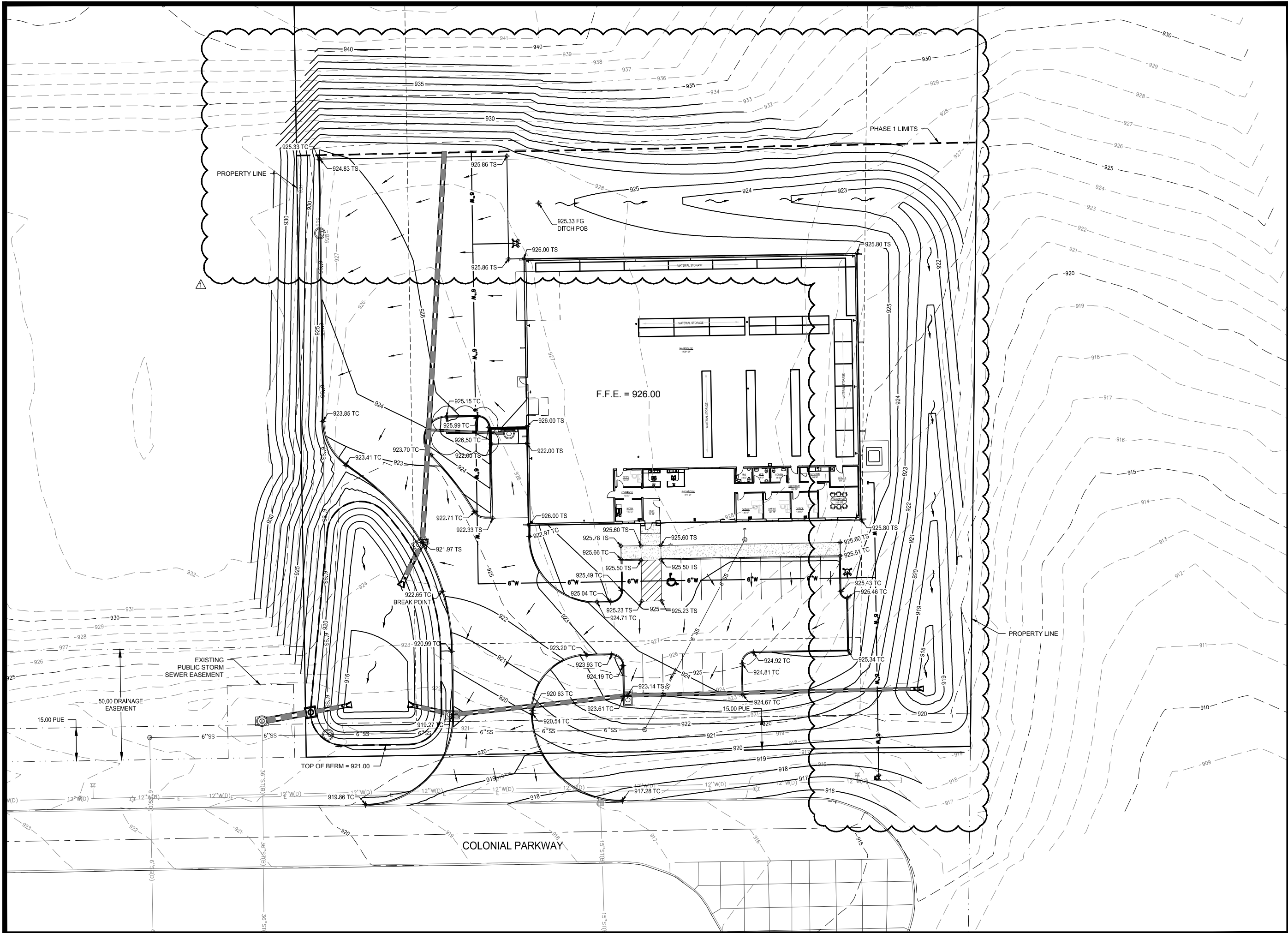
FIELD BOOK NO.  
-

DRAWING NO.

GR-01

SHEET NO.

04 / 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	PHYSCARPUS OPULOFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	#3	CONT.	

PLANT TABLE - BUFFER AREA

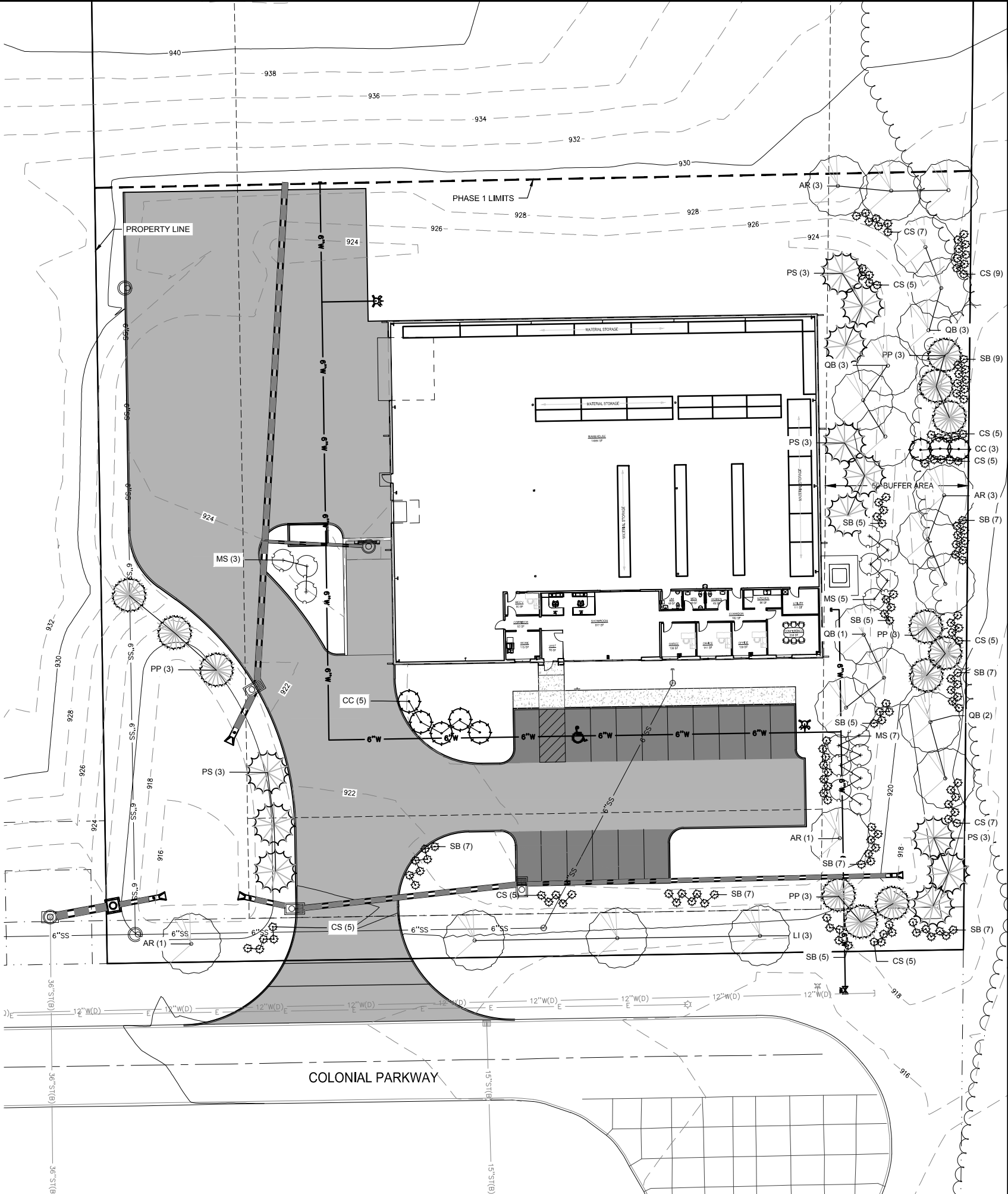
CODE	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
DECIDUOUS OVERSTORY TREES						
AR	7	ACER X FREEMANNI 'JEFFSRED'	AUTUMN BLAZE MAPLE	2" - 2.5" CAL	B&B	SPECIMAN - SINGLE STRAIGHT LEADER
QB	11	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	B&B	SPECIMAN - SINGLE STRAIGHT LEADER
CONIFER TREES						
PP	9	PICEA 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	PHYSCARPUS 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



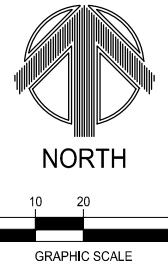
building strong communities.

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

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

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

LANDSCAPE PLAN



K & R WHOLESALE  
NORWALK DISTRIBUTION  
SITE PLAN  
NORWALK, IA  
NOR 20217013  
JULY 5, 2017  
REVISIONS  
JULY 27, 2017  
AUGUST 8, 2017  
OCTOBER 17, 2017  
--  
--

ENGINEER  
C. SMITH  
CHECKED BY  
C. SMITH  
DRAWN BY  
A. MAURER  
FIELD BOOK NO.  
-

DRAWING NO.  
LA-01  
SHEET NO.  
06 / 06



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

**Item No. 6B**  
**For Meeting of 11.27.2017**

**ITEM TITLE:** Recommendation on a request from Rowe Electronics for a front yard setback variance at 339 Hakes Drive

---

**CONTACT PERSON:** Luke Parris, AICP – Community Development Director

---

**SUMMARY EXPLANATION:**

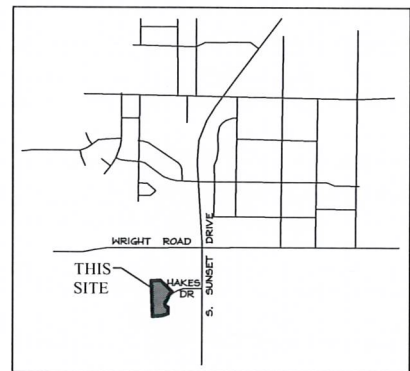
Staff has received a variance request from Rowe Electronics, 339 Hakes Drive, to allow for a reduced front yard setback of 26 feet. The property is zoned M-1 and the standard front setback is 50' from the front property line. The variance request is related to construction of an accessory storage building on the lot at 339 Hakes Drive. Rowe Electronics is requesting the variance due to the presence of a detention basin on the north side of their current building, which restricts the potential locations for a storage building.

The Planning and Zoning Commission can provide thoughts and recommendations to the Board of Adjustment for consideration by the Board. Staff has scheduled a Board of Adjustment hearing on the request for Wednesday, December 6, 2017 at 6:00 PM.

Staff notes that the adjacent property to the east was granted a front yard setback variance in 2016 to allow for a 10' front setback, which would allow for a larger potential expansion of the LaQuerica facility.

Consideration by the Board of Adjustment is limited strictly to the proposed front yard setback. The Board of Adjustment does not have the authority to approve a site plan for the building. Rowe Electronics will need to submit a full site plan for review by the City to ensure conformance with all City Codes, and approval by the Planning & Zoning Commission and City Council.





VICINITY SKETCH

PARKING REQUIREMENT

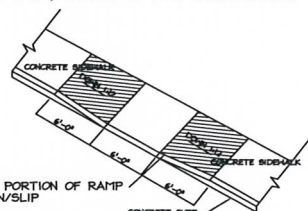
(BASED ON 2,500 S.F. OFFICE & 16,405 S.F. WAREHOUSE)

**OFFICE**  
REQUIRED: 1 SPACE PER 250 S.F. (UP TO 5,000 S.F.) = 10 SPACES  
**WAREHOUSE**  
REQUIRED: 1 SPACE PER 2,000 S.F. = 8 SPACES

TOTAL REQUIRED: 18 SPACES  
TOTAL PROPOSED: 29 SPACES (INCLUDES 1 HANDICAP SPACE)

NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:  
A. CITY OF NORKALK  
B. ROWE ELECTRONICS  
C. COOPER CRAWFORD & ASSOCIATES, L.L.C.
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SIDEWALK AND DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF NORKALK, MINIMUM 24 HOUR NOTICE.
- PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION.
- VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- ALL SITE WORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- PAVING SHALL BE A MINIMUM OF 6-INCH P.C.C. IN PUBLIC RIGHT-OF-WAY AND IN PRIVATE DRIVES.
- CURBS SHALL BE 6-INCH VERTICAL CURB.
- THE CONTRACTOR SHALL PICK-UP ALL DEBRIS SPILLED ON THE PUBLIC RIGHT-OF-WAY AT THE END OF THE WORK DAY.
- ALL DEBRIS SHALL BE CONFINED TO THE CONSTRUCTION SITE.
- TRAFFIC CONTROL IS REQUIRED WHENEVER WORK IS TAKING PLACE WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BY CALL IOWA ONE-CALL (1-800-292-8989) PRIOR TO ANY EXCAVATION.



SLOPED (SHADED) PORTION OF RAMP TO BE CONCRETE W/SLIP RESISTANT FINISH

CURB RAMP

NO SCALE

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1	30°05'03"	325.00	170.65	87.34	168.69	S28°53'28"W
C2	38°28'37"	50.00	33.58	17.45	32.95	N33°05'16"E
C3	142°14'57"	55.00	136.55	160.87	104.08	S18°47'54"E
C4	22°05'45"	500.00	192.82	97.62	191.63	N76°26'35"E



# SITE PLAN ROWE ELECTRONICS

SHEET 1 OF 4

OWNER/DEVELOPER

ROWE ELECTRONICS  
121 SOUTH 11th STREET  
WEST DES MOINES, IOWA 50265  
STEVEN ROWE (515) 264-1808 ext. 23

ZONING

M-1 GENERAL INDUSTRIAL

SITE AREAS

BUILDING	18,905 S.F.	11%
PAVING	32,380 S.F.	20%
OPEN SPACE	114,749 S.F.	69%
TOTAL	166,034 S.F.	100%

LEGAL DESCRIPTION

A PART OF OUTLOT 'X' IN NORKALK BUSINESS CENTER PLAT 4, AN OFFICIAL PLAT, IN THE CITY OF NORKALK, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'X', THENCE N87°31'59"E ALONG THE NORTH LINE OF SAID OUTLOT 'X', A DISTANCE OF 163.32 FEET TO THE NORTHEASTLY CORNER OF SAID OUTLOT 'X', THENCE S46°04'37"E ALONG THE NORTHEASTLY LINE OF SAID OUTLOT 'X', A DISTANCE OF 280.31 FEET, THENCE ALONG A CURVE CONCAVE SOUTHEASTERLY A DISTANCE OF 170.57 FEET, WITH A RADIUS OF 325.00 FEET, A CHORD OF 168.62 FEET, A CHORD BEARING OF S28°53'28"W, AND A DELTA OF 30°05'03", THENCE ALONG A CURVE CONCAVE NORTHEASTERLY A DISTANCE OF 33.58 FEET, WITH A RADIUS OF 50.00 FEET, A CHORD OF 32.95 FEET, A CHORD BEARING OF S33°05'16"W, AND A DELTA OF 38°28'37", THENCE ALONG A CURVE CONCAVE NORTHEASTERLY A DISTANCE OF 136.62 FEET, WITH A RADIUS OF 55.00 FEET, A CHORD OF 104.08 FEET, A CHORD BEARING OF S18°47'54"E, AND A DELTA OF 142°14'57", THENCE S00°00'00"E, A DISTANCE OF 112.41 FEET TO THE SOUTH LINE OF SAID OUTLOT 'X', THENCE ALONG THE SOUTH LINE OF SAID OUTLOT 'X' ALONG A CURVE CONCAVE NORTHEASTERLY A DISTANCE OF 192.82 FEET, WITH A RADIUS OF 500.00 FEET, A CHORD OF 191.63 FEET, A CHORD BEARING OF S76°26'35"W, AND A DELTA OF 22°05'45", THENCE S87°30'15"E ALONG THE SOUTH LINE OF SAID OUTLOT 'X', A DISTANCE OF 86.03 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'X', THENCE N02°27'53"W ALONG THE WEST LINE OF SAID OUTLOT 'X', A DISTANCE OF 622.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.81 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
  - WATER MAIN & SIZE
  - SANITARY SEWER & SIZE
  - STORM SEWER & SIZE
  - UNDERGROUND ELECTRIC CABLE
  - UNDERGROUND TELEPHONE CABLE
  - UNDERGROUND CABLE TV
  - GAS MAIN & SIZE
  - MANHOLE
  - INTAKE
  - HYDRANT
  - POWER POLE/LIGHT POLE
  - UTILITY BOX/TELEPHONE RISER
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - SILT FENCE OR APPROVED FILTRATION SOCK
  - TREES

CERTIFICATION

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.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009  
PAGES OR SHEETS COVERED BY THIS SEAL:  
Sheets 1-4

## COOPER CRAWFORD & ASSOCIATES, L.L.C. CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 9-3-2009  
REVISIONS: 9-15-2009  
11-20-2009  
11-24-2009

JOB NUMBER  
**CC 1115**

DIMENSION PLAN  
ROWE ELECTRONICS

SHEET  
1 OF 4





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



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

**Item No. 6C**  
**For Meeting of 11.27.2017**

**ITEM TITLE:** Recommendation on a request from MidAmerican Energy Company for a special use permit to allow for construction of a Gas Pipeline Inspection Facility on the southeast side of the Warrior Run Golf Course

**CONTACT PERSON:** Luke Parris, AICP – Community Development Director

**SUMMARY EXPLANATION:**

Staff has received a special use permit request from MidAmerican Energy Company to allow for the construction of a pipeline testing facility located on the Warrior Run Golf Course. The proposed facility would be an approximately 13,826 square foot parcel with a gravel base and the pipeline testing equipment. The site would be accessed by a paved driveway that would connect to North Avenue/County Highway G14.



The Warrior Run Golf Course is currently zoned R-1(70) Single-family Residential.

Section 17.90.020 of the City's Zoning Ordinance addresses unclassified uses within the Zoning Ordinance. These unclassified uses are not identified in any of the current zoning districts. This section allows for the City to authorize an unclassified use in any zoning district through the special use permitting process.

The Zoning Ordinance states that the Planning and Zoning Commission shall review the permit request for conformity with the Comprehensive Plan and other applicable codes/regulations. The Commission shall then make a recommendation to the Board of Adjustment. Staff has scheduled a Board of Adjustment hearing on the request for Wednesday, December 6, 2017 at 6:00 PM.

Consideration by the Board of Adjustment is limited strictly to the special use permit and the appropriateness of the use at the identified location. The Board of Adjustment does not have the authority to approve a site plan for the facility. MidAmerican Energy Company will need to submit a full site plan for review by the City to ensure conformance with all City Codes, and approval by the Planning & Zoning Commission and City Council.

**STAFF REVIEW:**

The proposed facility is unique in that it must be located along the MidAmerican Energy Company pipeline, and therefore, alternative locations are limited. The Warrior Run Golf Course is identified as low-density residential and zoned as R-1(70) single-family residential. The proposed pipeline testing facility would not appear to be in conflict with the current use of the golf course, as it is not located near any of the active portions of the course. Access to the site would be maintained separate from the golf course. Long term, if the golf course were ever developed as single-family residential, there may be need for the residential developer to provide additional buffering adjacent to the facility.



SITE PLAN

# MIDAMERICAN GAS PIPELINE INSPECTION FACILITY

NORWALK, IA

MIDAMERICAN ENERGY COMPANY, P.O. BOX 657, DES MOINES, IA 50306-0657

**PROPERTY OWNER:**  
DILIGENT WARRIOR RUN, L.L.C.  
C/O PEOPLES CO  
12119 STRATFORD DRIVE  
SUITE B  
CLIVE IA 50325

**APPLICANT:**  
MIDAMERICAN ENERGY COMPANY  
P.O. BOX 657  
DES MOINES, IA 50306-0657

**LEGAL DESCRIPTION:**

**ORIGINAL DESCRIPTION**  
PARCEL 'B' OF OUTLOT 'Z', WARRIOR RUN ESTATES PLAT 1, AN OFFICIAL PARCEL RECORDED IN BOOK 2015, PAGE 10491 AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF NORWALK, WARREN COUNTY, IOWA.

**PROPOSED DESCRIPTION**

PARCEL 'C' OF PARCEL 'B' OF OUTLOT 'Z'

A PARCEL OF LAND IN PARCEL 'B' OF OUTLOT 'Z', WARRIOR RUN ESTATES PLAT 1, AN OFFICIAL PARCEL RECORDED IN BOOK 2015, PAGE 10491, AT THE WARREN COUNTY RECORDER'S OFFICE, CITY OF NORWALK, WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID PARCEL 'B' OF OUTLOT 'Z', SAID SE CORNER ALSO BEING ON THE NORTH LINE OF LOT 'B' OF SAID WARRIOR RUN ESTATES PLAT 1; THENCE N84°46'47"W, 331.71 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'B' OF OUTLOT 'Z' TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST LINE OF THE 50 FOOT WIDE GAS MAIN EASEMENT RECORDED IN BOOK 65, PAGE 528 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE CONTINUING N84°46'47"W, 71.72 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N85°44'47"W, 66.83 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N04°15'13"E, 100.00 FEET TO A POINT; THENCE N75°17'17"E, 100.00 FEET TO A POINT ON THE EAST LINE OF SAID GAS MAIN EASEMENT; THENCE S14°42'43"E, 134.77 FEET ALONG THE EAST LINE OF SAID GAS MAIN EASEMENT TO THE POINT OF BEGINNING AND CONTAINING 0.32 ACRES MORE OR LESS.

**EXISTING ZONING**

R-1 (70) SINGLE FAMILY RESIDENTIAL

**BULK REGULATIONS FOR R-1 (70)**

FRONT YARD SETBACK - 30'  
REAR YARD SETBACK - 35'  
SIDEYARD - 1' MINIMUM - 17' TOTAL

**AREAS**

GRAVEL	12847.04	Sq. Ft.	92.90%
GRASS	803.50	Sq. Ft.	5.80%
PAVEMENT	175.25	Sq. Ft.	1.30%
TOTAL	13825.79	Sq. Ft.	100.00%

**UNIT DENSITY:**

NO LIVING QUARTERS

**UTILITY CONTACTS:**

SANITARY SEWER - NORWALK PUBLIC WORKS DEPARTMENT (515-981-0228)  
WATER MAIN - NORWALK PUBLIC WORKS DEPARTMENT (515-981-0228)  
STORM SEWER - NORWALK PUBLIC WORKS DEPARTMENT (515-981-0228)  
NATURAL GAS UTILITY - MID AMERICAN ENERGY (515-252-6547)  
ELECTRIC - MID AMERICAN ENERGY (515-252-6547)

**STORM SEWER NOTES:**

- ALL F.E.S.'S SHALL HAVE CONCRETE FOOTINGS PER SUDAS FIGURE 4030.221. THE LAST THREE SECTIONS OF PIPE SHALL BE TIED & APRON GUARDS SHALL BE PROVIDED.

**PAVING NOTES:**

- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT TOP OF SLAB, UNLESS NOTED OTHERWISE.
- COMPACT PAVEMENT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR A DEPTH OF 1-FOOT. MOISTURE CONTENT SHALL BE -1% TO +4% OF OPTIMUM. SUBGRADE TO BE COMPACTED IN 6-INCH LIFTS.
- ALL EXPOSED CONCRETE SHALL HAVE 6-1% ENTRAINED AIR, F<sub>c</sub> = 4,000 P.S.I. MIN. AND ALL AGGREGATE SHALL MEET ASTM C-33.
- PAVING SHALL BE 6-INCH NON-REINFORCED P.C.C. OR 7-INCH ASPHALTIC CEMENT CONCRETE OR HOT MIX ASPHALT.
- DRIVE APPROACH INSTALLATIONS IN PUBLIC R.O.W. TO BE INSPECTED BY THE CITY OF NORWALK. MINIMUM 24 HOUR NOTICE IS REQUIRED. A PERMIT IS REQUIRED.

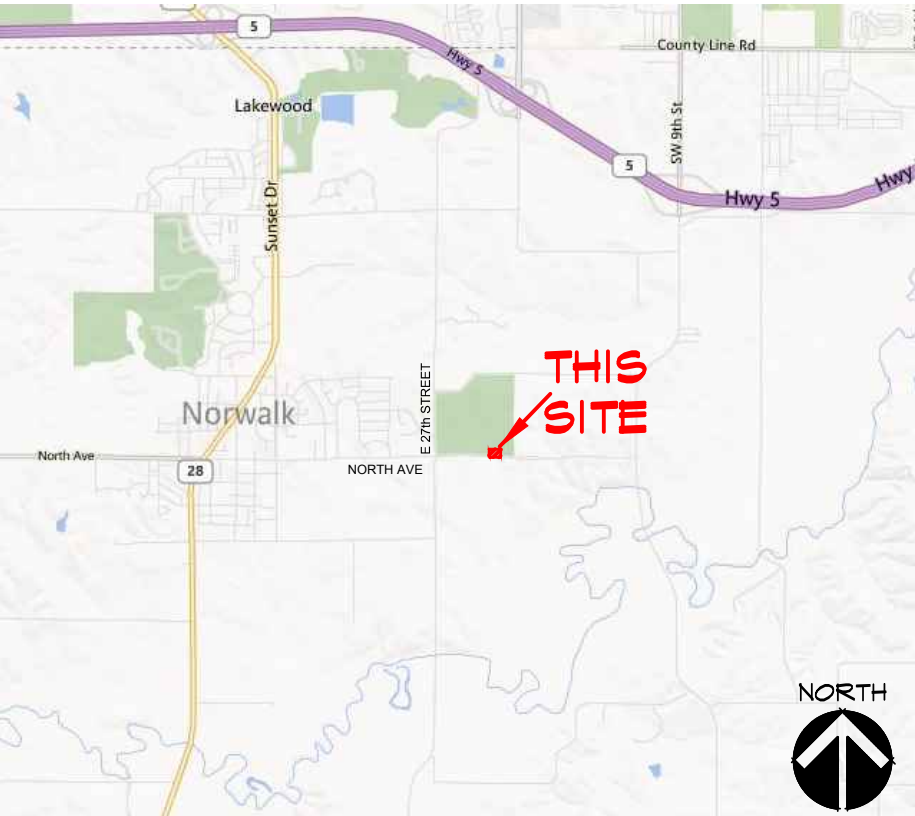
**GRADING & EROSION CONTROL:**

- ALL GRADING & EROSION CONTROL NOTES SHOWN ON GRADING / SWPPP PLANS

**DRAWING INDEX**

PAGE # SHEET TITLE

- COVER
- DIMENSION PLAN
- GRADING & UTILITY PLAN
- LANDSCAPE PLAN



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH THE CURRENT SUDAS STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
  - CITY OF NORWALK PUBLIC WORKS DEPARTMENT.
  - MIDAMERICAN ENERGY
  - CIVIL ENGINEERING CONSULTANTS, INC.
  - IOWA ONE-CALL
- THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER. DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
- A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER.
- ANY CHANGES TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF NORWALK PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY THE CITY OF NORWALK PUBLIC WORKS DEPARTMENT AND ENGINEER OR OWNER.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF NORWALK PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON A HOLIDAY OR WEEKEND.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED ENGINEER OR LAND SURVEYOR.
- A CERTIFIED AS-BUILT GRADING PLAN AND UTILITIES PLAN SHALL BE PROVIDED TO THE CITY OF NORWALK PUBLIC WORKS DEPARTMENT PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS, DUST, DIRT, ROCK AND OTHER DEBRIS SPILLED ON THE R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH DAY OR AS REQUESTED BY THE CITY.
- IF DISCREPANCY EXISTS BETWEEN THE DETAILED PLANS AND THE QUANTITIES, THE PLANS SHALL GOVERN.
- THE CITY OF NORWALK REQUIRES ALL HANDICAP ACCESS RAMPS AND LANDING PADS TO BE CONSTRUCTED AS PART OF THE PUBLIC IMPROVEMENTS. SIDEWALKS AND TRAILS ARE NOT TO BE CONSTRUCTED AS PART OF THESE IMPROVEMENTS.
- CONTRACTORS ARE REQUIRED TO PROVIDE DUST CONTROL FOR THE SITE AND DURING CLEANUP OF R.O.W.
- ANY USE OF A PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY OF NORWALK'S USE OF DESIGNATED UTILITY EASEMENT AND ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT NO COST TO THE CITY WHEN THE USE OF EASEMENT IS IN CONFLICT WITH THE USE BY THE CITY OF NORWALK OF A DESIGNATED UTILITY EASEMENT.

**GENERAL LEGEND**

**PROPOSED**

- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-504 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-511 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- TYPE SW-302 SANITARY MANHOLE
- TYPE SW-304 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- DETECTABLE WARNING PANEL
- SAN<sup>12"</sup> SANITARY SEWER WITH SIZE
- SAN SANITARY SERVICE
- ST<sup>18"</sup> STORM SEWER WITH SIZE
- ST STORM SERVICE
- W<sup>8"</sup> WATER SEWER WITH SIZE
- W WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- RIP RAP
- ADDRESS

**EXISTING**

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- SAN<sup>8"</sup> SANITARY SEWER WITH SIZE
- ST<sup>12"</sup> STORM SEWER WITH SIZE
- W<sup>8"</sup> WATER MAIN WITH SIZE
- EXISTING CONTOUR
- TREELINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- MINIMUM OPENING ELEVATION
- B.S.L.
- P.U.E.
- M.O.E.

**FLOOD ZONE**

ZONE 'X'  
FEMA FIRM FLOOD INSURANCE RATE MAP NUMBER 19181C0132E,  
REVISED MARCH 2, 2009

**CERTIFICATIONS**



Civil Engineering Consultants, Inc.

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



REVISIONS	COMMENT	DATE
1		
2		
3		
4		
5		
6		

DATE:

DATE OF SURVEY:

DESIGNED BY:

DRAWN BY:

SITE PLAN  
PARCEL 'C' OF PARCEL 'B' OF OUTLOT 'Z'  
WARRIOR RUN ESTATES PLAT 1, NORWALK, IOWA

COVER

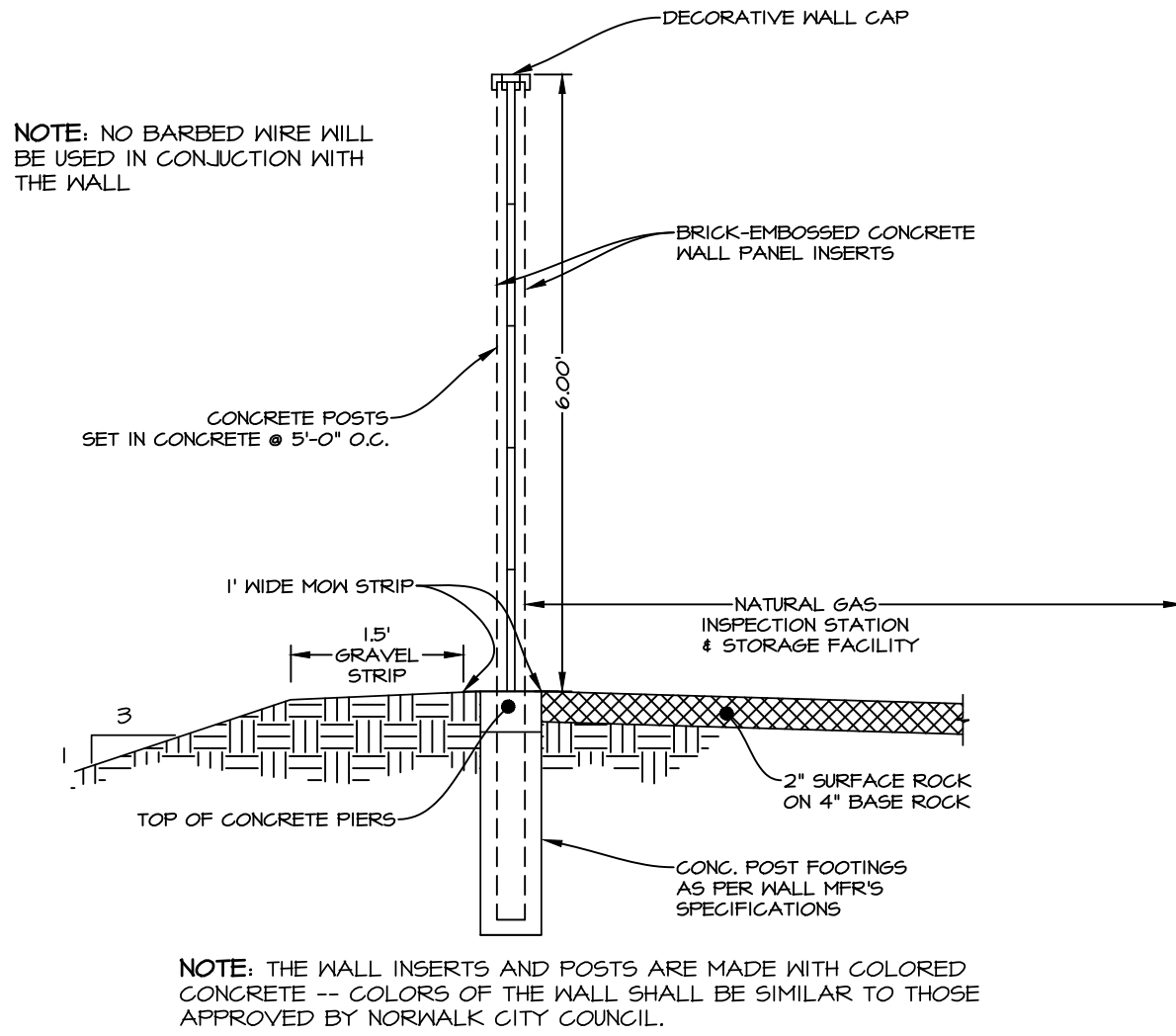
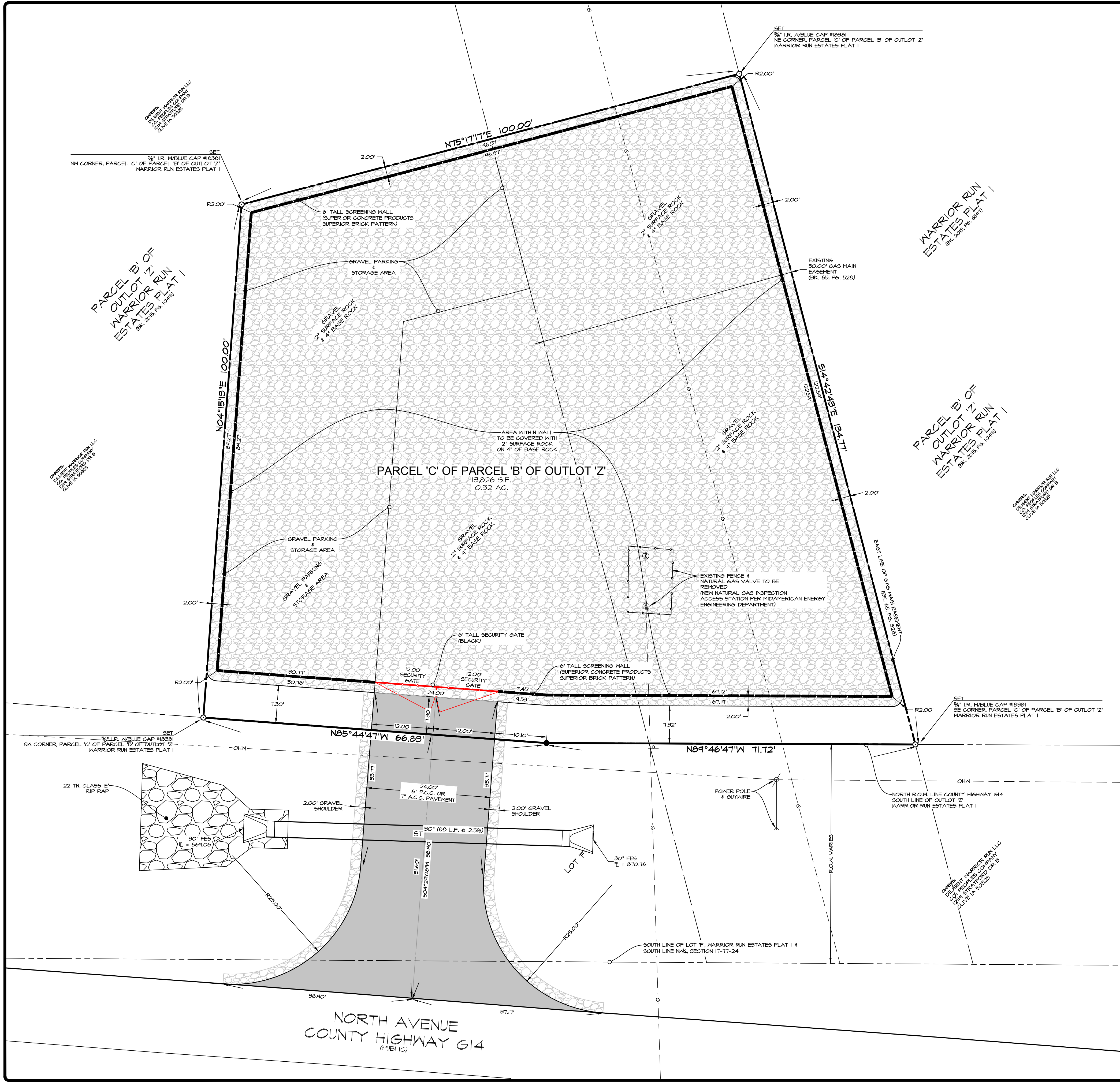
SHEET

OF 4

ET152



Q:\5-FILES\5-7000\7752\_CDD\Drawings\Construction Documents\7752 DIMENSION PLAN.dwg, 11/17/2017 10:45:11 AM, agardie, 1:1



SECURITY FENCE DETAIL  
SCALE: NOT TO SCALE

SITE PLAN

PARCEL 'C' OF PARCEL 'B' OF OUTLOT 'Z'

WARRIOR RUN ESTATES PLAT I, NORKALK, IOWA

DIMENSION PLAN

DATE:

DATE OF SURVEY:

DESIGNED BY:

DRAWN BY:

REVISIONS

COMMENTS

2017

1

2

3

4

5

6

1

2

3

4

5

6

1

2

3

4

5

6

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322

515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

CEC

OF 4

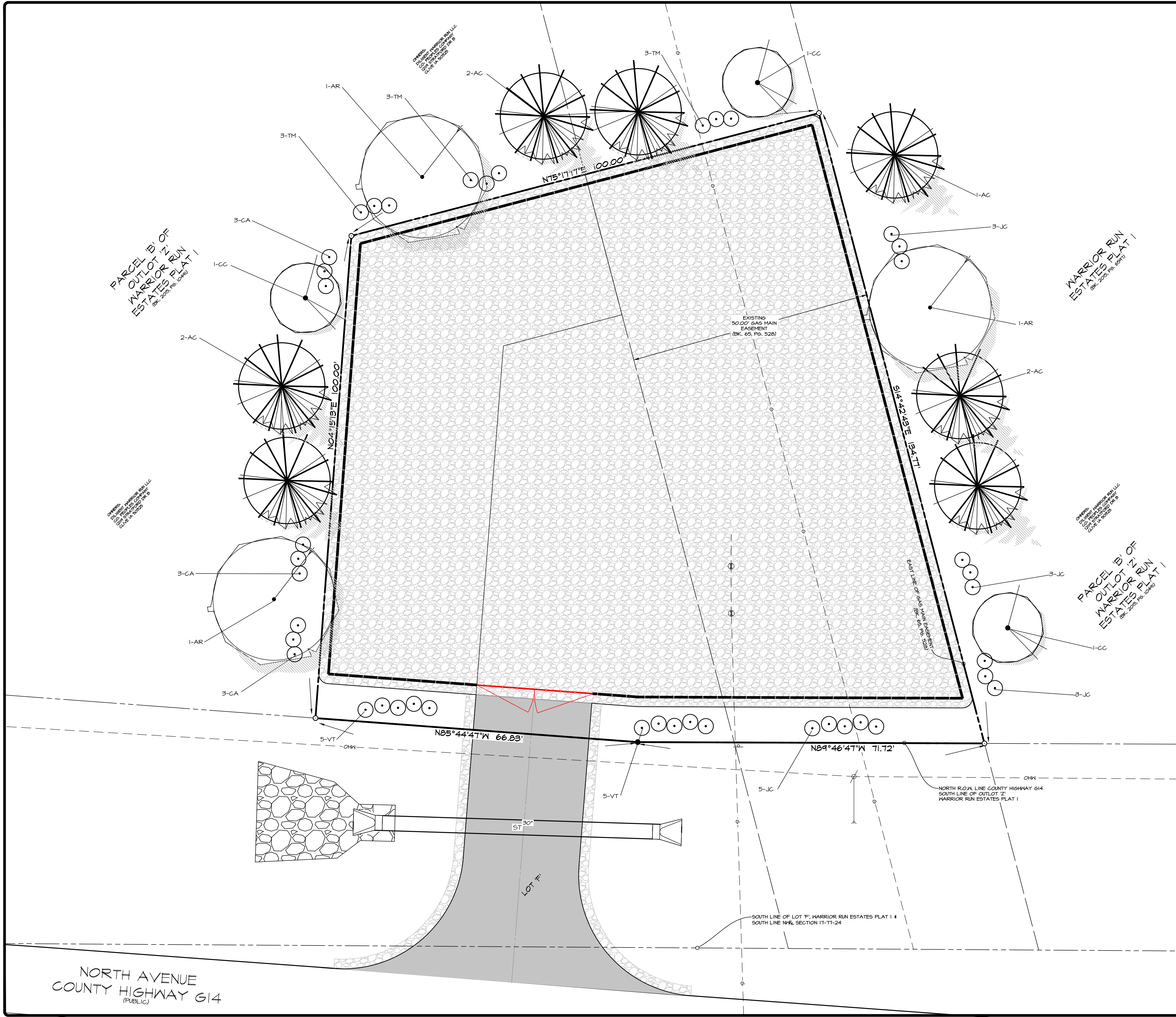
ET152







Q:\4-FILES\4-7000\7752\_CDD\Drawings\Construction Documents\7752 LAND PLANS.dwg, 11/17/2017 10:17:07 AM, jgaddis, 1:1



PLANTING SCHEDULE

AR	3	Acer rubrum Red Maple	2" Cal.	B4B
CC	3	Crotaegus crugallii 'cockspur' Thornless Hawthorn	1 1/2" Cal.	Cont.
AC	7	Abies concolor White Fir	6'-8' Ht.	TS/B4B
JC	14	Juniperus chinensis Sisa Green Juniper	#3	Cont.
TM	9	Taxus media Tartan Spreading Yew	#3	Cont.
VT	10	Viburnum trilobum American Cranberry Bush	#3	Cont.
CA	6	Colanagrostis x scutellaria Karl Foerster Grass	#2	Cont.

PLANTING NOTES

- PLANTINGS SHOWN ON ADJACENT PROPERTIES SHALL BE ARBITRATED WITH THE CURRENT LAND OWNER.

SITE PLAN

PARCEL 'C' OF OUTLOT 'Z' OF OUTLOT 'Z' OF WARRIOR RUN ESTATES PLAT I, NORMAL, IOWA

LANDSCAPE PLAN

DATE:

DESIGNED BY:

DRAWN BY:

REVISIONS

COMMENTS

DATE

1		
2		
3		
4		
5		
6		

SHEET

4

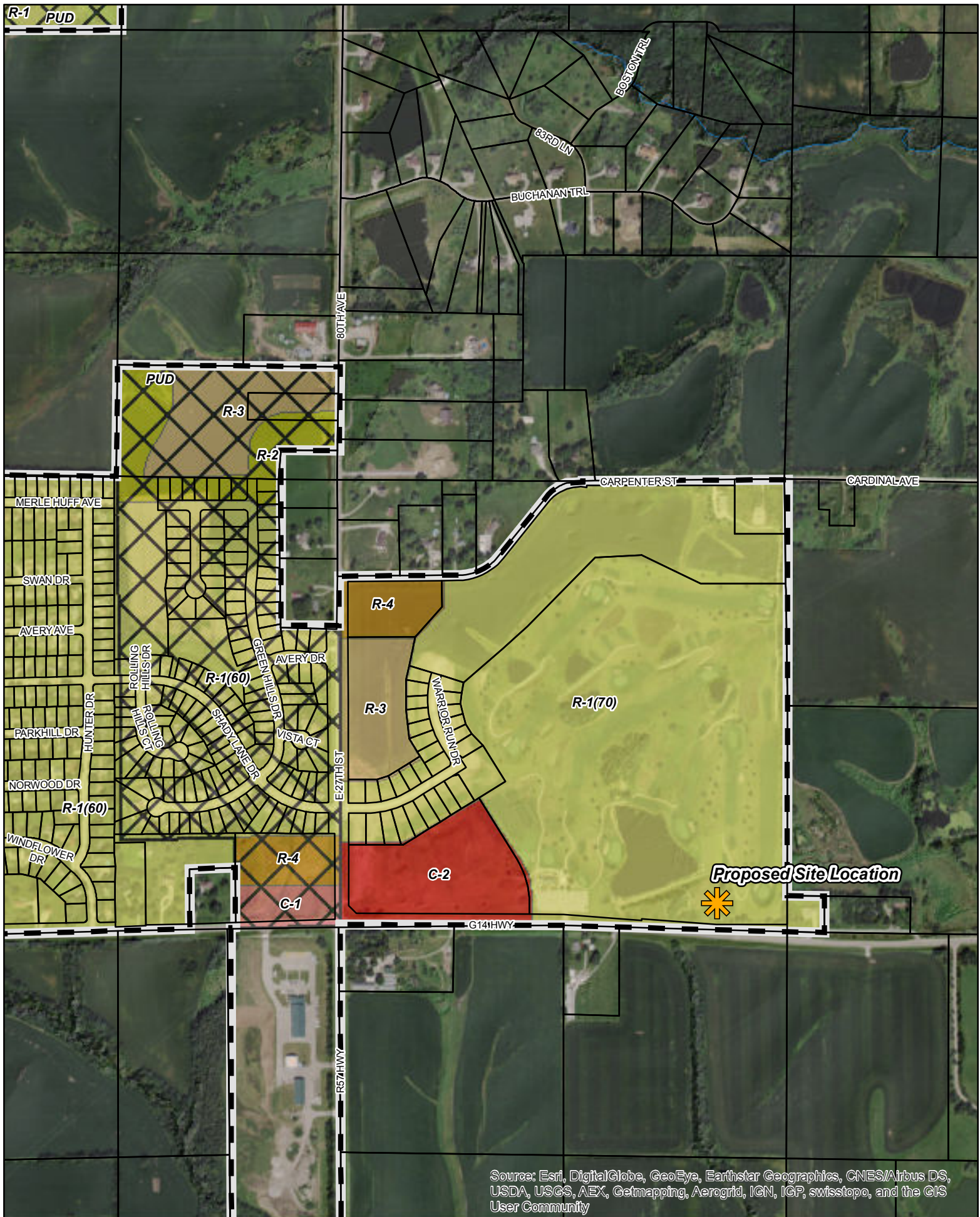
OF 4

ET152



SCALE: 1"=10'





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





**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

**Item No. 6D**  
**For Meeting of 11.27.2017**

**ITEM TITLE:** Discussion and review of the summary from the Northwest Planning Public Engagement Activities

**CONTACT PERSON:** Luke Parris, AICP – Community Development Director

**SUMMARY EXPLANATION:**

In July 2017, City Staff met with representatives of the Stark Property (50<sup>th</sup> & County Line Road) related to the possible developability of the property. At that time, staff identified that the Stark Property, and property to the east, were zoned I-C, Industrial Commerce, and PC, Professional Commerce, which would allow for development of light industrial and office uses. Upon further review, staff identified that the properties in question were identified as Low Density Residential within the 2016 Future Land Use Map. This inconsistency led to staff concerns over how the area may develop. Staff raised the issue to the City Council and was directed to collect specific public input on the issue to determine an appropriate course of action moving forward. Staff hired MSA Professional Services to assist with the development of an online survey and public meeting to collect public feedback.

On October 19<sup>th</sup> staff published the online survey for residents to provide feedback on desired development in the area. On October 26<sup>th</sup> staff held a public meeting to discuss the topic and receive additional public feedback. Finally, staff closed the online survey on November 9<sup>th</sup> and MSA Professional Services compiled the results into the attached Summary document.

In general, the October 26<sup>th</sup> public meeting included many residents that were opposed to commercial/industrial development in the planning study area. The general consensus from the meeting was that residential would be better in the planning study area. Other key topics were related to the need to determine how transportation connections would be made through the planning study area and the impacts that development in the planning study area might have on the water quality of Lake Colchester. The online survey produced more mixed results than the public meeting. The survey comments tended to focus on bigger picture needs within the entire community, such as the need for additional commercial tax base that could be provided through development in the planning study area.

The goal of conducting the public outreach was to determine if the 2016 Future Land Use plan was the preferred development option for the area. There were reactions from the public meeting and online survey that were favorable to residential development of the area. However, the participants of the online survey also felt that the area offered additional opportunities for development outside of strictly low-density residential.

While reviewing the public comments, staff worked with MSA Professional Services to develop a recommendation for proceeding forward. During the input process, it became clear to staff and our consultant that there are more concerns with the area than simply the land use/zoning of the area. The recommendation reached to address these concerns and provide a clearer intent for development in the planning study area was two-fold. First, change the Future Land Use Plan to expand SubArea 2 to cover the properties currently identified as Low Density Residential. This would also need to include text changes to the SubArea 2 page of the plan to talk more specifically about how the area might develop with special attention to the transportation network and water quality concerns. Second, the zoning would need to be amended to remove the I-C and PC designation. Ideally this would be changed to A-R Ag Reserve until a development proposal was brought forward that matched the language about SubArea 2 development.

# **Norwalk Northwest Planning**

## **Summary of Public Engagement Activities**

## Summary of Public Engagement Tools and Report Inclusions

The consulting team of MSA Professional Services, Inc. and Marvin Planning Consultants, Inc. were hired to assist the City of Norwalk's Community Development Department with gathering public comments on the future land use planning for a defined study area located northwest of Lake Colchester. The consultant team's role was to prepare project website, create an online survey and facilitate a public meeting.

The following were the key engagement techniques and timeframe for the project:

- The project website and online survey as well as an ESRI Story Map providing a *NW Study Area Informative Tour* were advertised to the public on October 18<sup>th</sup>, 2017.
- The project website and ESRI Story Map are available for review at [norwalknwplanning.com](http://norwalknwplanning.com).
- The project website, ESRI Story Map and the online survey began to see traffic and collect data on October 19<sup>th</sup>, 2017.
- A public meeting was held at the Norwalk Eastview 8/9 School on October 26<sup>th</sup>, 2017 at 6:00pm.
- The online survey was open through November 9<sup>th</sup>, 2017.

This Report included the following elements:

- |  |         |
|--|---------|
| • Summary of the Online Survey Results               | Page 2  |
| • Comments from the Project Website                  | Page 4  |
| • Comments Received via Email                        | Page 5  |
| • Summary of Public Meeting Feedback                 | Page 10 |
| • Recommendations                                    | Page 11 |
|  |         |
| • Appendix A: PDF of the Project Website             | Page 12 |
| • Appendix B: Full Copy of the Online Survey         | Page 16 |
| • Appendix C: Full Results from the Online Survey    | Page 23 |
| • Appendix D: Screenshots of the ESRI Story Map      | Page 28 |
| • Appendix E: Public Meeting PowerPoint Presentation | Page 30 |

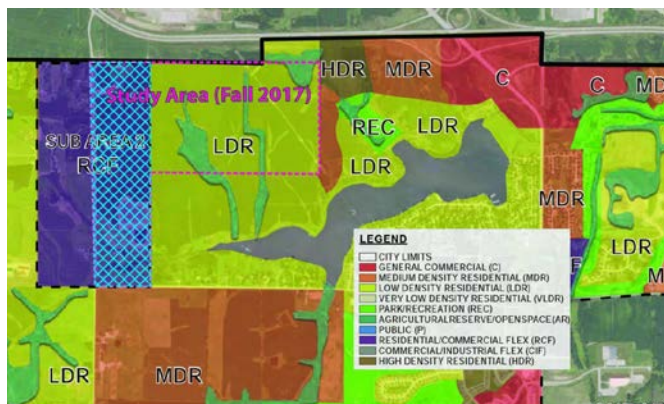
Also included is a brief summary of all feedback and recommendations on how to proceed with amending the current zoning map and future land use map for the study area based on a review of feedback received.

## Summary of the Online Survey Results

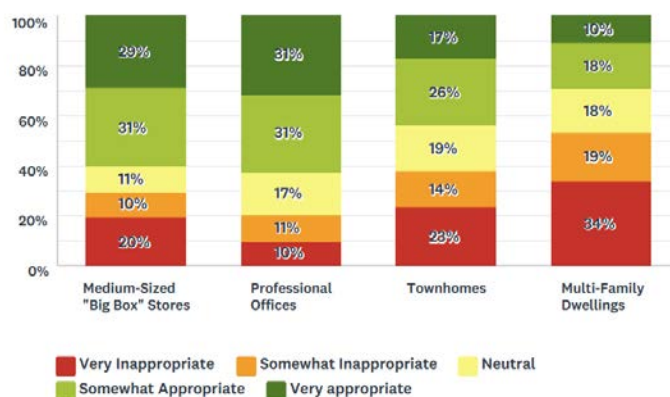
The public engagement strategy included an online survey that was open for collection from October 18<sup>th</sup> – November 9, 2017 and 149 people participated in the survey during that period.

The online survey began with included a brief narrative about the inconsistencies between the current Future Land Use Map and the Zoning Map. The narrative was followed by two questions about the appropriateness of different future land uses in the study area.

**Question #1 addressed the portion of the study area along 50<sup>th</sup> Street.**

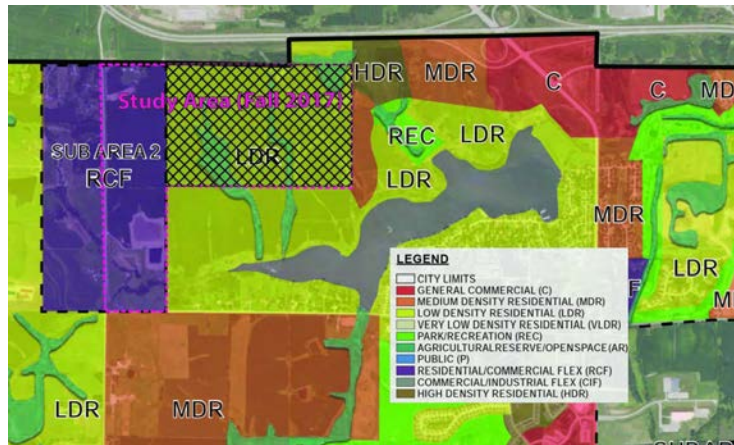


*Question #1: The blue-hatched area in the image above outlines the portion of the Study Area that is in Sub Area 2 of the current Future Land Use Map for the City of Norwalk. Over the next 20yrs; what types of development do you feel are appropriate for the blue-hatched area above?*

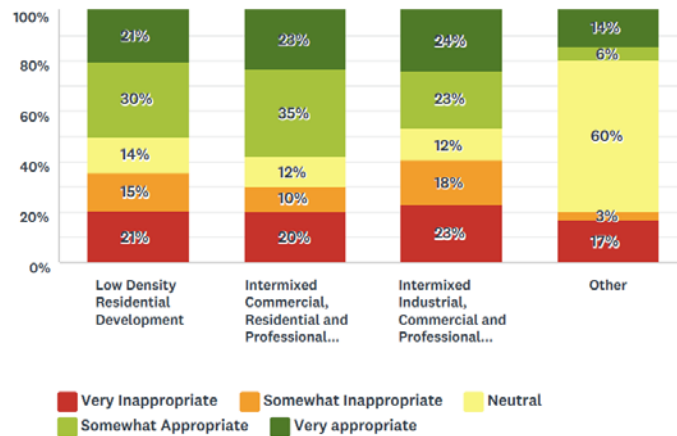


60% of the survey respondents saw Medium-Sized “Big Box Stores” as appropriate uses for the blue-hatched area along 50<sup>th</sup> Street. 43% saw townhomes as appropriate uses and 53% saw Multi-Family Dwellings as inappropriate. A majority of the written comments focused on a need for more commercial opportunities in the area and taking advantage of the connection between 50<sup>th</sup> Street and Highway 5 for commercial growth.

Question #2 addressed the portion of the study area northwest of the North Shore PUD



*Question #2: The black-hatched area in the image above outlines the portion of the Study Area that is currently designated as LDR - Low Density Residential in the City's Future Land Use Map for the City of Norwalk. This area's current zoning is a mix of Industrial Commerce, Professional Commerce and Single Family Residential. What type or types of future development do you feel are appropriate for the black-hatched area in the image above?*



51% of the survey respondents saw Low Density Residential as an appropriate use for the black-hatched portion of the study area. 58% saw Intermixed Commercial, Residential and Professional Uses as appropriate uses and 47% saw Intermixed Industrial, Commercial and Professional Uses as appropriate. A majority of the written comments focused on further explaining the reasons for or against the development uses outline in the question.

## Comments from the Project Website (norwalknwplanning.com) Comment Forms:

- “Based on the Birdseye view and not being able to see from a street view, I think it would be a great residential plat because I believe Lake Colchester is down in a valley from the proposed plat, it would provide a very nice view for the homes facing north.”
- “Making that side of the lake residential you take away open fishing isolating the lake to boat fishing only, the beach and marina. More residential means more taxes for the guy who plans to live here, as Norwalk will no doubt offer tax abatement for new construction buyers. We need commercial activity as it will assist the tax payer, generate revenue for the city and create a better balance. Lately, I have not been real pleased with the decision makers this city has. They don't exactly make decisions on what's better for the city (turn down a rec center and want to build a ninja warrior park something rather- point made end of rant). I live in a \$150k house and my taxes over \$3k is ridiculous. Hopefully this comment is read and taken into consideration. This city needs to quit selling out to residential and start creating some commercial activity to get restaurants and other business out here and allow them to thrive. Most restaurants struggle as no jobs in Norwalk for a real lunch rush. They are forced to thrive on 5p-9p business activity.”
- “Could a bike trail to connect with the Great Western trail be integrated into this plan? Thank you for your consideration.”
- “Will green infrastructure and other low impact development practices be incorporated for both commercial as well as residential development (i.e. including raingardens, permeable paving, bioretention cells, bioswales, etc)? Not only to keep/treat stormwater onsite, but also so that water quality in Lake Colchester is not further degraded. Additionally, the north side of the lake is highly visible along the bypass and could be an excellent opportunity to showcase 'thoughtful', 'green' development as well as being a positive, forward-thinking marketing tool for the community.”

## Comments Received via Email



**From:** Luke Parris  
**To:** [Chris Janson](#)  
**Subject:** Fwd: Norwalk Property Land Use  
**Date:** Monday, November 6, 2017 11:54:43 AM

---

Chris,

Wanted to forward this email along for inclusion in any comments regarding the Northwest Planning input.

norwalk logo.jpg



**Luke Parris, AICP**  
Community Development Director



city of norwalk 705 north avenue norwalk, iowa 50211  
cell 309.721.4637 office 515.981.9530  
[www.norwalk.iowa.gov](http://www.norwalk.iowa.gov)

----- Forwarded message -----

**From:** Charles Stellar Food Dist. Inc. <[csfd@msn.com](mailto:csfd@msn.com)>  
**Date:** Mon, Oct 30, 2017 at 12:06 PM  
**Subject:** Re: Norwalk Property Land Use  
**To:** Luke Parris <[lparris@norwalk.iowa.gov](mailto:lparris@norwalk.iowa.gov)>, Hollie Askey <[haskey@norwalk.iowa.gov](mailto:haskey@norwalk.iowa.gov)>, Jason Lozano <[jlozano@iowarealtycommercial.com](mailto:jlozano@iowarealtycommercial.com)>, Kevin Crowley <[kcrowley@iowarealtycommercial.com](mailto:kcrowley@iowarealtycommercial.com)>, john stark <[john@iowarealty.com](mailto:john@iowarealty.com)>

Good afternoon Luke. Let me first say it was a real pleasure to meet you last Thursday evening. I felt that the meeting was very informative and answered a lot of questions. I think it was made very clear by most in attendance, that the 60 or so acres that are owned by my family trust and currently zoned for industrial, is not zoned to the liking of most in attendance. I would agree that one would not want a chemical plant and or a meat packing plant there, or something along those lines. But with the proximity to hwy 5 and hwy 28, I do not feel that these 60 acres should be limited to purely residential. As we spoke on the phone awhile ago, I feel there are many options for this, such as lite commercial and or warehouse space along with residential. What is most important to me my family and the city of Norwalk, is to zone this with what is best for everyone. Again was a pleasure meeting you. Hope this can be done soon so my agents can market accordingly.

**Timothy E. Stark**  
**President**  
**Charles Stellar Food Distributors**

**From:** Christopher Shires  
**To:** [Chris Janson](#); [Keith Marvin](#)  
**Cc:** [Luke Parris](#)  
**Subject:** Norwalk Northwest Land Use Planning - Comments  
**Date:** Monday, October 30, 2017 10:57:16 AM  
**Attachments:** [image107388.png](#)

---

Dear Mr. Janson and Mr. Marvin,

In follow-up to the discussion at last Thursday's public engagement meeting, thank you for giving me an opportunity to comment on the appropriate land use and zoning for the Stark and surrounding properties. As you know, I have been providing planning services to the North Shore property owners and on their behalf I am providing to you my comments and professional opinion for your consideration and inclusion in the report to the Norwalk Planning Commission and City Council.

An industrial land use designation (Commercial/Industrial Flex) and related zoning industrial type zoning (such as Industrial Commerce - IC or General Industrial - M-1), is not appropriate for the Stark and surrounding properties based on the following points that are typically considered by planning professionals when determining the highest and best use of a given parcel of land.

1. **Physical Characteristics of the Land** – Industrial users desire flat land in which to construct large, single-level buildings (such as for warehouses and similar uses) typically served by large parking lots and loading areas. Contrary to this requirement, this site contains significant topography and drainageways and, if developed with industrial uses, will require major grading and construction of large drainage structures in which to create large, flat industrial building sites.

Due to its land form, this area of Norwalk has historically contained numerous wetlands and drainageways that are consider Water of the U.S. Disturbance of these wetlands and drainageways, as is typical on sites requiring major grading, will require prior regulatory permitting and mitigation both at significant cost and time.

Industrial uses tend to have much higher percentage of their lot area covered by buildings and parking lots than do other uses, such as single-family neighborhoods, thereby greatly increasing the volume of storm water that must be managed and detained. Consequently, these areas require significantly greater storm water management and detention facilities in which to manage the storm water run-off from the building roofs and parking and loading areas in order the reduce the risk of flooding and erosion to downstream properties, and creating new sediment issues for nearby Lake Colchester.

2. **Physical Location of the Land** – Industrial users desire direct and easy access to major highways for obvious economic reasons. The subject site has no direct access to Highway 5 or Highway 28 requiring instead indirect circulation through the City of West Des Moines to the Veterans Parkway interchange or travel directly through North Shore, a planned, high-end development to the east, to connect to Highway 28. Industrial traffic to the east along the planned County Line Road extension will negatively impact the North Shore project by running industrial traffic through the North Shore residential neighborhood.

Only the northwest portion of the subject area, the area generally fronting along 50<sup>th</sup> Avenue, has access to sanitary sewer service. The land to the east will require several sewer extensions to the south through adjoining properties. If developed industrially, this land use will be incompatible with the low density residential land use and zoning designations of the

North Shore to the south, and coordination and timing of necessary sanitary sewer service extensions will be challenging and problematic. Additionally, it could likely require significant subsidy from the City of Norwalk.

3. **Impact on Adjoining Properties and the City** – The rezoning or development of any property should consider the impact on the adjoining properties (both developed and undeveloped).

Industrial is not a land use that is ever considered appropriate near or adjacent to existing or planned residential development. In this particular situation, both the planned North Shore development and the existing Lakewood residential community are adjacent to and in close proximity to the subject property. Development of this area with industrial uses will negatively impact the value and timing of the development of North Shore (reducing the value and slowing or stopping the anticipated generation of new property tax revenue for the City) and may hurt the resale value and property taxes generated by Lakewood, further reducing City tax revenues.

50<sup>th</sup> Avenue will serve as an important access to Norwalk. As soon as the commercially designated areas of Highway 28 in Norwalk are built-out, 50<sup>th</sup> Avenue will be the last area available in the community for retail growth. Significant retail growth is likely to occur along 50<sup>th</sup> Avenue at some point in the future when Norwalk's population reaches a critical mass. Developing all or a portion of the subject property with industrial uses will limit and detract from 50<sup>th</sup> Street serving as the next retail corridor for the City.

In conclusion, it is my professional opinion that the Stark and adjoining properties are not appropriate to develop with industrial uses as the area does not have the physical characteristics required by developers for industrial uses, it is not in an appropriate location to accommodate and service industrial development, and will have far too great of a negative impact on the adjoining property owners, existing residential neighborhoods, and the City as a whole. Furthermore, commercial and office uses should only be focused along 50<sup>th</sup> Avenue where such uses will be most viable. I further encourage, and on behalf of the North Shore property owners, we request, the City rezone the parcels within the subject area to be consistent with the adopted 2016 Future Land Use Map from the City's Comprehensive Plan.

Please feel free to contact me with any questions and thank you again for allowing us to provide to you our input and comments.

Sincerely,

Christopher Shires, AICP  
Principal

CONFLUENCE

M 515-975-1050

T 515-288-4875 X 106

E CShires@thinkconfluence.com

525 17th Street

Des Moines, IA 50309

<http://www.thinkconfluence.com>

Follow us:    

This message may contain confidential information and is intended solely for the use of the addressee. If you are not the intended recipient of this message, please notify the sender and do not disclose, use, disseminate or copy this message. Any personal opinion expressed in this message reflects the opinion of the sender and not Confluence. You have no rights to absolute privacy and confidentiality regarding messages distributed via E-Mail.

Upon Acceptance of any electronic media generated and provided by Confluence, Inc. the recipient covenants and agrees that all such media are instruments of service and belong to Confluence, Inc. The recipient agrees to waive all claims against Confluence, Inc. resulting in any way from any unauthorized changes or reuses of the media. In addition, the recipient agrees, to the fullest extent permitted by law, to indemnify and hold Confluence, Inc. harmless from any damage, liability or cost, including attorney's fees and cost of defense, arising from any changes or reuse of file(s). The media shall not be used for any other project.

## Summary of Public Meeting Feedback

A public meeting was held at Norwalk Eastview 8/9 School on October 26<sup>th</sup>, 2017 at 6:00pm. The meeting was well attended and began with 10 minutes to review printed maps and materials. City Staff and the consultant team then gave a 20-minute presentation including a background on future land use planning, a brief history of land use planning for the study area, and an overview of the current zoning of the study area. The presentation was followed by discussion, questions and comments from attendees.

Issues discussed at the meeting included the following:

- The planning and construction of future roads in the North Shore PUD and access to/from HWY 5 will have a major impact on the development of the land in the Study Area. Overall, without knowing how the North Shore PUD development would connect to 50<sup>th</sup> Street, County Line Road and HWY 5 interchange it is difficult to visualize future land uses in the Study Area would interact with one another and those of North Shore.
- Low density residential development, as shown on the existing Future Land Use Map, would be a better fit for the area adjacent to the North Shore PUD.
- The topography of the site poses some significant challenges to the development of the study area.
- The impact of development within the study area could have a negative impact on the water quality of Lake Colchester.
- The 50<sup>th</sup> Street corridor, with direct access to HWY 5, would support more intense commercial, professional and residential uses.

## Recommendations

The current zoning for the Study Area identifies uses that are not compatible with the identified future land use designation in the Future Land Use Map. For the Study Area, the zoning for Industrial Commerce (IC) and Professional Commerce (PC) is not aligned with the future land use designation of Low Density Residential (LDR) in the eastern portion of the Study Area.

The goal of this project was to engage the community and property owners and determine if the current future land use designation is preferred or if there is a different option. Based on all of the feedback from the website, survey, email and public meeting there is not a clear consensus of what are the preferred future land uses for the Study Area.

Overall, the issue of connectivity between the North Shore PUD and 50<sup>th</sup> Street and the Highway 5 interchange at 50<sup>th</sup> Street poses a major impact on how the land within the Study Area will develop. The western portion of the Study Area is identified as Sub Area 2 in the current Future Land Use Plan. Sub Area 2 provides for a mix of uses, from "big box" retail opportunities to a variety of housing products. The 50th Avenue corridor centered in the Sub Area 2 is currently envisioned as a second commercial corridor with access to Iowa 5 via the Maffitt Lake Road extension and Veteran's Parkway interchange.

Based on the public feedback from this project, the purpose of Sub Area 2 in the current Future Land Use Plan, and the uncertainty of road connectivity between the North Shore PUD and 50<sup>th</sup> Street we have the following recommendations for addressing the issue on incompatibility between the existing Future Land Use Plan and current zoning of the Study Area:

1. Amend the Future Land Use Plan by increasing the size of Sub Area 2 to include the entire Study Area.
2. Amend the official Zoning Map to rezone all of the property within the Study Area as A-R Agricultural Reserve

Recommendation #1 would require the area be planned and ultimately developed through a process where potential developers propose a plan for the development for the Study Area. The potential developers would work with the City to reach an agreement on how to develop the property within Sub Area 2 based on the proposed plan for development. The development plan and agreement would address how proposed land uses, utilities, drainage and roadways/connection work within the Study Area and with surrounding properties.

Recommendation #2 would expand the current A-R zoning existing within Sub Area 2, along 50<sup>th</sup> Street, to include the remainder of the Study Area. A-R is one of the least intense zoning classifications within Norwalk's Zoning Code. In addition, most of the property in the Study Area is currently farmed and a rezoning to A-R would allow this current use of the property to continue unhindered. Any request for intensification of use within the revised Sub Area 2, beyond those uses allowed by right in the A-R, would require potential development to address the requirements and process outlined in the Future Land Use Plan for Sub Area 2.

## **Appendix A: PDF of the Project Website**





# Norwalk Northwest Land Use Planning Public Engagement

Information and an opportunity to provide feedback for the future land use on the northwest shore of Lake Colchester

---

MENU

---

## NW Future Land Use Planning

Welcome to the project website that will assist with the Fall 2017 effort to explore and plan for future land use for the area on the northwest shore of Lake Colchester in Norwalk, Iowa.

**[Click here to start a tour of the Study Area](#)**

**[Click here to take the Online Survey](#)**

A Public Meeting was held on October 26th, 2017 at 6:00 pm at Norwalk Eastview 8/9 School, 1600 North Avenue, Norwalk, IA 50211. A PDF copy of the PowerPoint from that meeting is available by clicking on the link below:

Follow

**[Click here to view the Public Meeting Presentation](#)**

Please feel free to follow this site by entering your email under “**Follow Project via Email**”. As a follower of this project site you will receive an email when new content is posted.

### **Comments or Questions?**

Advertisements

---

#### **Share this:**



---

### Follow Project via Email

Enter your email address to follow this project and receive notifications of new posts by email.

Join 15 other followers

---

## Project Contacts

### **Luke Parris, AICP**

Community Development Director, City of Norwalk

<http://www.norwalk.iowa.gov/>

515.981.9530

### **Christopher Janson, AICP**

Project Manager, MSA Professional Services, Inc.

[Email Chris](#)

515.635.3401

---

WORDPRESS.COM.

## **Appendix B: Full Copy of the Online Survey**



## Norwalk Northwest Future Land Use Planning Survey - Fall 2017

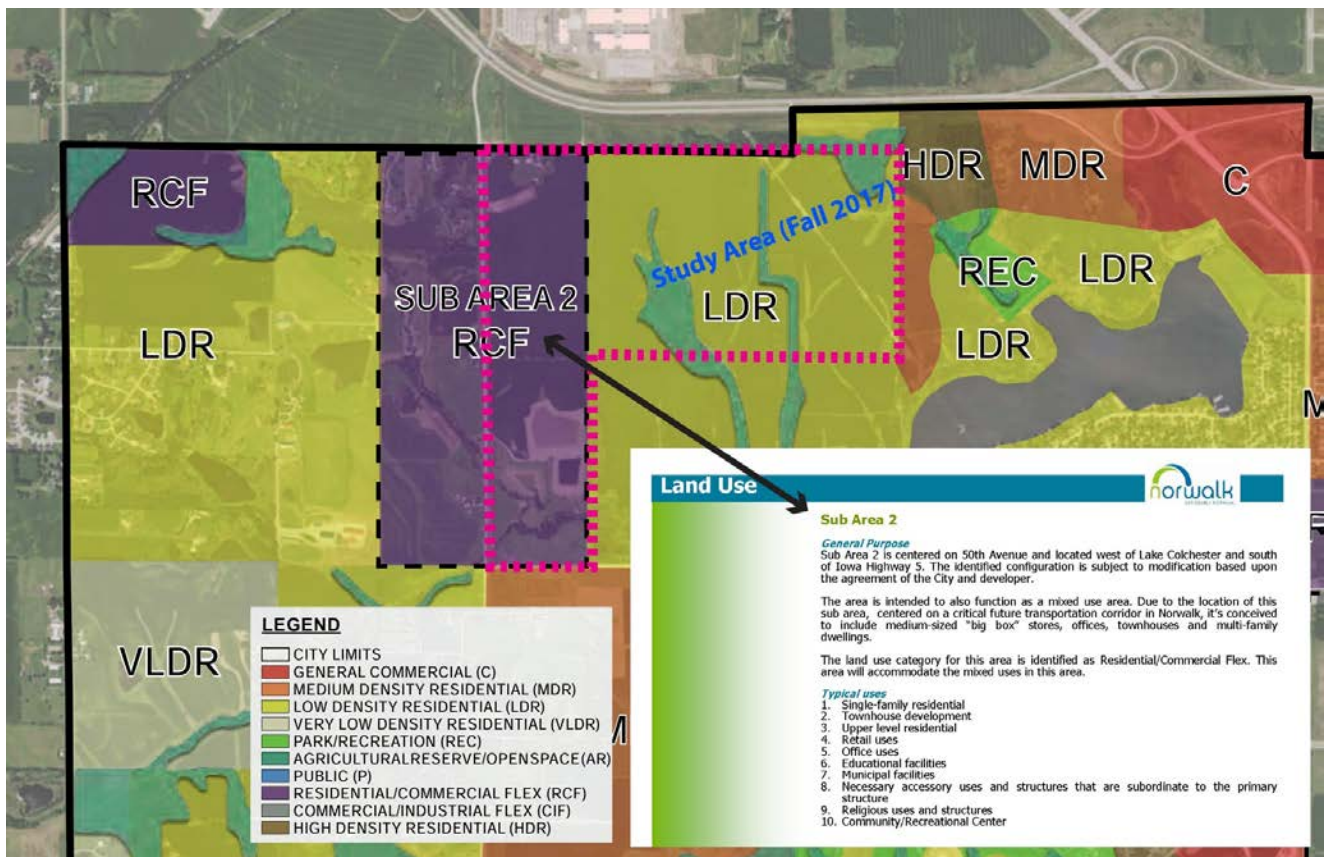
### Study Area Background Information

Welcome and thank you in advance for taking the time to complete this survey for the Norwalk Northwest Future Land Use Planning exercise. The Study Area for this exercise is outlined in magenta in the image below.

If you would like some more background on the project and have not viewed the online "Study Area Informative Tour" - please consider doing that prior to taking this survey by following this link [NW Study Area Informative Tour](#)



Below is an image showing the current Future Land Use Plan for the Study Area, located just west/northwest of the North Shore development (PUD) - on the northwest edge of Lake Colchester in Norwalk, Iowa. The western portion of the Study Area is identified as Sub Area 2, which provides for a mix of uses, from "big box" retail opportunities to a variety of housing products. The 50th Avenue corridor centered in the Sub Area 2 is currently envisioned as a second commercial corridor with access to Iowa 5 via the Maffit Lake Road extension and Veteran's Parkway interchange. The remainder of the Study Area has been identified as Low Density Residential, which would allow for traditional single-family development.





Below is a portion of the current Zoning Map for the City of Norwalk. The Study Area was zoned in the late 90s to early 2000s with the following:

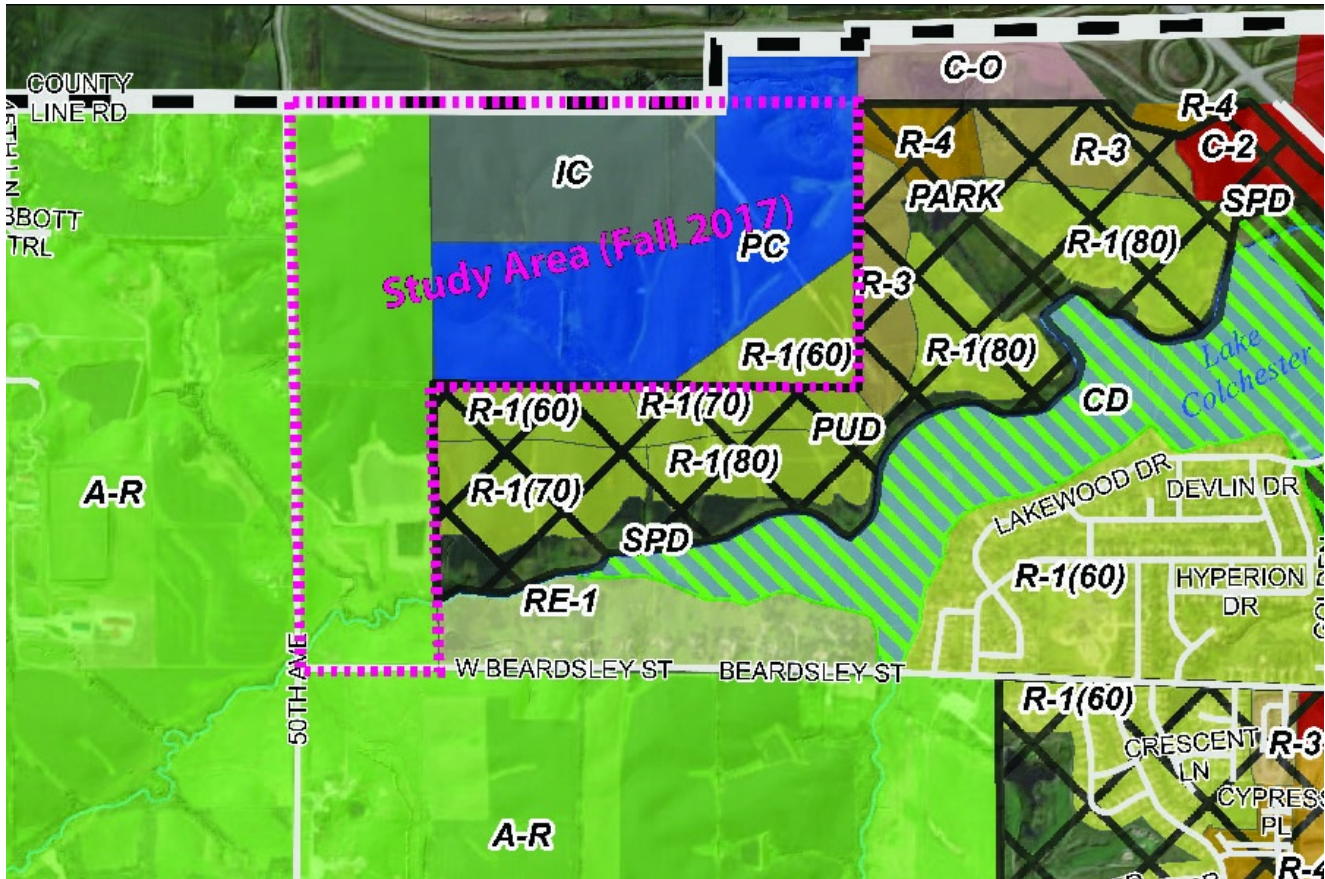
**IC** Industrial Commerce - allows for light manufacturing and warehousing (similar to Capital City Fruit)

**PC** Professional Commerce - allows for corporate campuses and office buildings

**A-R** Agricultural Reserve - allows for farming operations

**R-1(60)** Single Family Residential - allowing for traditional single family neighborhoods

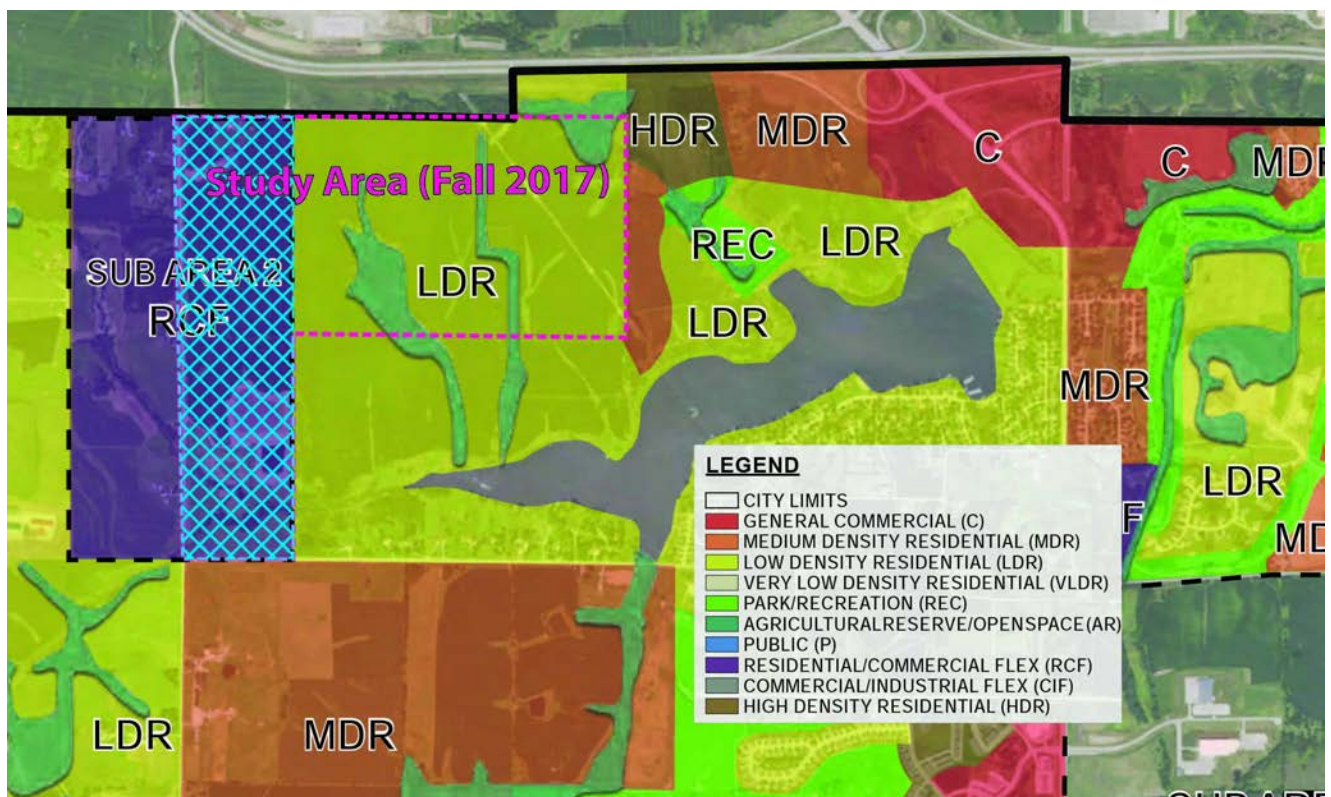
*\* Note: The current zoning for the Study Area identifies uses that are not compatible with the identified future land use designations.*





## Norwalk Northwest Future Land Use Planning Survey - Fall 2017

### Study Area Future Land Use Preferences

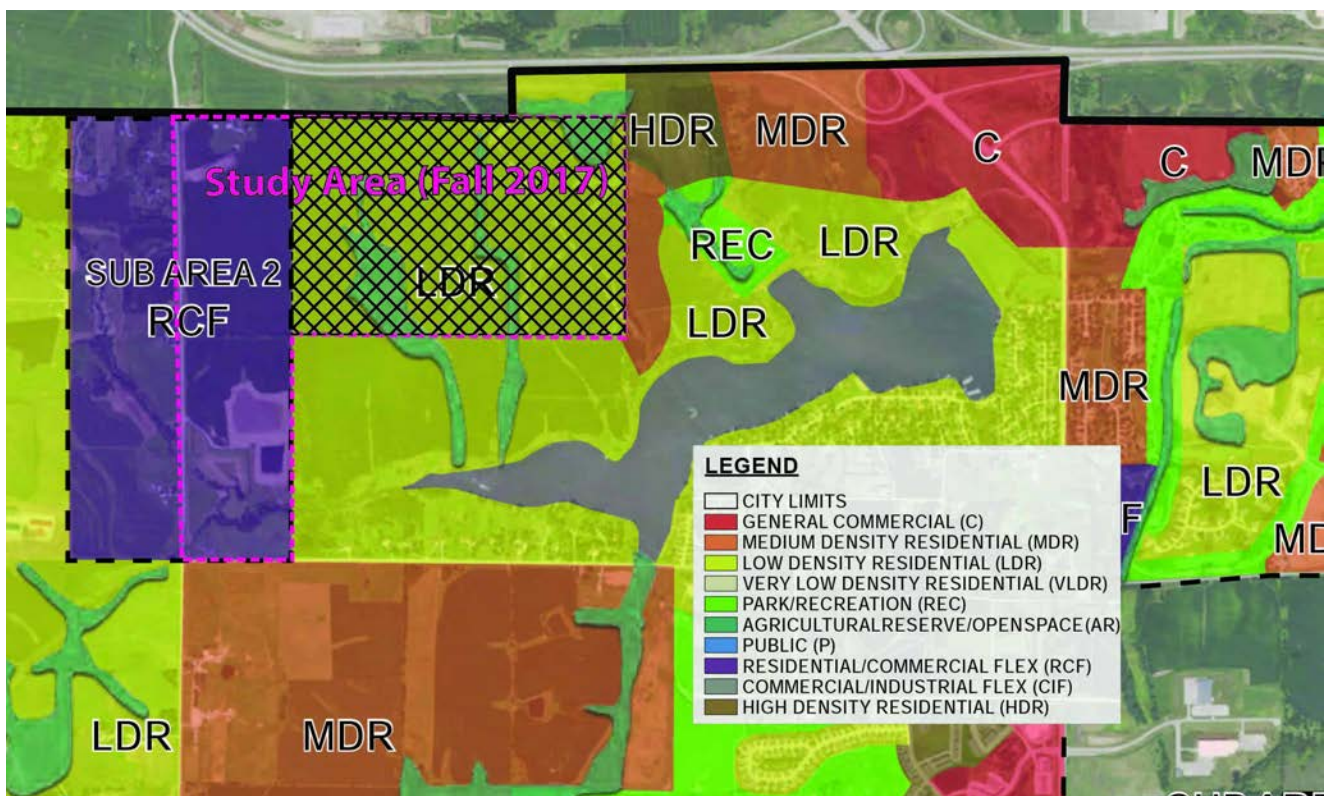




1. The blue-hatched area in the image above outlines the portion of the Study Area that is in *Sub Area 2* of the current Future Land Use Map for the City of Norwalk. Over the next 20yrs; what types of development do you feel are appropriate for the blue-hatched area above?

	Very Inappropriate	Somewhat Inappropriate	Neutral	Somewhat Appropriate	Very appropriate
Medium-Sized "Big Box" Stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional Offices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhomes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multi-Family Dwellings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments



**2.** The black-hatched area in the image above outlines the portion of the Study Area that is currently designated as **LDR - Low Density Residential** in the City's Future Land Use Map for the City of Norwalk. This area's current zoning is a mix of Industrial Commerce, Professional Commerce and Single Family Residential. What type or types of future development do you feel are appropriate for the black-hatched area in the image above?

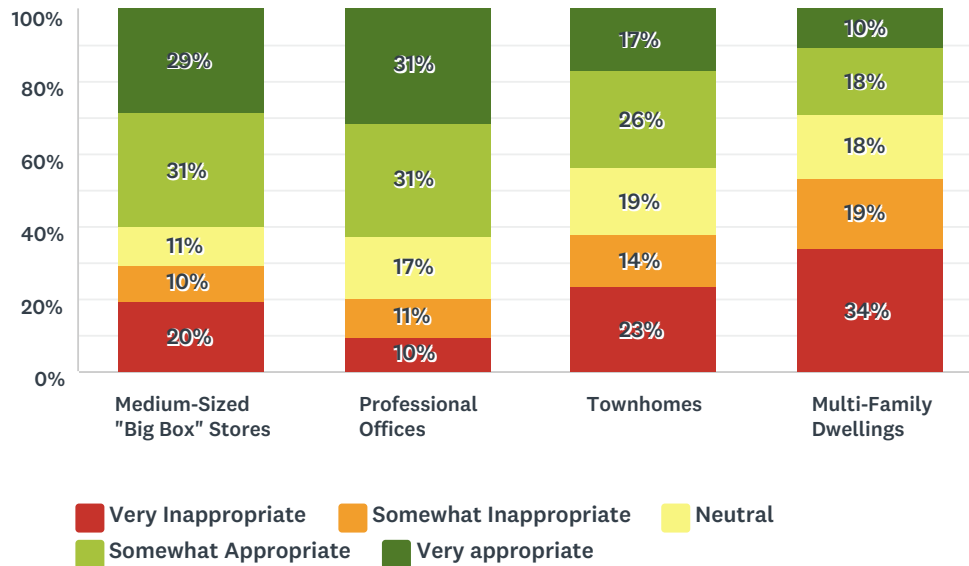
	Very Inappropriate	Somewhat Inappropriate	Neutral	Somewhat Appropriate	Very appropriate
Low Density Residential Development	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Intermixed Commercial, Residential and Professional Uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Intermixed Industrial, Commercial and Professional Uses	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please identify what other type of land use you scored as "Other" above.

## **Appendix C: Full Results from the Online Survey**

Q1 The blue-hatched area in the image above outlines the portion of the Study Area that is in Sub Area 2 of the current Future Land Use Map for the City of Norwalk. Over the next 20yrs; what types of development do you feel are appropriate for the blue-hatched area above?

Answered: 148 Skipped: 1



	VERY INAPPROPRIATE	SOMEWHAT INAPPROPRIATE	NEUTRAL	SOMEWHAT APPROPRIATE	VERY APPROPRIATE	TOTAL	WEIGHTED AVERAGE
Medium-Sized "Big Box" Stores	20% 29	10% 14	11% 16	31% 46	29% 42	147	3.39
Professional Offices	10% 14	11% 16	17% 25	31% 46	31% 46	147	3.64
Townhomes	23% 34	14% 21	19% 27	26% 38	17% 25	145	2.99
Multi-Family Dwellings	34% 50	19% 28	18% 26	18% 27	10% 15	146	2.51

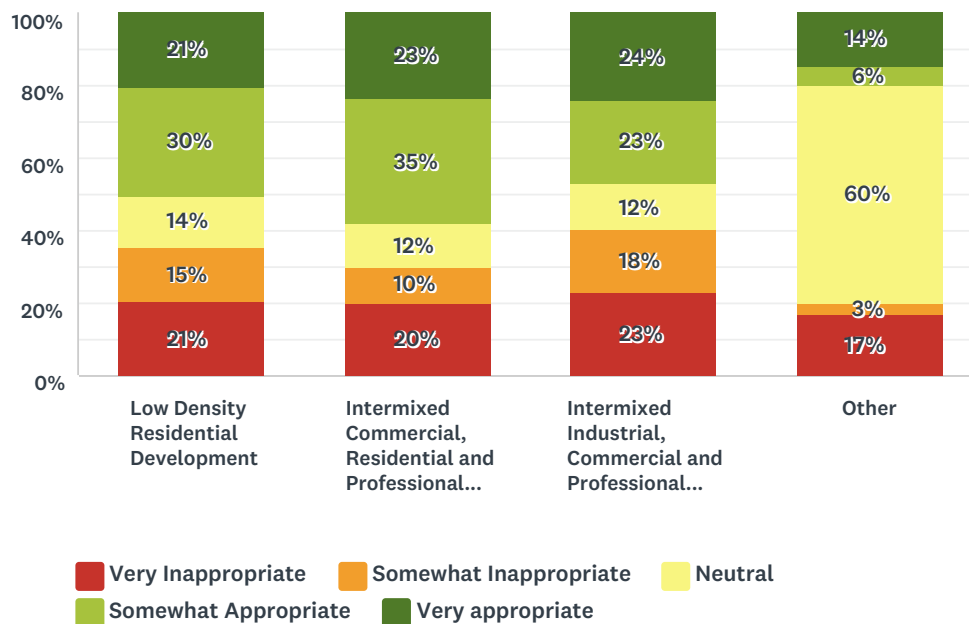
#	COMMENTS	DATE
1	Please dont let out town become Ankeny or Waukee buried in hideous apartments and townhomes.	11/3/2017 12:13 PM
2	The corridor lacks Highway 5 direct access to properly serve/develop retail/office along this corridor. Also not a good area for IC as there is a lack of access to the bypass.	11/2/2017 9:07 AM
3	Norwalk is getting too big!	10/30/2017 8:24 PM
4	No more housing! Anything but housing!	10/30/2017 3:27 PM
5	SF seems most appropriate there or quick retail in the northern portion	10/30/2017 3:12 PM

## Norwalk Northwest Future Land Use Planning Survey - Fall 2017

6	I think the city really missed the big picture and driving point for this meeting (at Eastview)! I just drove the Maffitt Lake Road extension to 50th Street - obviously all well planned by West Des Moines since intersection approaches and turn lanes part of the new street. Why wouldn't us Lakewood people appose industrial/big commercial in the study area. But, I believe many of us are business people so if WDM is kind enough to extend ML Road and basically tell Norwalk "Here is a major road we are pointing at you and we have light commercial envisioned for this road" - why wasn't the meeting more about connecting to that road including plans for North Shore and how the City of Norwalk could gain commercial tax base from light commercial. It seems like a huge oversight to me and almost like a wasted meeting now. What if WDM had planned a car race track on other side of 50th Street and we were all cheering for residential zoning on our side of 50th?? Boy, we would have looked stupid. The metro must flow together as a whole. I agree the study area should not include IC or PC zoning but maybe part 2 of the big picture should be how can Norwalk North Shore in agreement with City of Norwalk planning take advantage of the Moffitt Lake Road extension. I had to ask a couple times to get the WDM future plan displayed (at the end) and I don't think anybody else even saw the plan. I am starting to wonder if North Shore developers even cared about connecting old Army Post/Echo Valley Road. Seems to be that main corridor should have been the starting point for all development up there. Somehow WDM was able to finance their part of the road without development in place, why can't we.	10/28/2017 2:41 PM
7	Need entertainment venues-bowling,theater,bike paths,restaurants	10/24/2017 6:51 PM
8	There should be commercial businesses that will draw traffic off bypass into Norwalk.	10/24/2017 6:30 PM
9	this area needs to stay single family homes	10/24/2017 6:01 PM
10	Pretty nice views of farmland and on the way to Maffit shouldn't hide behind apartments	10/24/2017 5:02 PM
11	Do not want to see any new housing development. Would like to see more options for businesses, restaurants. There are not enough options for that here in Norwalk.	10/24/2017 3:41 PM
12	No residential. Need commercial activity. Basically any residential suggestions I am not in favor. Any question going forward in this survey with residential mentioned with commercial will be inappropriate as I am not in favor for residential anything.	10/24/2017 3:40 PM
13	The Northern part of this section could assumedely be utilized for some type of commercial applications, however, the Southern part Definitely needs to remain residential in order to fit in with the surroundings and the developments around/by the lake.	10/24/2017 2:34 PM
14	Norwalk infastructure cannot support all the new housing development that we currently have. We are having to build more schools to accommodate the families moving to the community now. Norwalk used to be a nice bedroom community. We do to want to be like Waukee, Johnston and Ankeny.lop	10/24/2017 1:07 PM
15	Regardless of land use, I'd like to see the area incorporate "green" development. It's forward thinking highly visible from bypass, but also using green infrastructure and low impact development (particularly with regard to stormwater management) will keep water quality in Lake Colchester from further degrading	10/24/2017 11:08 AM
16	Proximity to WDM may reduce the likelihood of "Box stores" choosing that area. A professional business office park with eventual ancillary businesses seems to be a nice fit.	10/24/2017 11:07 AM
17	The only issue I have with residential areas in that location is I would hate to loose their spending dollars to WDM/DM since most "Norwalk Services" will be further away. Hopefully development and family services (food, gas, etc.) will be close enough to keep their spending dollars in Norwalk.	10/20/2017 1:15 PM
18	The area adjacent to HWY 5 IS THE BEST AREA in town to put the badly needed commercial properties. It is already zone for this. No need to change it.	10/20/2017 10:33 AM
19	Thinking a restaurat/bar that could overlook the lake, perhaps have the patio/deck back up to the lakeside. In addition have a bike trail that would run through the development along the lake and connect with the great western trail. Some professional offices in this area and maybe a small strip/ market place. Perhaps bike store or a recreation rental establishment,specialty shop of some sort,etc.not specific to sub area 2 but could work for black crisscrossed area LEE as well.	10/19/2017 3:37 PM
20	Hy-Vee, Wal-Mart (Market), Walgreens, CVS, more sit down restaurant options, City recreational center like the Y or a city water park	10/19/2017 3:18 PM
21	We need businesses that will pay taxes and lower the overly high residential property taxes which keep people from moving here	10/19/2017 3:03 PM

Q2 The black-hatched area in the image above outlines the portion of the Study Area that is currently designated as LDR - Low Density Residential in the City's Future Land Use Map for the City of Norwalk. This area's current zoning is a mix of Industrial Commerce, Professional Commerce and Single Family Residential. What type or types of future development do you feel are appropriate for the black-hatched area in the image above?

Answered: 148 Skipped: 1



	VERY INAPPROPRIATE	SOMEWHAT INAPPROPRIATE	NEUTRAL	SOMEWHAT APPROPRIATE	VERY APPROPRIATE	TOTAL
Low Density Residential Development	21% 30	15% 22	14% 20	30% 44	21% 30	146
Intermixed Commercial, Residential and Professional Uses	20% 29	10% 15	12% 17	35% 51	23% 34	146
Intermixed Industrial, Commercial and Professional Uses	23% 33	18% 26	12% 18	23% 33	24% 35	145
Other	17% 12	3% 2	60% 42	6% 4	14% 10	70

#	PLEASE IDENTIFY WHAT OTHER TYPE OF LAND USE YOU SCORED AS "OTHER" ABOVE.	DATE
1	Restaurants other than fast food would be nice in norwalk	11/4/2017 1:48 PM
2	Parks and low density commercial.	11/3/2017 12:13 PM

## Norwalk Northwest Future Land Use Planning Survey - Fall 2017

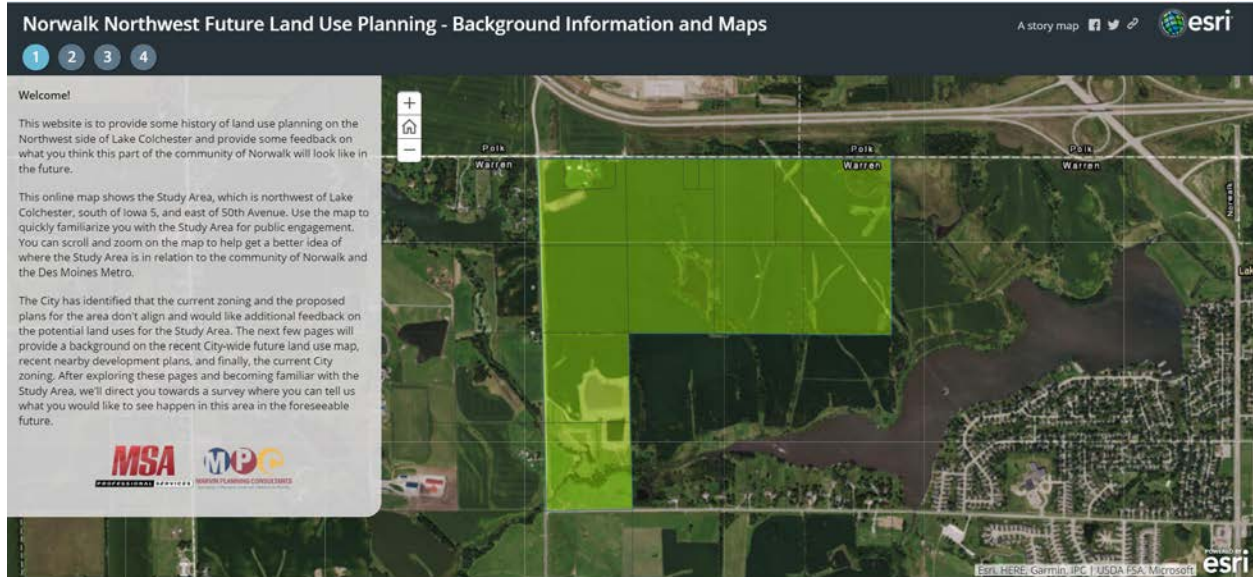
3	While the LDR might make sense given it surroundings, LDR next to a highway sounds wrong. A HDR/MDR type of application seems more appropriate for this location. If access is improved, maybe mixed use types of development, but I do not foresee the access being solved.	11/2/2017 9:07 AM
4	Apartments	11/1/2017 2:29 PM
5	Norwalk is getting too big! Was a resident for three years because we loved the size of community - growing too much so we moved. Not a fan!!!	10/30/2017 8:24 PM
6	Additional Recreation area would be acceptable.	10/30/2017 10:44 AM
7	definition should come from survey not respondent	10/29/2017 3:46 PM
8	Other meaning anything other than residential development.	10/27/2017 1:06 PM
9	Norwalk NEEDS to be connected to the mainstream bike trails. This will allow bike traffic to come and out of town.	10/25/2017 2:31 PM
10	Norwalk has TWO roads! Keep building and population grows and the roads we have will fall apart, worse than they are now, and it will become gridlocked. Work on infrastructure before building more residential! Schools are already at max capacity!	10/25/2017 7:28 AM
11	Parks, community center, bike paths, restaurants, entertainment district,	10/24/2017 6:51 PM
12	Stay single family homes.	10/24/2017 6:01 PM
13	Walking path, nicer restaurant chain (think Jordan creek restaurants/lake area))	10/24/2017 5:02 PM
14	Anything residential I am not for.	10/24/2017 3:41 PM
15	Residential anything is inappropriate.	10/24/2017 3:40 PM
16	Since this land is right off Highway 5, I could see it being utilized as light commercial property.	10/24/2017 2:34 PM
17	Green development/open space. It would be great for businesses or homes on the north side of the lake to have an open space for recreation/activity.	10/24/2017 11:08 AM
18	LDR in that area, though convenient, doesn't seem as desirable along the interstate.	10/24/2017 11:07 AM
19	Singke dwelling homes	10/24/2017 10:56 AM
20	you as a city have to realize that you have let residential development occur in every place currently that would have been great for commercial growth. (along sunset and north avenues) you have left no room for commercial growth in Norwalk. The only place left is the corridor by hwy 5. you need to stop being short sighted and going for residential and be patient for commercial to come. By the time the city is big enough to attract commercial business there is going to be no areas left to build that are convenient to the citizens of Norwalk. They can already get to southside and west side in 10 minutes. Very poor planning from the city for all these years. Pretty soon houses will fill the area between Norwalk and cumming and that opportunity will be gone as well.	10/24/2017 10:43 AM
21	Amazon	10/24/2017 5:27 AM
22	farm land and open space	10/23/2017 2:03 PM
23	I see no black hatched area	10/20/2017 2:46 PM
24	Why put more houses in the place that has the best exposure to the highway? That makes no sense. How did the future land use plan get different than the Zoning. Why wasnt the future land use plan modeled after the zoning already in place?	10/20/2017 10:33 AM
25	The inter mix would provide a smoother transition to sub 2 area.	10/19/2017 3:37 PM
26	Distribution centers would be a great way to help lower our crazy city taxes.	10/19/2017 3:18 PM



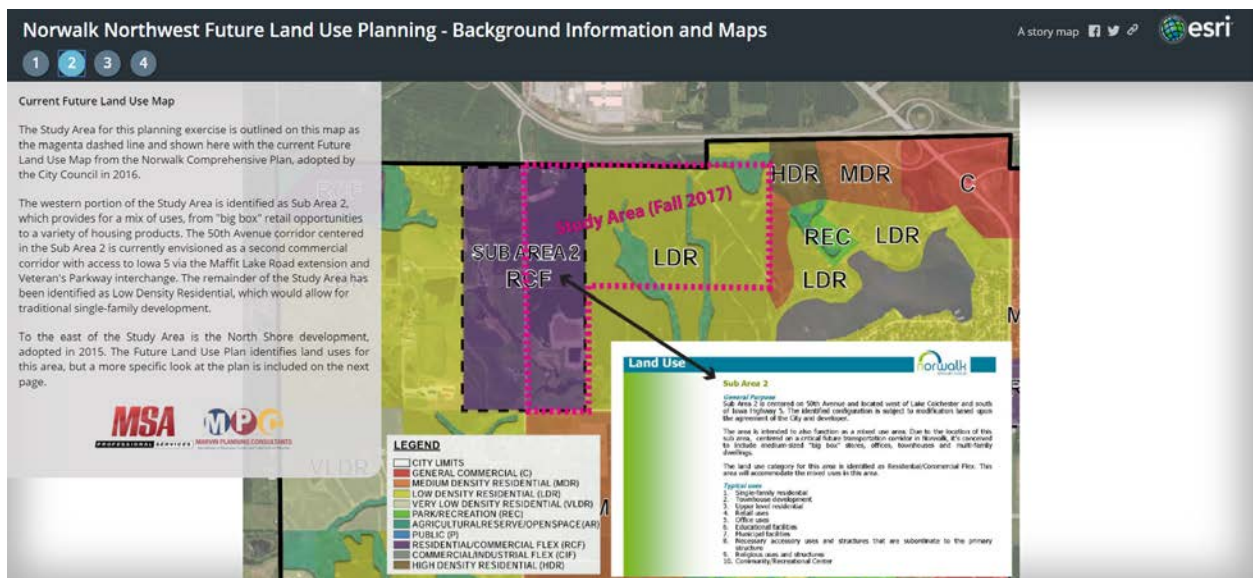
## Appendix D: Screenshots of the NW Study Area Informative Tour - ESRI Story MAP of the NW Study Area Informative Tour - ESRI Story MAP

Below are screenshots of the four pages that make up the *NW Study Area Informative Tour*. The tour is available at [norwalknwplanning.com](http://norwalknwplanning.com)

### Page 1



### Page 2





## Page 3

### Norwalk Northwest Future Land Use Planning - Background Information and Maps

1234

#### North Shore Master Plan - 2015

In December 2015, the North Shore Master Plan, shown to the right, was adopted by the City Council. The Master Plan identified the allowable uses for the majority of the north side of Lake Colchester. This is a primarily residential development with the majority of land devoted to single family residential. Higher density residential opportunities exist on the north side of the development near Iowa 5. Commercial development opportunities exist along Iowa 28. The Master Plan shows planned road extensions that intersect with the Study Area to the west. The City currently has an development agreement in place for the extension of County Line Road when commercial development begins along Iowa 28.

Our Study Area is directly adjacent to the North Shore development and the two areas will have an impact on one another as they develop in the coming years, particularly in relation to the street network and the adjacent uses.

01 NORTH SHORE PUD MASTER PLAN

## Page 4

### Norwalk Northwest Future Land Use Planning - Background Information and Maps

1234

#### Current Zoning Map

Shown here is the current Zoning Map for the City of Norwalk. The Study Area was zoned in the late 90s to early 2000s with the following:

- IC Industrial Commerce - allows for light manufacturing and warehousing (similar to Capital City Fruit)
- PC Professional Commerce - allows for corporate campuses and office buildings
- A-R Agricultural Reserve - allows for farming operations
- R-1(60) Single Family Residential - allowing for traditional single family neighborhoods

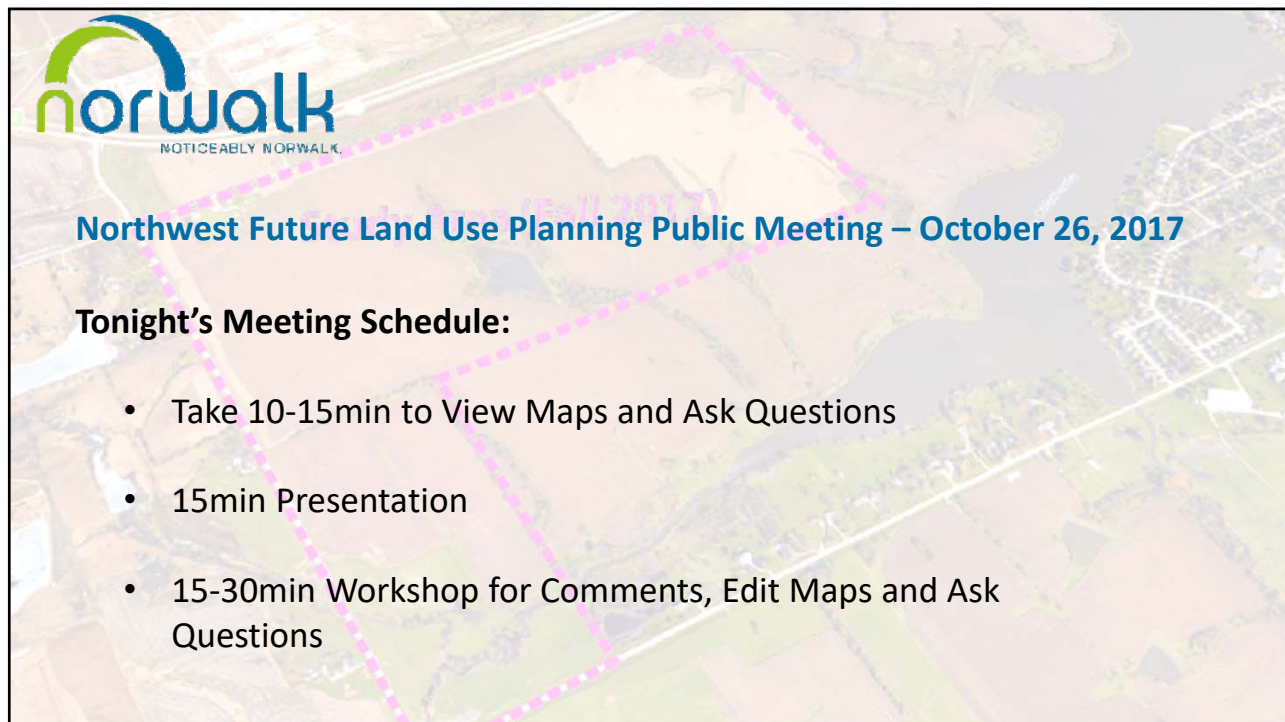
The current zoning for the Study Area identifies uses that are not compatible with the identified future land use designation in the Future Land Use Map, viewable on page 2.

This fact has brought to light the issue and the problem to solve; the zoning for Industrial Commerce (IC) and Professional Commerce (PC) is not aligned with the future land use designation of Low Density Residential (LDR) in the eastern portion of the Study Area. Our goal is to engage the community and property owners and determine if the current future land use designation is preferred or if there is another option.

After a consensus has been reached the City Council will then consider appropriate actions to amend the Future Land Use Map and Zoning Map to align with the preferred future land use for the Study Area.

[Click here to take the Norwalk Northwest Future Land Use Planning Survey!](#)

## **Appendix E: Public Meeting PowerPoint Presentation**

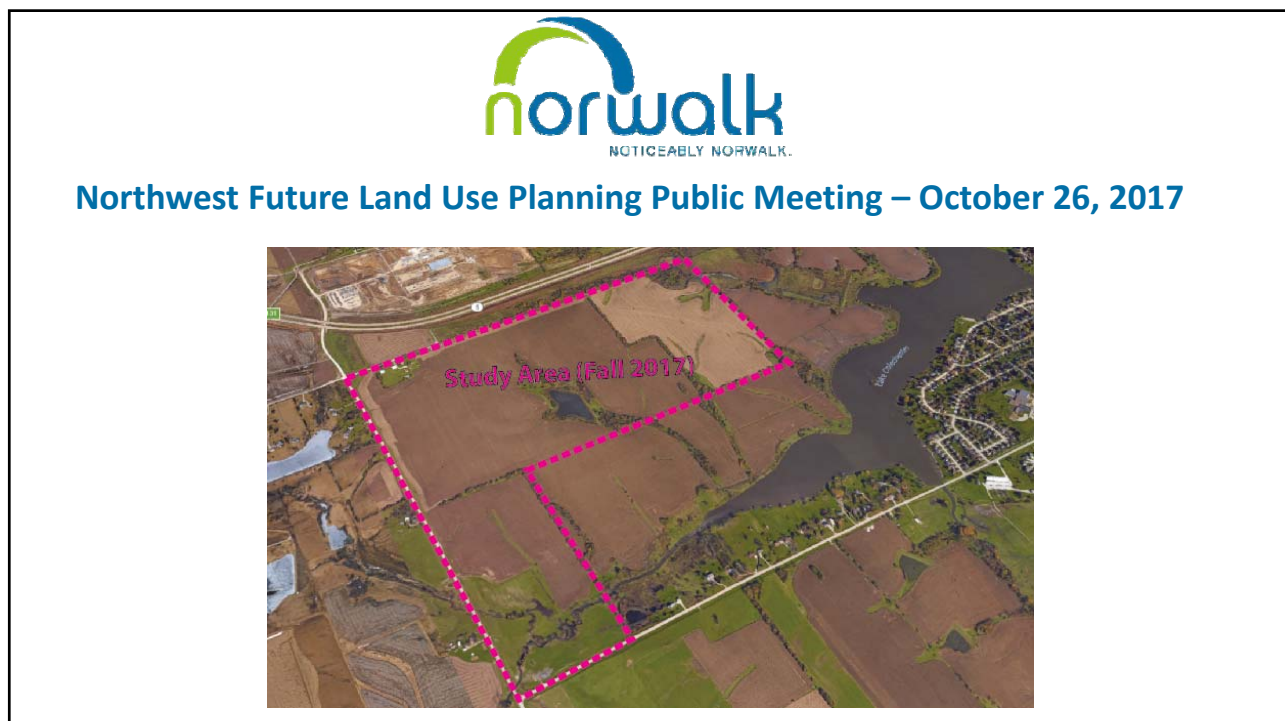


**norwalk**  
NOTICEABLY NORWALK.

**Northwest Future Land Use Planning Public Meeting – October 26, 2017**

**Tonight's Meeting Schedule:**

- Take 10-15min to View Maps and Ask Questions
- 15min Presentation
- 15-30min Workshop for Comments, Edit Maps and Ask Questions



**norwalk**  
NOTICEABLY NORWALK.

**Northwest Future Land Use Planning Public Meeting – October 26, 2017**

**Study Area (Fall 2017)**



## Meeting Agenda

- **Introductions**

- Why Plan?
- History of Future Land Use Planning for Study Area
- Current Zoning of the Study Area
- “Why am I here?”



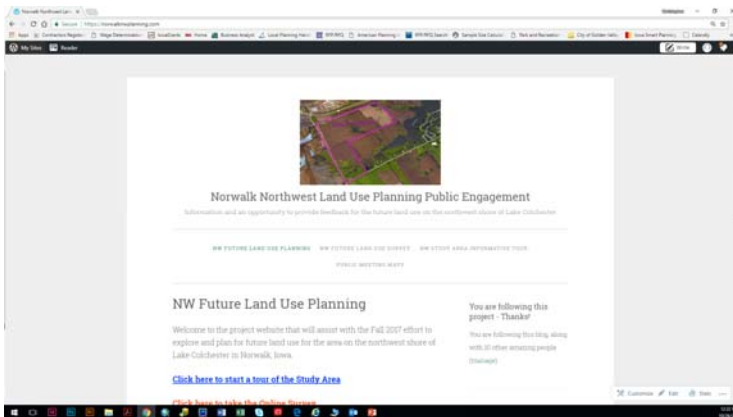
Chris Janson, AICP



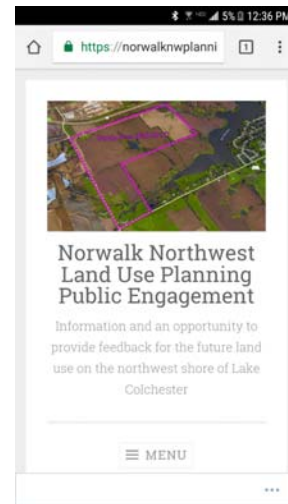
Keith Marvin, AICP



# [norwalknwplanning.com](https://norwalknwplanning.com)



Desktop &amp; Laptop



Phone &amp; Tablet

## Meeting Agenda

- Introductions
- **Why Plan?**
- History of Future Land Use Planning for Study Area
- Current Zoning of the Study Area
- “Why am I here?”





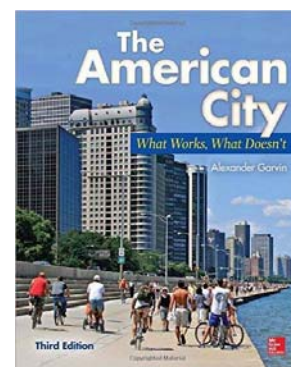
## Why Plan?

- It is important for community residents and leaders to understand that planning is important and has an impact on Quality of Life.
- Planning is an organized way to anticipate and shape changes for the benefit of the community of Norwalk.
- To form the legal basis for plan implementation through the use of zoning ordinances, subdivision regulations, etc.
- A well planned community is defined place that is attractive, has reasonable taxes, adequate public services, and is a good place to live and work.



## What is Planning?

- Planning attempts to form a consensus on important issues that affect the development of a community.
- Successful City Planning: Public action that generates a desirable, widespread and sustained private market reaction. -*Alexander Garvin*





## What is a Comprehensive Plan & Future Land Use Plan?

- The comprehensive plan, also known as a general plan, master plan or land use plan, is a document designed to guide the future actions of a community. It presents a vision for the future; with long-range goals and objectives for all activities that affect the local government.” -Gary D. Taylor, Iowa State University
- **Not a Zoning Ordinance or Subdivision Regulations**
- Comprehensive Plan in Iowa Code:
  - Zoning and Comprehensive Plan - Chapter 414
    - 414.3: “ The [Zoning] regulations shall be made in accordance with a comprehensive plan...”
  - Iowa Smart Planning – Chapter 18B



## Meeting Agenda

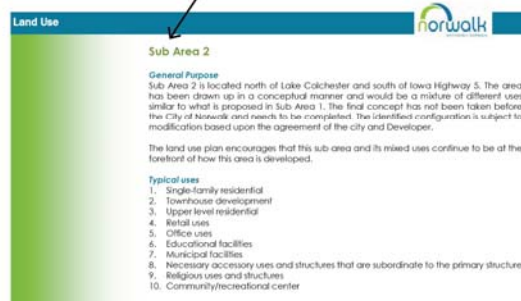
- Introductions
- Why Plan?
- **History of Future Land Use Planning for Study Area**
- Current Zoning of the Study Area
- “Why am I here?”



## History of Future Land Use Planning for Study Area



### 2013 Comprehensive Plan & Future Land Use Map Update



## History of Future Land Use Planning for Study Area

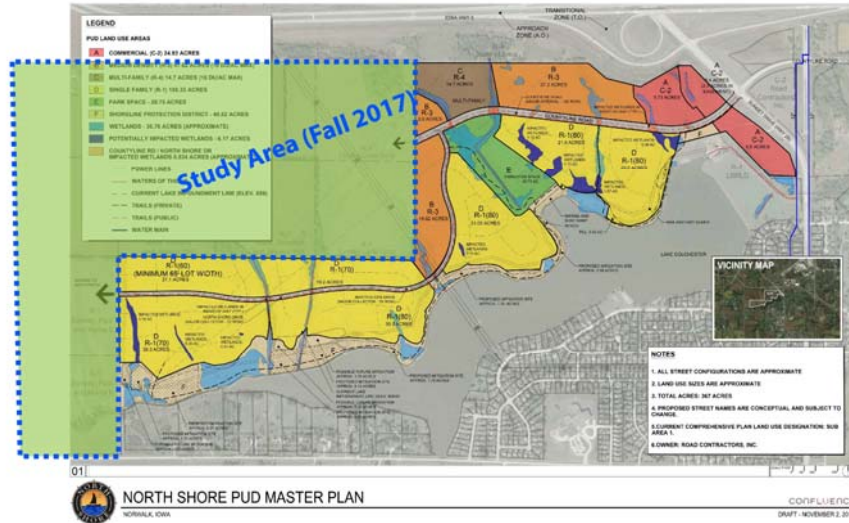
### What is Sub Area 2?

#### General Purpose

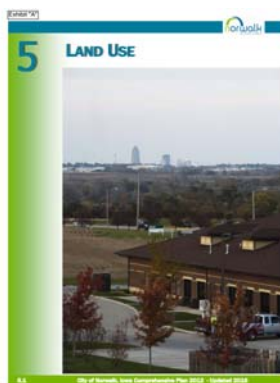
- Sub Area 2 is centered on 50th Avenue and located west of Lake Colchester and south of Iowa Highway 5.
- The identified configuration is subject to modification based upon the **agreement of the City and developer.**
- The area is intended to also function as a **mixed use area.**
- Due to the location of this sub area, centered on a critical future transportation corridor in Norwalk, it's conceived to include **medium-sized "big box" stores, offices, townhouses and multi-family dwellings.**
- The land use category for this area is identified as **Residential/Commercial Flex.** This area will accommodate the mixed uses in this area.

## History of Future Land Use Planning for Study Area

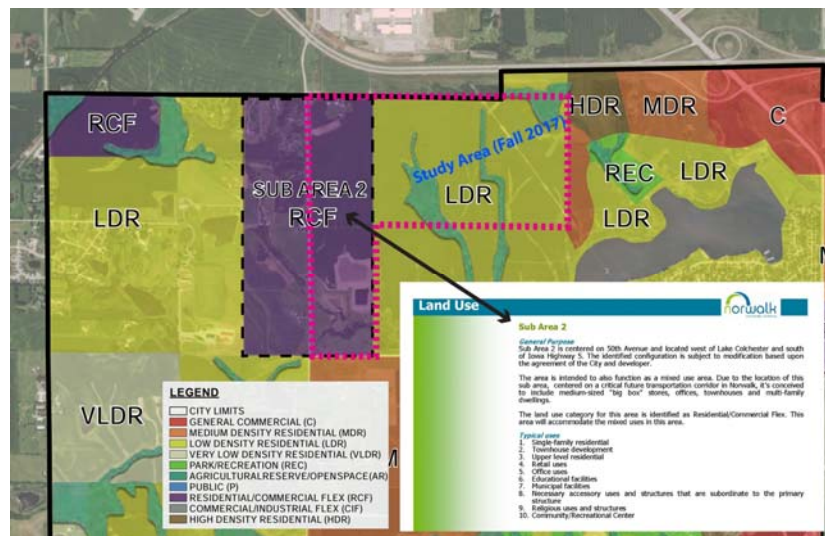
2015 North Shore  
Planned  
Unit Development  
Ordinance



## History of Future Land Use Planning in Norwalk



2016 Land Use Chapter  
& Future Land Use  
Map Update





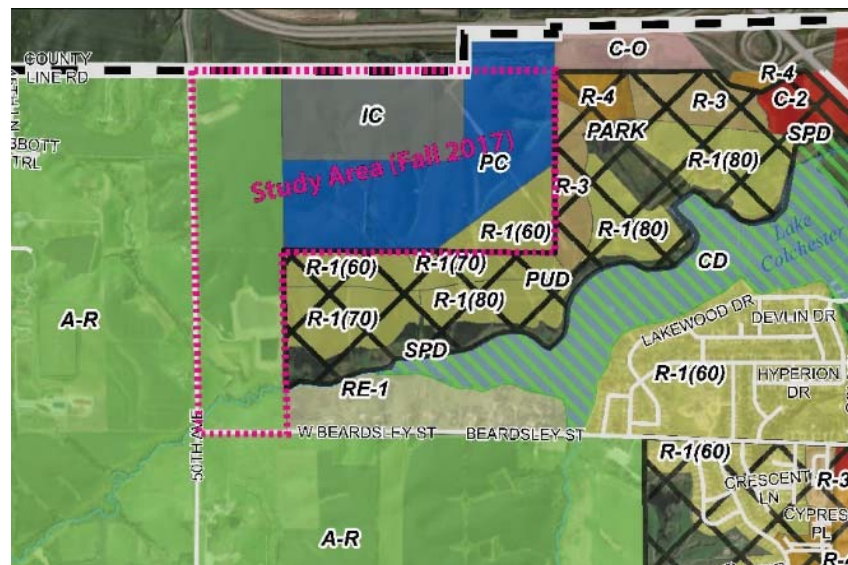
## Meeting Agenda

- Introductions
- Why Plan?
- History of Future Land Use Planning for Study Area
- **Current Zoning of the Study Area**
- “Why am I here?”



## Current Zoning

- Shown here is the current Zoning Map for the City of Norwalk. The Study Area was zoned in the late 90s to early 2000s.
- The current zoning for the Study Area identifies uses that are not compatible with the identified future land use designation in the Future Land Use Map.







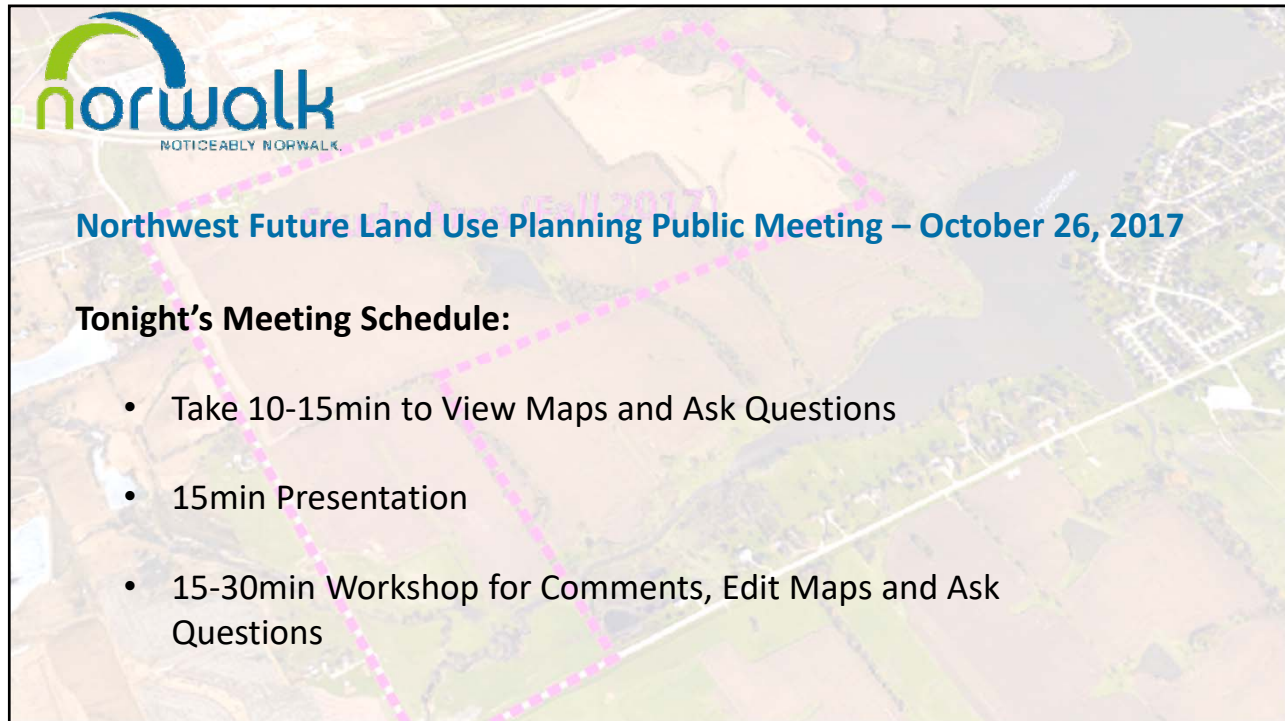
## Meeting Agenda

- Introductions
- Why Plan?
- History of Future Land Use Planning for Study Area
- Current Zoning of the Study Area
- **“Why am I here?”**



## “Why am I here?”

- Our goal is to assist the City in collecting public input on future land use and development for the Study Area northwest of Lake Colchester.
- We need your input tonight and at [norwalknwplanning.com](http://norwalknwplanning.com)
- We will summarize the input from this evening, comments on the website and the survey results and report them to the City Council.
- After review the Council will consider appropriate actions to amend the Future Land Use Map and Zoning Map.



**norwalk**  
NOTICEABLY NORWALK

**Northwest Future Land Use Planning Public Meeting – October 26, 2017**

**Tonight's Meeting Schedule:**

- Take 10-15min to View Maps and Ask Questions
- 15min Presentation
- 15-30min Workshop for Comments, Edit Maps and Ask Questions



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

**Item No. 6E**  
**For Meeting of 11.27.2017**

**ITEM TITLE:** Discussion and review of possible private street code amendment  
**CONTACT PERSON:** Luke Parris, AICP – Community Development Director

**SUMMARY EXPLANATION:**

Recent projects brought through the Development process have sparked discussions about private streets within the City. Current code language allows for a development to have private streets, so long as they are built to City standards and include special signage that identifies them as a private street. Recent concerns have been raised regarding whether or not the City should allow a private street to serve as a through connection. Staff has identified several methods to potentially address concerns related to private streets.

1. Allow private streets with no code change.
2. Don't allow private streets.
3. Don't allow through connections on private streets.
4. Allow through connections on private streets, but only with additional design elements, such as speed bumps, signage, etc.

Staff is looking for Commission input on the topic to provide to the Council. Council will provide direction to staff so that we can continue forward with a consistent message to Developers in the community.



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

**Item No. 6F**  
**For Meeting of 11.27.2017**

**ITEM TITLE:** Review draft sign ordinance language in relation to project finance signs  
**CONTACT PERSON:** Luke Parris, AICP – Community Development Director

**SUMMARY EXPLANATION:**

At the November 13, 2017 Planning & Zoning Commission, staff discussed concerns that had been raised recently regarding project finance signs. Staff had been allowing these signs as a temporary project sign that could be up to 32 sqft. The Commission indicated that they felt it would be appropriate to limit the use of project finance signs. Below is draft language that could be considered related to project finance sign.

1. Amend the definitions section to define a project finance sign:

Sign, Project Finance: Such signs identifying the financial contributors to a development project, site construction, or building construction.

2. Amend the Sign Regulations section to prohibit Project Finance Signs:

17.70.030 Prohibited Signs

- S. Project Finance Signs. Free-standing Project Finance Signs shall be prohibited. Project Finance Signs may be allowed in conjunction with a Construction Sign as allowed in Section 17.70.130 Temporary Signs.

3. Amend the Temporary Sign sections to allow for Project Finance Signs as a portion of a Construction Sign"

Section 17.70.130 Temporary Signs.

- C. Construction, Real Estate and Political Signs. Temporary real estate, construction, and political signs less than thirty-two (32) square feet in area shall be permitted in any zoning district without the issuance of a sign permit, provided no real estate or political sign greater than twelve (12) square feet shall be permitted on a lot occupied by a single family dwelling in a RE-1, R-1, or R-2 district. Project Finance Signs are allowed as a portion of a Construction Sign, so long as the Project Finance Sign does not encompass more than 25% of the Construction Sign area.