



**AGENDA**  
**PLANNING AND ZONING MEETING**  
**Norwalk City Hall, 705 North Ave**  
**Monday, December 11, 2017**  
**6:00 P.M.**

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – November 27, 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. Presentation – Norwalk Park Master Plan Additions – Tim West, PLA, LEED AP, Landscape Architect with Snyder & Associates
  - b. Public Hearing and Consideration of a request from MBA Growth, LLC to rezone the property at 1008 Linden Drive to R-2 so that the duplex can be split into two lots as townhome units.
  - c. Request from KFH, LLC and City State Bank to approve the Final Plat of Farms of Holland Plat 3
  - d. Request from Graham Real Estate One, LLC to approve the Final Plat of Legacy Commercial Plat 8.
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. Sign Ordinance Revisions
  - d. Private Street Code Language
  - e. Cell Tower Ordinance
  - f. Walkability Design
  - g. Affordable Housing Research
10. Next Meeting Date: December 11, 2017
11. Adjournment

## **REGULAR NORWALK PLANNING AND ZONING MEETING 11-27-2017**

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, November 27, 2017. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Judy McConnell, Donna Grant, Barbara Bellizzi, John Fraser, Elizabeth Thompson, and Jim Huse. Absent: Brandon Foldes.

Staff present included: Luke Parris, Community Development Director, Hillarie Ramthun, Community Development Coordinator and Elliot Klimowski, Intern. Stephanie Riva, the City Council liaison was also present.

### **Approval of Agenda – 17-111**

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

*(Foldes arrived at 5:46 p.m.)*

### **Approval of Minutes – 17-112**

Motion by Huse and seconded by Bellizzi to approve the minutes from the November 13th, 2017 meeting. Approved 7-0.

Chairperson McConnell welcomed the 7 guests present.  
With no one wishing to speak, McConnell moved onto the first item of business.

### **New Business**

#### **Request from K&R Wholesale to approve the site plan amendment for the K&R Wholesale site at 1925 Colonial Parkway-17-113**

The site plan amendment request from K&R Wholesale is related to expanding the truck turnaround area. Paving area increased over three thousand square foot which created additional storm water runoff that needed to be accounted for in the detention basin. To ensure that the City's requirements were met, a revision to the Stormwater Management Plan was necessary.

Bellizzi motioned to approve the request with staff recommendations. Fraser seconded.  
Approved 7-0

#### **Recommendation on a request from Rowe Electronics for a front yard setback variance at 339 Hakes Drive –17-114**

A variance request was received to allow for a reduced front yard setback of 26'. The standard setback for the M-1 zoned property is 50' from the front property line. The variance request is due to the presence of a detention basin on the north side of the existing building which restricts locations for the potential new storage building that Rowe is hoping to build. The Planning and Zoning can provide recommendations to the Board of Adjustment for consideration, but the overall approval of the full site plan will come later from the Planning and Zoning Commission and City Council.

Steven Rowe, Rowe Electronics 339 Hakes Drive, spoke.

Nick Horstman, Morton Buildings, P.O. Box 60 809 S. 1st Street Chariton, spoke.

The Commissioners asked why the building couldn't be placed a different direction on the property, to then provide a 30' setback and a more aesthetic look.

Rowe was pleased with that suggestion and Board of Adjustment will meet Wednesday, December 6th.

McConnell entertained a motion. Huse motioned to approve the recommendation to the Board of Adjustment to review the site setback of 30 feet. Bellizzi seconded.  
Approved 7-0

**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**

**-17-115**

A special use permit request was received from MidAmerican Energy Company to allow for the construction of a pipeline testing facility. The proposed 13,826 square foot parcel where the facility would be located is on the Warrior Run Golf Course. The driveway leading to the gravel pad where the facility will be located would be paved and the aggregate pad would be fenced in completely. Consideration by the Board of Adjustment is limited to the special use permit and the appropriateness of the use at the identified location. A submission of the full site plan for review by the City would need to happen to ensure that all codes and requirements would be met. This request of the R-1(70) Single-family residential parcel would need to be approved by Planning and Zoning as well as City Council for the plan from MidAmerican Energy Company to be permitted. Jeff Gaddis, Civil Engineering Consultants, 2400 86th Street Des Moines, spoke. Since the area is identified as low-density residential the proposed pipeline testing facility would not appear to be in conflict with the current use.

Motion by Huse to approve the request recommendation. Seconded by Bellizzi. Approved 7-0

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

The public feedback collected from the online survey and public meeting showed that most were favorable to the 2016 Future Land Use Plan identified as Low Density Residential. However, the participants of the online survey also felt that the area offered additional opportunities for development outside of strictly low-density residential. After reviewing public comments, staff worked with MSA Professional Services to develop a recommendation for proceeding forward.

**Discussion and review of possible private street code amendment**

Current code language allows for a development to have private streets as long as they are built to City standards. Concerns have been raised whether or not private streets should be allowed, several methods have been identified to potentially address concerns, they are:

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.

The informal discussion concluded with the Commissioner's choosing number 4 as the scenario that would be most appropriate since developers are required to build private streets to City standards. This may come back in the future as a more formal discussion.

**Review draft sign ordinance language in relation to project finance signs.**

The draft amendment would allow for signage but would not allow the project finance signs to be free standing 32 square foot signs. The language that would be added to the code would allow the project finance sign to encompass no more than 25% of the Construction Sign area. This will go in front of City Council for review.

**Future Business Items-**

Stark Property

North Shore Preliminary Plat

Farms of Holland Plat 3 Final Plat  
Walkability Design  
Affordable Housing Research

**City Council Update-** Rezoning of Colonial Circle has been approved. The preliminary plat for Arbor Glynn was approved with a lot of discussion regarding the private street and setbacks. Parkland dedication agreements were discussed.

**Next meeting Date – December 11, 2017.**

**Adjournment – 17-116**

Motion by Huse and seconded by Bellizzi to adjourn the meeting at 7:09 p.m. Approved 7-0.

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Judy McConnell, Chairperson

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Luke Parris, Community Development Director



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. 6B  
For Meeting of 12.11.2017

|   |  |
|---|--|
| <b>ITEM TITLE:</b>                                      | <b>Request from MBA Growth, LLC to rezone the property at 1008 Linden Drive to R-2 so that the duplex can be split into two lots as townhome units.</b>  |
| <b>CONTACT PERSON:</b>                                  | <b>Elliot Klimowski – Community Development Intern</b>   |
| <b>APPLICANT(S):</b>                                    | MBA Growth LLC<br>1105 High Rd #462<br>Norwalk, IA 50211   |
| <b>GENERAL DESCRIPTION:</b>                             | This request would change the zoning for a duplex at 1008 Linden Drive from R-1 to R-2. The property owner would like to then split the lot into two lots as townhome units.   |
| <b>RELATIONSHIP TO CURRENT ZONING:</b>                  | The existing duplex does not conform to current zoning standards for an R-1 district. By allowing the change from R-1 to R-2, this would bring the property into conformance with the City’s zoning regulations and allow the owner to split the property into two lots, which would also conform to the R-2 standards. There is adjacent R-2 zoning to and an approval would essentially extend this district onto the lot at 1008 Linden Drive.  |
| <b>RELATIONSHIP TO CURRENT LAND USE AND COMP PLANS:</b> | The Future Land Use Plan shows the property and the nearby currently zoned R-2 ground in a Low-Density Residential area. The Low Density Residential category is areas identified as planned for single-family home.   |
| <b>STAFF ANALYSIS:</b>                                  | <p>The proposed zoning change, and resultant lot split, would not significantly alter the use of the property or appearance of the neighborhood, and thus would not appear to substantially change the character of the neighborhood. The Future Land Use does identify the area as Single-Family Residential, however, staff has identified that there are several other duplexes in the area, both within the currently zoned R-2 district and as non-conforming uses within the current R-1.</p> <p>Keeping the property zoned R-1 would mean that if the current building were ever removed from the lot, a single-family home would be the only building that could replace it. Rezoning the property R-2 would bring the current structure into conformity with the zoning designation of the lot as well as allow for the split of the lot into a townhome. However, a change in the zoning would allow for</p> |

expanded future building options for the site including the replacement of the current structure with a similar one.

**PLANNING & ZONING  
COMMISSION  
RECOMMENDATION:**

The Planning & Zoning Commission should consider the above facts of the proposal and make a recommendation to the City Council. Options for recommendation are:

1. Recommend approval
2. Recommend approval with conditions
3. Recommend denial (note that a lack of motion on the item is considered a recommendation to deny the request)
4. Table the item if additional information is required

RESOLUTION NO. \_\_\_\_\_

**Resolution approving the Rezoning of 1008 Linden Drive to R-2**

WHEREAS, the Planning & Zoning Commission strives to; and,

WHEREAS, the Planning & Zoning Commission wishes to; and,

WHEREAS, the rezoning request has been reviewed by Planning & Zoning Commission at their regular meeting on December 11, 2017 and recommends approval of the Final Plat; and

WHEREAS, the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations; and

WHEREAS, any significant modification to the rezoning request be reviewed and approved by the Planning & Zoning Commission and City Council;

**NOW, THEREFORE, BE IT RESOLVED by the Planning & Zoning Commission of the City of Norwalk, Iowa, that**

**Section 1:** The rezoning of 1008 Linden Drive to R-2 be approved as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

Passed and approved this 11th day of December, 2017.

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Tom Phillips, Mayor

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ATTEST:  
Jodi Eddleman, City Clerk

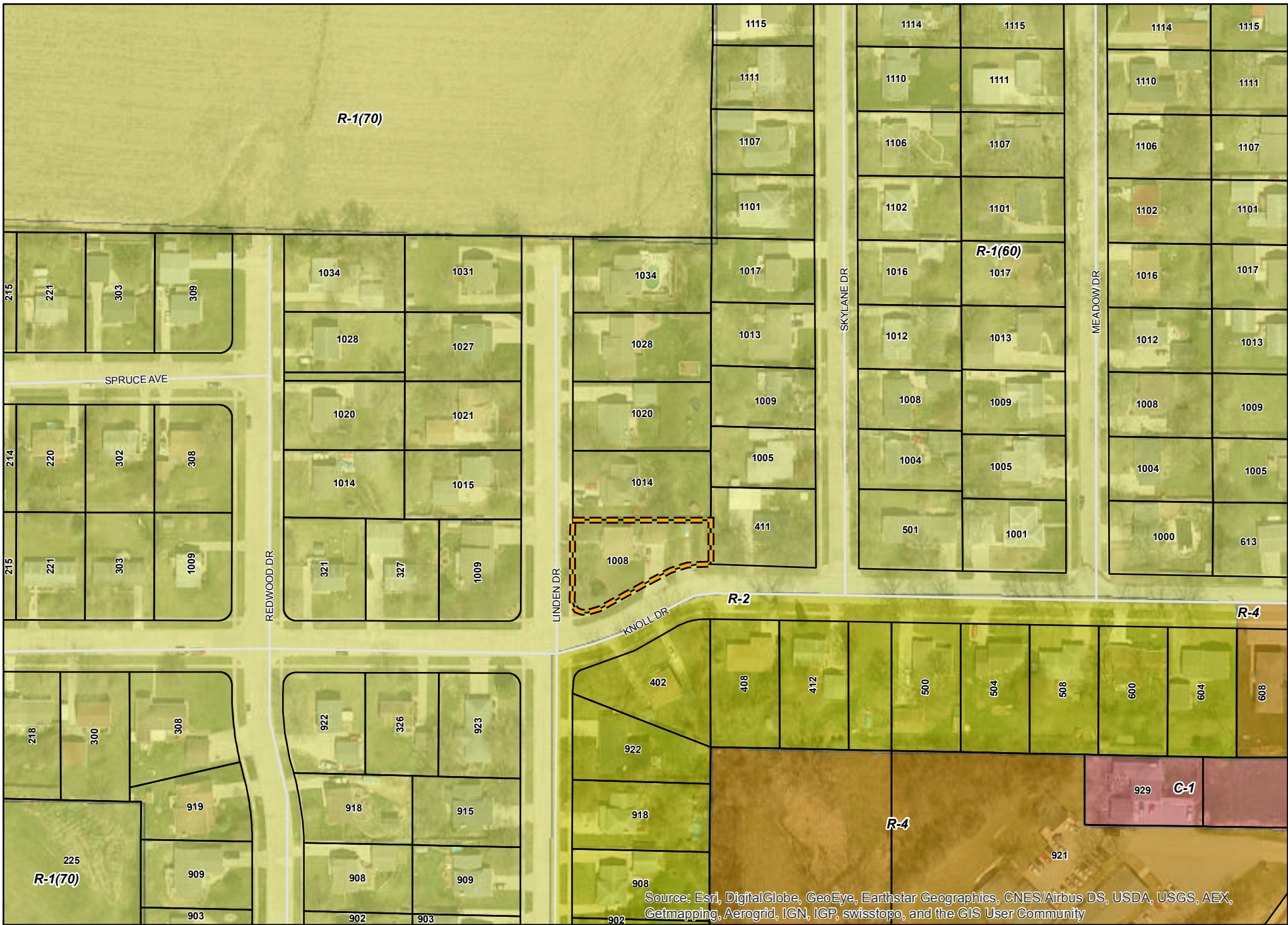
| <b>ROLL CALL VOTE:</b> | <b>Aye</b>               | <b>Nay</b>               | <b>Abstain</b>           | <b>Absent</b>            |
|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Isley                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Kuhl                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Lester                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Livingston             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Riva                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

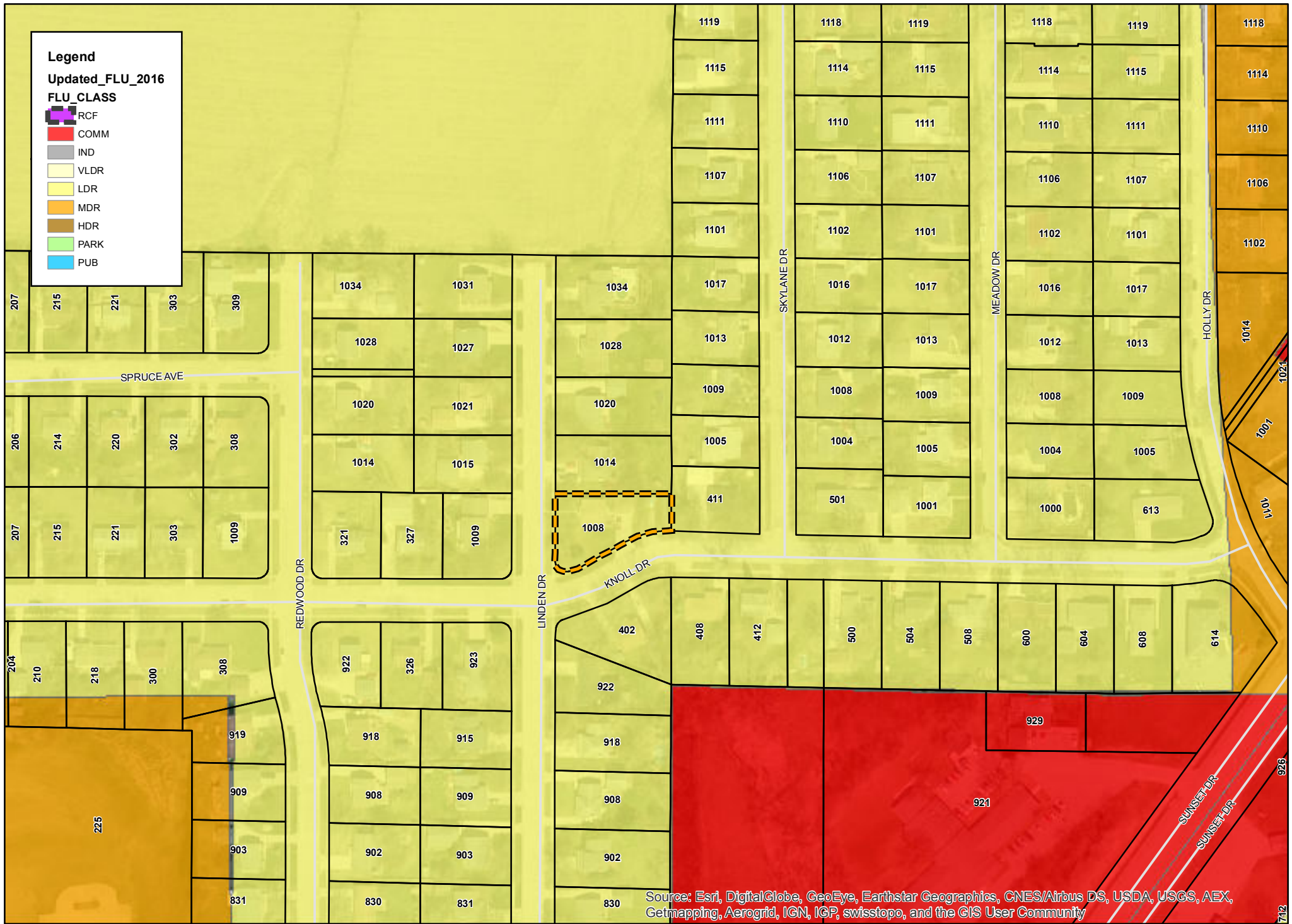




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community







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 12.11.2017

|  |  |
|--|--|
| <b>ITEM TITLE:</b>                                     | <b>Request from KFH, LLC and City State Bank to approve the Final Plat of Farms of Holland Plat 3.</b>   |
| <b>CONTACT PERSON:</b>                                 | <b>Luke Parris, Community Development Director</b>   |
| <b>APPLICANT(S):</b>                                   | KFH LLC<br>2500 W 2 <sup>nd</sup> Avenue Box 196<br>Indianola, Iowa 50125<br><br>City State Bank<br>PO Box 159<br>801 Main Street<br>Norwalk, Iowa 50211   |
| <b>GENERAL DESCRIPTION:</b>                            | This request would create 3 commercial lots and public street right-of-way for Turnberry Road at the northeast corner of Colonial Parkway and Iowa Highway 28.   |
| <b>IMPACT ON NEIGHBORHOOD:</b>                         | The properties surrounding zoned C-2 and C-3 to the south and within the Farms of Holland PUD to the north and east. To the north across the new Turnberry Road is an R-2 residential parcel. To the east is the new Elizabeth Holland Park which has a C-3 Parcel to the east of the park.  |
| <b>VEHICULAR &amp; PEDESTRIAN TRAFFIC:</b>             | The plat shows the Turnberry Road which provides a right-in/right-out access to Iowa Highway 28 and a full access to Colonial Parkway. The plat shows an ingress/egress easement along the common lot line between Lot 2 and Lot 3. This would provide a driveway access onto Colonial Parkway for the two southern lots. The location of this driveway access and easement will align with future access to the south when the property owned by Hy-Vee develops. |
| <b>TRAIL PLAN:</b>                                     | Future site plan development will require the installation of a trail connection along Colonial Parkway.   |
| <b>ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:</b> | This site is as Parcel 5 of the Farms of Holland PUD, which allows for uses in the C-2 district but restricts the following: <ul style="list-style-type: none"><li>i. Bars and Night Clubs, including after hours businesses</li><li>ii. Convenience Stores, Gas Stations and Service Stations</li><li>iii. Delayed Deposit Services Businesses</li><li>iv. Liquor Stores</li></ul>  |

- v. Pawnshops
- vi. Smoking Lounges and Dens
- vii. Tobacco Stores

The surrounding ground is either in the Farms of Holland PUD or in the C-2/C-3 zoning district with compatible uses.

|   |   |
|---|---|
| <b>BUFFERS REQUIRED/NEEDED:</b>                       | The PUD specifies that no buffer is required for the lots. A 15' landscaped area will be required along Iowa Highway 28 and Colonial Parkway.   |
| <b>DRAINAGE:</b>                                      | Drainage from the lots is collected into a storm sewer system and conveyed via pipe to the Elizabeth Holland Park storm water detention basins where the water is detained.   |
| <b>DEVELOPMENT HISTORY:</b>                           | The area had previously been split to create two lots that were sold to KFH, LLC and City State Bank.   |
| <b>FLOODPLAIN:</b>                                    | None of the proposed lots are located within a floodplain.  |
| <b>PARKLAND:</b>                                      | No parkland dedication is required for the commercial lots.   |
| <b>UTILITIES: WATER, SANITARY SEWER, STORM SEWER.</b> | <ul style="list-style-type: none"> <li>• Appropriate storm sewer, sanitary sewer, and water services were installed to serve the lots within the plat.</li> </ul>   |
| <b>RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:</b>   | This area is part of the Farms of Holland development area which has a Planned Unit Development Master Plan on file with the City. The Subdivision is in conformance with the PUD Master Plan and with the Land Use Plan criteria identified in the SubArea 1 Master Plan documents.  |
| <b>STAFF ANALYSIS – ZONING ORDINANCE:</b>             | <p>The Final Plat consists of 3 commercial lots. The plat consists of 7.8 acres of land.</p> <p>Turnberry Road will be a new 60-foot public right-of-way with a 31-foot street.</p>   |
| <b>STAFF ANALYSIS – SUBDIVISION ORDINANCE:</b>        | <p>The Subdivision Ordinance requires that Final Plat submissions include such criteria as boundaries of property, engineer's certificate, easements and right-of-way widths. All information has been submitted by the applicant. The Final Plat shows platted building lines, property lines with dimensions, easements and right-of-way widths.</p> <p>The applicant will need to submit all other required documents prior to release of the final plat for recording.</p>  |
| <b>STAFF RECOMMENDATION:</b>                          | <p>Staff recommends that the request for the Final Plat of Farms of Holland Plat 3 be approved with the following conditions:</p> <ul style="list-style-type: none"> <li>• That the applicant will or has provided all supporting documentation required within the Norwalk Subdivision Regulations prior to staff releasing this resolution and platting documents for recording at the County</li> <li>• That any significant modifications to the final plat be reviewed and approved by the Planning &amp; Zoning Commission and City Council.</li> </ul> |

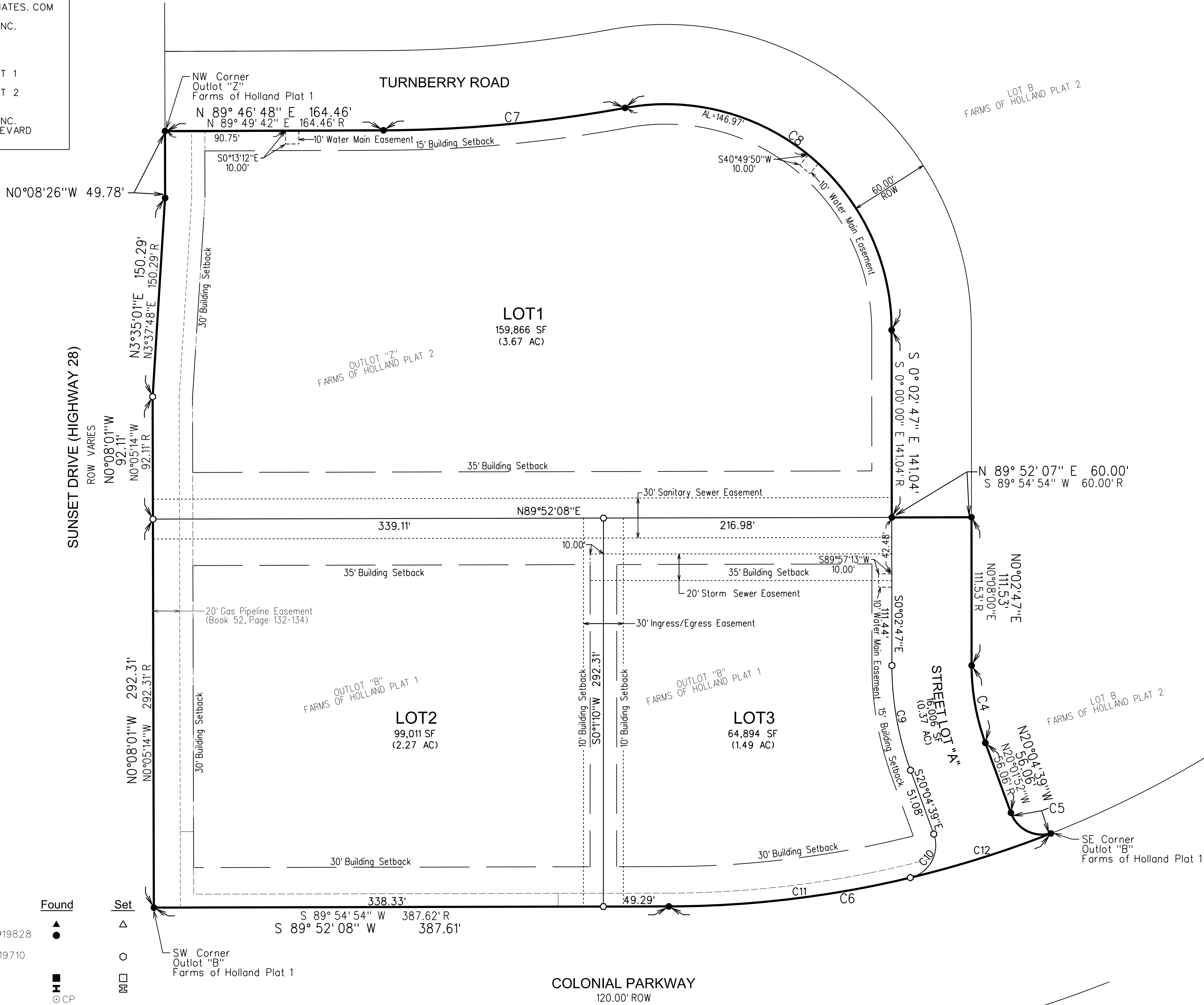
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Riley, Mortenson  
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# FARMS OF HOLLAND PLAT 3 FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

## INDEX LEGEND

SURVEYOR'S NAME:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
515-964-2020  
EGRIFIN@SNYDER-ASSOCIATES.COM  
SERVICE PROVIDED BY:  
SNYDER & ASSOCIATES, INC.  
SURVEY LOCATED:  
SECTION 7-77N-24W  
REQUESTED BY:  
OUTLOT B  
FARMS OF HOLLAND PLAT 1  
OUTLOT "Z"  
FARMS OF HOLLAND PLAT 2  
RETURN TO:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023



## LEGEND

### Survey

Section Corner  
1/2" Rebar, Orange Plastic Cap #19828  
(Unless Otherwise Noted)  
1/2" Rebar, Yellow Plastic Cap #19710  
(Unless Otherwise Noted)  
ROW Marker  
ROW Rail  
Control Point  
Bench Mark  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Calculated Distance  
Minimum Protection Elevation  
Centerline  
Section Line  
1/4 Section Line  
1/4 1/4 Section Line  
Easement Line

### Found

Found  
CP  
M  
R  
R  
M  
D  
C  
MPE

### Set

Set  
CP  
M  
R  
R  
M  
D  
C  
MPE



VICINITY MAP

## PLAT DESCRIPTION

OUTLOT "B", FARMS OF HOLLAND PLAT 1, AN OFFICIAL PLAT AND OUTLOT "Z"  
FARMS OF HOLLAND PLAT 2, AN OFFICIAL PLAT NOW INCLUDED IN AND BEING A  
PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA.

## ZONING

PUD: PLANNED UNIT DEVELOPMENT

## ACRES

7.80 ACRES

## OWNER/DEVELOPER

LOT1  
KFH LLC  
2500 W 2ND AVE BOX 196  
INDIANOLA, IA 50125

LOT2, LOT3 & STREET LOT "A"  
CITY STATE BANK PO BOX 159  
801 MAIN STREET  
NORWALK, IA 50211

## BULK REGULATIONS

MINIMUM LOT AREA = 20,000 SF  
FRONT YARD SETBACK = 30 FEET  
SIDE YARD SETBACK = 10 FEET  
REAR YARD SETBACK = 35 FEET

## DATE OF SURVEY

SEPTEMBER 8, 2017

## CURVE TABLE

| CURVE NO. | DELTA           | RADIUS    | ARC LENGTH | TANGENT | CHORD   | BEARING/DISTANCE        |
|-----------|-----------------|-----------|------------|---------|---------|-------------------------|
| C4        | 20° 01' 50" LT  | 170.00'   | 59.43'     | 30.02'  | 59.13'  | S 10° 03' 43" E 59.13'  |
| C4 R      | 20° 01' 52" LT  | 170.00'   | 59.43'     |         |         | N 10° 00' 56" W 59.13'  |
| C5        | 85° 20' 38" LT  | 25.00'    | 37.24'     | 23.05'  | 33.89'  | S 62° 45' 04" E 33.89'  |
| C5 R      | 85° 20' 51" LT  | 25.00'    | 37.24'     |         |         | N 62° 42' 17" W 33.89'  |
| C6        | 21° 21' 27" RT  | 790.00'   | 294.48'    | 148.97' | 292.78' | S 79° 11' 24" W 292.78' |
| C6 R      | 21° 21' 27" RT  | 790.00'   | 294.48'    |         |         | N 79° 14' 11" W 292.78' |
| C7        | 10° 10' 11" LT  | 1,030.00' | 182.82'    | 91.65'  | 182.58' | N 84° 41' 49" E 182.58' |
| C7 R      | 10° 10' 11" LT  | 1,030.00' | 182.82'    |         |         | N 84° 44' 35" E 182.58' |
| C8        | 100° 20' 38" RT | 170.00'   | 297.73'    | 203.84' | 261.11' | S 50° 13' 02" E 261.11' |
| C8 R      | 100° 20' 29" RT | 170.00'   | 297.72'    |         |         | S 50° 10' 15" E 261.11' |
| C9        | 20° 01' 52" RT  | 230.00'   | 80.41'     | 40.62'  | 80.00'  | N 10° 03' 43" W 80.00'  |
| C10       | 96° 38' 38" RT  | 25.00'    | 42.17'     | 28.08'  | 37.34'  | S 28° 14' 40" W 37.34'  |
| C11       | 13° 18' 08" RT  | 790.00'   | 183.41'    | 92.12'  | 183.00' | S 83° 13' 04" W 183.00' |
| C12       | 8° 03' 20" RT   | 790.00'   | 111.07'    | 55.63'  | 110.98' | S 72° 32' 20" W 110.98' |



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2017

Pages or sheets covered by this seal:

SHEET 1 OF 1

FARMS OF HOLLAND PLAT 3

FINAL PLAT

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

NORWALK, IA

Project No: 1160782

Sheet 1 of 1

MARK

REVISION

DATE

BY

Engineer

Checked By

EDG

Scale

1"=50'

Pg

Field Bk

Date

11-10-17

Technician

RMM

Date

11-10-17

Project No

1160782

Sheet

1 of 1





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 12.11.2017

|  |   |
|--|---|
| <b>ITEM TITLE:</b>                             | <b>Request from Graham Real Estate One, LLC to approve the Final Plat of Legacy Commercial Plat 8.</b>  |
| <b>CONTACT PERSON:</b>                         | <b>Luke Parris, Community Development Director</b>  |
| <b>APPLICANT(S):</b>                           | Graham Real Estate One, LLC<br>6900 Westown Parkway<br>West Des Moines, Iowa 50266<br><br>McClure Engineering Company<br>1360 NW 121 <sup>st</sup> Street, Suite A<br>Clive, Iowa 50325   |
| <b>GENERAL DESCRIPTION:</b>                    | This request formalizes the lot that includes the expansion of the Unity Point Clinic at 801 Colonial Circle. The City recently approved a site plan for the expansion of the Clinic. As part of that process, Hubbell Realty split off a portion of their Colonial Circle property for addition to the Unity Point Clinic site. This Final Plat creates a single lot for the Unity Point Clinic from the clinics initial lot and the split that was purchased earlier this year. |
| <b>IMPACT ON NEIGHBORHOOD:</b>                 | The subdivision has not impact on the neighborhood as it is simply cleaning up the lot divisions in the area and creating 1 single lot for the Unity Point Clinic building.   |
| <b>DEVELOPMENT HISTORY:</b>                    | In Fall 2017 the City approved a site plan amendment for the Unity Point Clinic expansion. This site plan review included detail review of criteria related to storm water detention, parking, traffic circulation, open space, architectural standards, and adequate City services. At that time, all City requirements were met and the expansion was approved.   |
| <b>STAFF ANALYSIS – ZONING ORDINANCE:</b>      | The Final Plat consists of 1 commercial lots that is 1.73 acres of land.  |
| <b>STAFF ANALYSIS – SUBDIVISION ORDINANCE:</b> | <p>The Subdivision Ordinance requires that Final Plat submissions include such criteria as boundaries of property, engineer’s certificate, easements and right-of-way widths. All information has been submitted by the applicant. The Final Plat shows platted building lines, property lines with dimensions, easements and right-of-way widths.</p> <p>The applicant will need to submit all other required documents prior to release of the final plat for recording.</p>    |

**STAFF**

**RECOMMENDATION:**

Staff recommends that the request for the Final Plat of Legacy Commercial Plat 8 be approved with the following conditions:

- That the applicant will or has provided all supporting documentation required within the Norwalk Subdivision Regulations prior to staff releasing this resolution and platting documents for recording at the County
- That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.

INDEX LEGEND

CITY: NORWALK

COUNTY: WARREN

SUBDIVISION: THE LEGACY COMMERCIAL PLAT 3

LOTS: LOT 1 AND OUTLOT "Z"

PROPRIETOR: GRAHAM REAL ESTATE ONE, LLC

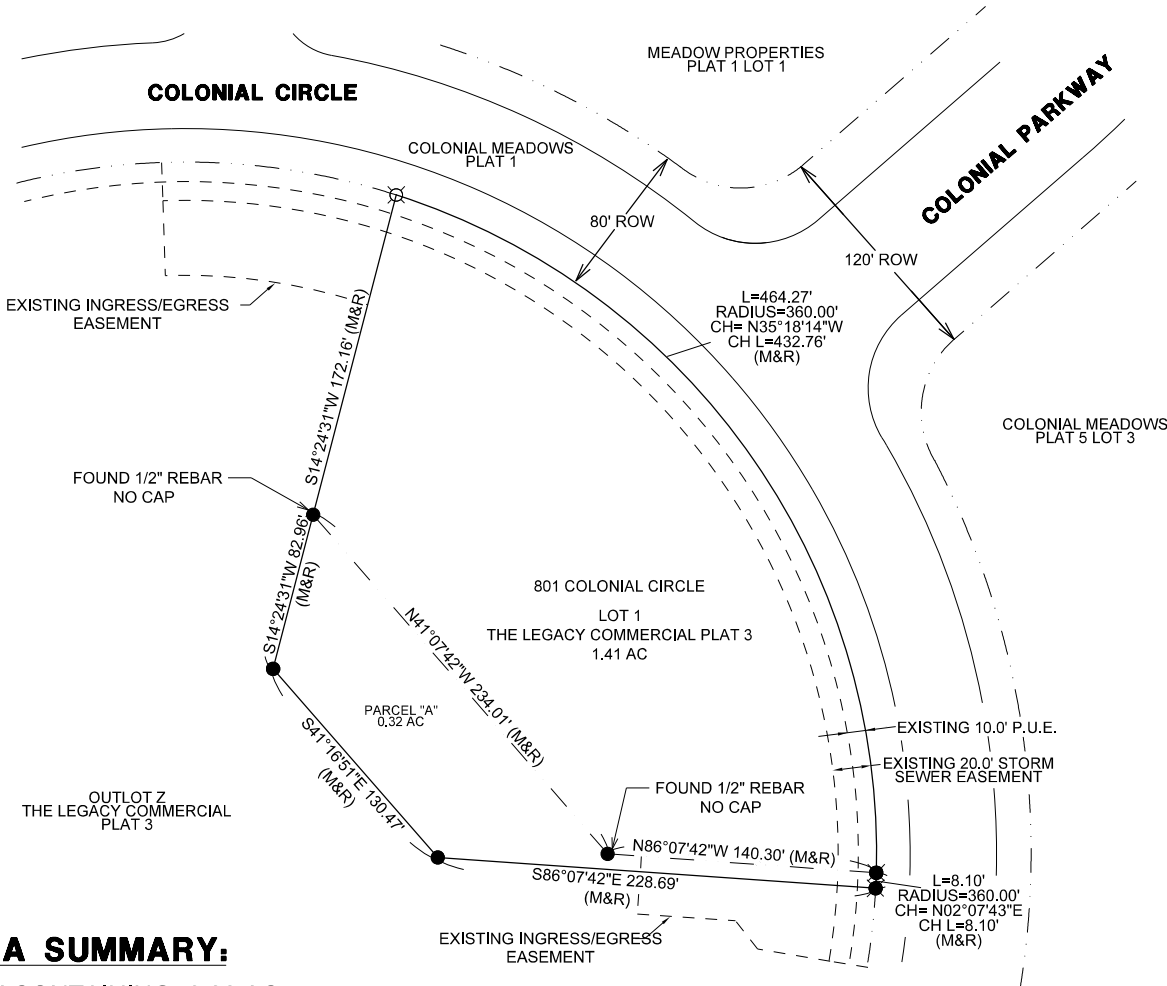
REQUESTED BY: GRAHAM REAL ESTATE ONE, LLC

SURVEYOR: JOHN DEWEY

COMPANY: MCCLURE ENGINEERING

RETURN TO: MCCLURE ENGINEERING ATTN: JOHN DEWEY  
1360 NW 121st STREET, STE A  
CLIVE, IOWA 50325 / 515-964-1229

THE LEGACY COMMERCIAL PLAT 8



AREA SUMMARY:

|                       |           |
|-----------------------|-----------|
| PARCEL "A" CONTAINING | -0.32 AC. |
| LOT 1 CONTAINING      | -1.41 AC. |
| TOTAL                 | -1.73 AC. |

LEGAL DESCRIPTION

PARCEL "A" PART OF OUTLOT Z, RECORDED IN WARREN COUNTY RECORDS INSTRUMENT # 2017-08927, AND LOT 1 BOTH BEING PART OF THE LEGACY COMMERCIAL PLAT 3, AN OFFICIAL PLAT RECORDED IN WARREN COUNTY RECORDS BOOK 2009 PAGE 136, NOW IN AND FORMING PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA, SUBJECT TO EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD.

SURVEY NOTES

- 1) THIS FINAL PLAT OF SURVEY IS BEING PREPARED FOR THE COMBINATION OF TAX PARCELS LOT 1 AND PARCEL "A" OF THE LEGACY COMMERCIAL PLAT 3.
- 2) THE ADDRESS OF THIS PROPERTY WILL BE 801 COLONIAL CIRCLE
- 3) "X"s WERE CUT IN THE CONCRETE ON THE EAST LINE OF THIS PROPERTY INSTEAD OF THE CAPPED REBAR THAT WERE INDICATED IN THE PLAT OF SURVEY FOR PARCEL "A" RECORDED IN WARREN COUNTY RECORDS INSTRUMENT # 2017-08927

GENERAL LEGEND

- BOUNDARY LINE
- - - - -

PROPERTY LINE
- - - - -

EXIST EASEMENT
- - - - -

PROPOSED EASEMENT
- MONUMENTS FOUND:
- - FOUND ½ " REBAR WITH ORANGE PLASTIC CAP #23252 (UNLESS OTHERWISE NOTED)
- ⊗

 - FOUND CUT "X"
- MONUMENTS SET:
- ⊗

 - SET CUT "X"
- ABBREVIATIONS:
- ROW

 - RIGHT-OF-WAY
- BK, PG

 - BOOK AND PAGE
- (M)

 - MEASURED DISTANCE/ANGLE
- (R)

 - RECORD DISTANCE/ANGLE
- PUE

 - PUBLIC UTILITY EASEMENT
- YPC

 - YELLOW PLASTIC CAP
- OPC

 - ORANGE PLASTIC CAP

McCLURE

ENGINEERING CO.

building strong communities.

1360 NW 121ST STREET, STE A  
CLIVE, IOWA 50325  
515-964-1229  
fax 515-964-2370

NORTH

0

100

(IN FEET)

1 inch = 100 ft.

LICENSED LAND SURVEYOR

JOHN DEWEY

23252

IOWA

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

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

JOHN DEWEY

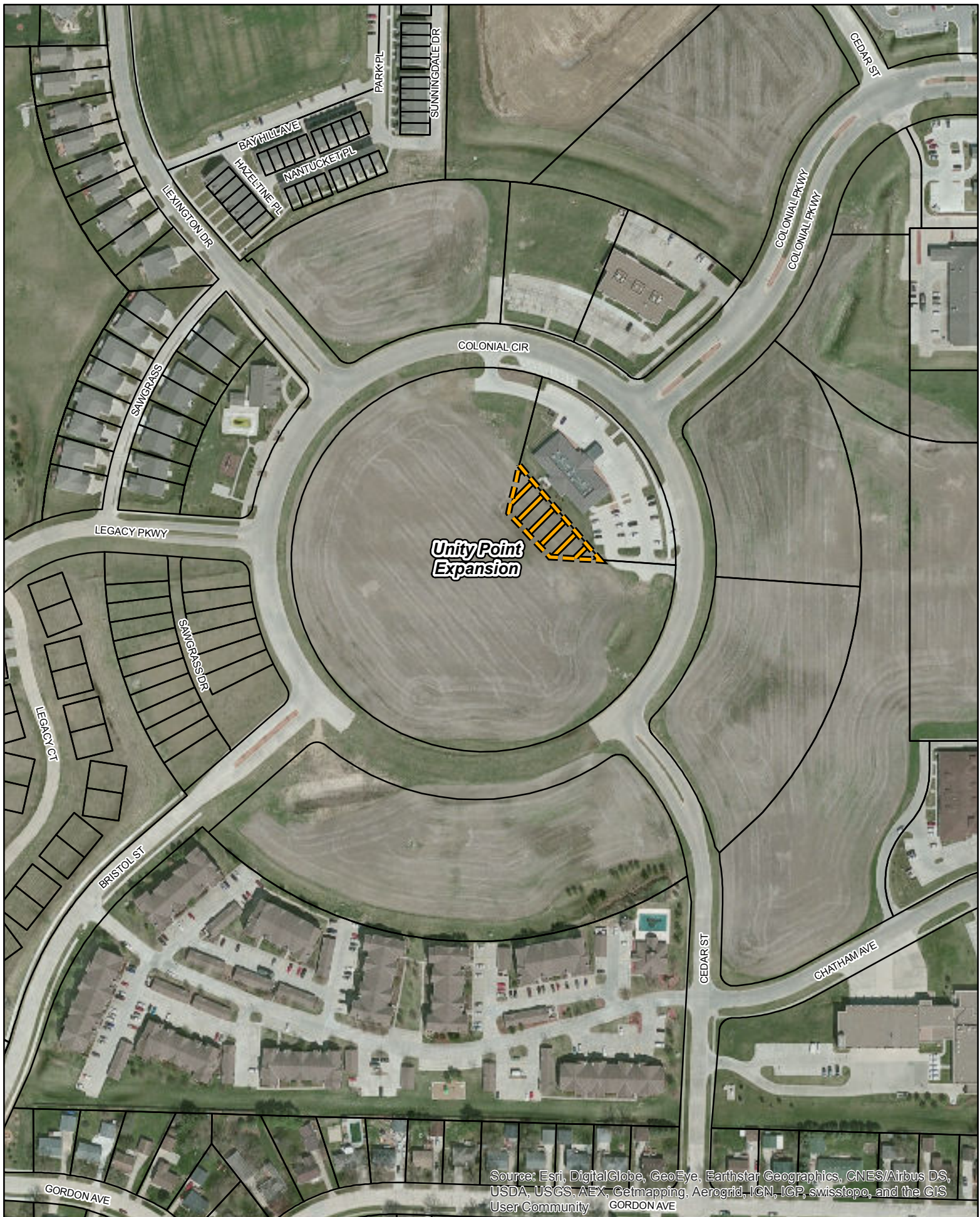
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:   THIS SHEET

DATE SURVEYED:   08/28/2017

DRAWING PATH:   N: \Projects\NOR 20217021\Survey\Deliverables\





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