



**AGENDA  
PLANNING AND ZONING MEETING  
Norwalk City Hall, 705 North Ave  
Monday, May 22, 2017  
5:45 P.M.**

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – May 8, 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 Hubbell Realty to approve the site plan amendment and replat of the Brownstones at the Legacy Plat 9
  - b. Request from Windsor Windows & Doors to approve the Preliminary Plat for Windsor Windows Plat 1
  - c. Request from Hubbell Realty to approve the Final Plat for Legacy Plat 20
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. Proposed Koethe Ground Annexation
  - b. Platting for Certified Industrial Site
  - c. Blooming Heights Final Plat
  - d. North Shore Preliminary Plat
  - e. Warrior Run Plat 2 Final Plat
  - f. Rolling Green Plat 6 Final Plat
  - g. Farms of Holland Plat 3 Final Plat
  - h. Site Plan Amendment for Brownstones at the Legacy Plat 8
  - i. Affordable Housing Research
10. Next Meeting Date: June 12, 2017
11. Adjournment

## **REGULAR NORWALK PLANNING AND ZONING MEETING 05-08-2017**

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, May 8, 2017. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Elizabeth Thompson, John Fraser, Donna Grant and Judy McConnell. Absent: Brandon Foldes, Barbara Bellizzi, and Jim Huse. Present was City Council liaison Stephanie Riva.

Staff present included: Luke Parris, Community Development Director, Hollie Askey, Economic Development Director, and Laura Staples, Assistant Community Development Coordinator.

### **Approval of Agenda – 17-32**

Motion by Thompson and seconded by Grant to approve the agenda. Approved 4-0.

Barbara Bellizzi arrived at 5:46 p.m.

### **Approval of Minutes – 17-33**

Motion by Fraser and seconded by Thompson to approve the minutes from the April 10, 2017 meeting. Approved 4-0.

Chairperson McConnell welcomed the 3 guests present. With no one wishing to discuss matters not on the agenda, the business portion of the meeting was opened.

### **New Business**

**Public hearing and consideration of a zoning amendment to rezone properties in the City's Founders District (located south of North Ave, east of IA 28, west of Cherry St, and north of Wright Rd; and, along Main St between North Ave and IA 28) from current R-1 Single Family Residential and R-2 Two Family Residential to R-F Founders District Single Family Residential —17-34**

Staff presented a staff report on the proposed rezoning. Staff noted that the R-F district was created in 2015 as a response to concerns over non-conforming structures in older areas of town zoned R-1. The new R-F district provided the following changes:

- Reduce front building setbacks from 30' to 25'
- Reduce rear building setbacks from 35' to 25'
- Reduce building setbacks for the side of corner lots from 30' to 10'

Staff noted that the area proposed for the rezoning had been reviewed and determined to be the locations with the most non-conformity issues.

The public hearing was opened at 5:50 p.m.

Chairperson McConnell welcomed any guests to provide public comment on the proposed rezoning.

Brandon Foldes arrived at 5:51 p.m.

The public hearing was closed at 5:52 p.m.

McConnell entertained a motion.

Motion by Bellizzi and seconded by Grant to approve the recommendation of a zoning amendment to rezone properties in the City's Founders District (located south of North Ave, east of IA 28, west of Cherry St, and north of Wright Rd; and, along Main St between North Ave and IA 28) from current R-1 Single Family Residential and R-2 Two Family Residential to R-F Founders District Single Family Residential. Approved 6-0.

Jim Huse arrived at 5:53 p.m.

**Consideration of a request from Norwalk Land Co. LLC, to approve the Preliminary Plat for Norwalk Orchard View Plat 4 & 5 –17-35**

Staff presented a staff report on the proposed preliminary plat. Staff noted that the area had previously been preliminary platted in 2014, but that changes to adjacent developments had necessitated some redesign of the plat, primarily related to a reduction of lots on Tupelo Court and the creation of a private detention basin on Outlot Y along Tupelo Court.

McConnell raised concerns about the temporary turnarounds and the rip-rap for the Outlot Y detention basin being located in off-site easements. Stephanie Riva, Council Liaison, echoed the concerns. The concern was what would happen if the Developer was not able to obtain the shown easements. Riva suggested that the Developer should try to make progress on obtaining the easements prior to City Council consideration.

Melissa Hills, the developers engineer with CEC, stated that the easements are obtained, signed, and filed prior to construction and final plat. If they were not able to obtain the easements, they would need to redesign the plat to accommodate the turnarounds and rip-rap on the development property.

McConnell expressed concerns regarding ongoing maintenance of Outlot Y retainage facility to the south. Staff and Melissa Hills both noted that an HOA would be ultimately created for the purpose of paying for and providing for the maintenance of the dry retainage facility. McConnell reminded the group of a recent developer that was opposed to creating such an HOA and that there is no existing HOA for the Orchard Hills area. McConnell wanted to ensure that there was record of P&Z concern over how the area will be maintained and that the developer's engineer has acknowledged that they will have an HOA for the area.

The Commission also expressed concerns over when the temporary turnarounds will be required to be paved. Staff noted that the City allows the turnarounds to be gravel for a period of two years before they would be required to pave. Melissa Hills agreed that the developer would be required to pave after the two year time period. Staff noted that they would work with the Public Works Department to determine the mechanism to ensure the developer is responsible for the cost to pave. McConnell noted previous history with a developer finishing a project and leaving town before all obligations were complete. This situation can be avoided through the use of bond agreements.

McConnell raised concerns about how the 8' trail between lots 48 and 49 will be constructed. Melissa Hills noted that they intended for the trail to be constructed by each lot owner during home construction, similar to the installation of sidewalks. Staff noted that this situation had not been an issue with recent developments and research would need to be done to determine to best way to ensure the trail is built. McConnell noted that it was important that the City not be left for the bill for this section of trail.

McConnell entertained a motion.

Motion by Foldes and seconded by Huse. Approved 7-0.

#### **Discussion regarding siting cell towers in the public right-of-way—17-36**

Staff presented a staff report covering the latest legislation regarding the locating of cell towers in the public right-of-way. Staff noted that Senate File 431 had been sent to the Governor, currently awaiting signature, and relates to the siting of small wireless facilities. The new legislation will provide some rules that Staff can utilize in crafting local regulations on these types of facilities. A few key points of the new legislation are:

- It allows new poles in the ROW by right to a height of 40 feet, or not more than 10 feet above the average height of other poles within 500 feet.
- Poles higher than 40 feet, or the above reference average, can be subject to a special use permit process.
- It does not allow moratoriums to be put into effect for the smaller poles. This shouldn't affect the City right now as the Mobility request was for a taller pole.

#### **Update on Parks Master Plan Request for Proposals—17-37**

Staff noted that the City had received four RFPs to review for the plan. Nancy Kuehl, Parks Director, is setting up a review committee that consists of:

- Stephanie Riva – City Council & P&Z Liaison
- Erika Isley – City Council & Park Commission Liaison
- Brett Cermak – Park Commission
- Nancy Kuehl – Parks & Recreation Director
- Tony Bellizi – City Engineer
- Luke Parris – Community Development Director
- Judy McConnell – Planning & Zoning Commission

**City Council Update-** Riva provided updates on recent Council activities.

**Economic Development Update-** Askey provided updates on recent Economic Development activities.

**Future Business Items-** Parris recapped the future business items currently in various stages of review.

**Next meeting Date – May 22, 2017.**

#### **Adjournment – 17-38**

*Motion by Bellizi and seconded by Huse to adjourn the meeting at 6:45 p.m. Approved 6 -0.*

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Judy McConnell, Vice Chairperson

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Luke Parris, City Planner



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. 6A  
For Meeting of 05.22.2017

<b>ITEM TITLE:</b>	<b>Request from Hubbell Realty to approve the site plan amendment and replat of the Brownstones at the Legacy Plat 9</b>	
<b>CONTACT PERSON:</b>	<b>Luke Parris, AICP –Community Development Director</b>	
<b>PREPARED BY:</b>	<b>Elliot Klimowski – Community Development Intern</b>	
<b>REQUEST:</b>	Request from Hubbell Community Management and McClure Engineering Company to approve the site plan amendment and replat of the Brownstones at the Legacy Plat 9.	
<b>APPLICANT(S):</b>	Hubbell Community Management 6900 Westown Parkway West Des Moines, Iowa 50266	McClure Engineering Company 1360 NW 121 <sup>st</sup> Street Clive, IA 50325
<b>GENERAL DESCRIPTION:</b>	This request is for the amendment of the site plan and the replat of the Brownstones at the Legacy Plat 9, addressed as 631-643 Kingston Avenue.	
<b>IMPACT ON NEIGHBORHOOD:</b>	The site is Plat 9 of the Brownstones at the Legacy development north of the northeast corner of Billy O Phillips Park. The surrounding neighborhood is townhome-style multi-family housing in addition to the park. The proposed amendment for replat of the housing units will have no major impact on the surrounding neighborhood.	
<b>VEHICULAR &amp; PEDESTRIAN TRAFFIC:</b>	The proposed amendment does not significantly alter previously-proposed vehicular & pedestrian conditions in the surrounding areas.	
<b>PARKING:</b>	The proposed amendment will not alter previously-proposed parking conditions. Each housing unit will contain a parking garage.	
<b>OPEN SPACE &amp; LANDSCAPING:</b>	The proposed amendment continues to meet all previously-met open space & landscaping requirements.  The developer has requested to move the façades of the housing units forward in the lots, remaining within the bounds of the required setback.	
<b>ARCHITECTURAL STANDARDS:</b>	The proposed amendment does not alter the previously-proposed architectural standards within the R-4 PUD area. The submitted architectural elevations show no major change from previously approved units.	

**DRAINAGE:**

The PUD includes an on-site system to collect storm water runoff from the parking and building. The storm water system empties to an off-site detention basin to the north.

**UTILITIES: WATER,  
SANITARY SEWER,  
STORM SEWER.**

Services to the units do not change from the previously approved site plan. Adequate services are provided to the site and detailed on the site plan.

**STAFF ANALYSIS:**

Overall the site plan meets or exceeds the City's requirements for development of R-4 parcel. The front porches sit at the required 25-foot setback line, and the main building line is further back from the setback line.

**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 AND REPLAT OF BROWNSTONES AT THE LEGACY  
PLAT 9**

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on May 22, 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 and Replat for Brownstone at the Legacy Plat 9 as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 1st day of June, 2017.

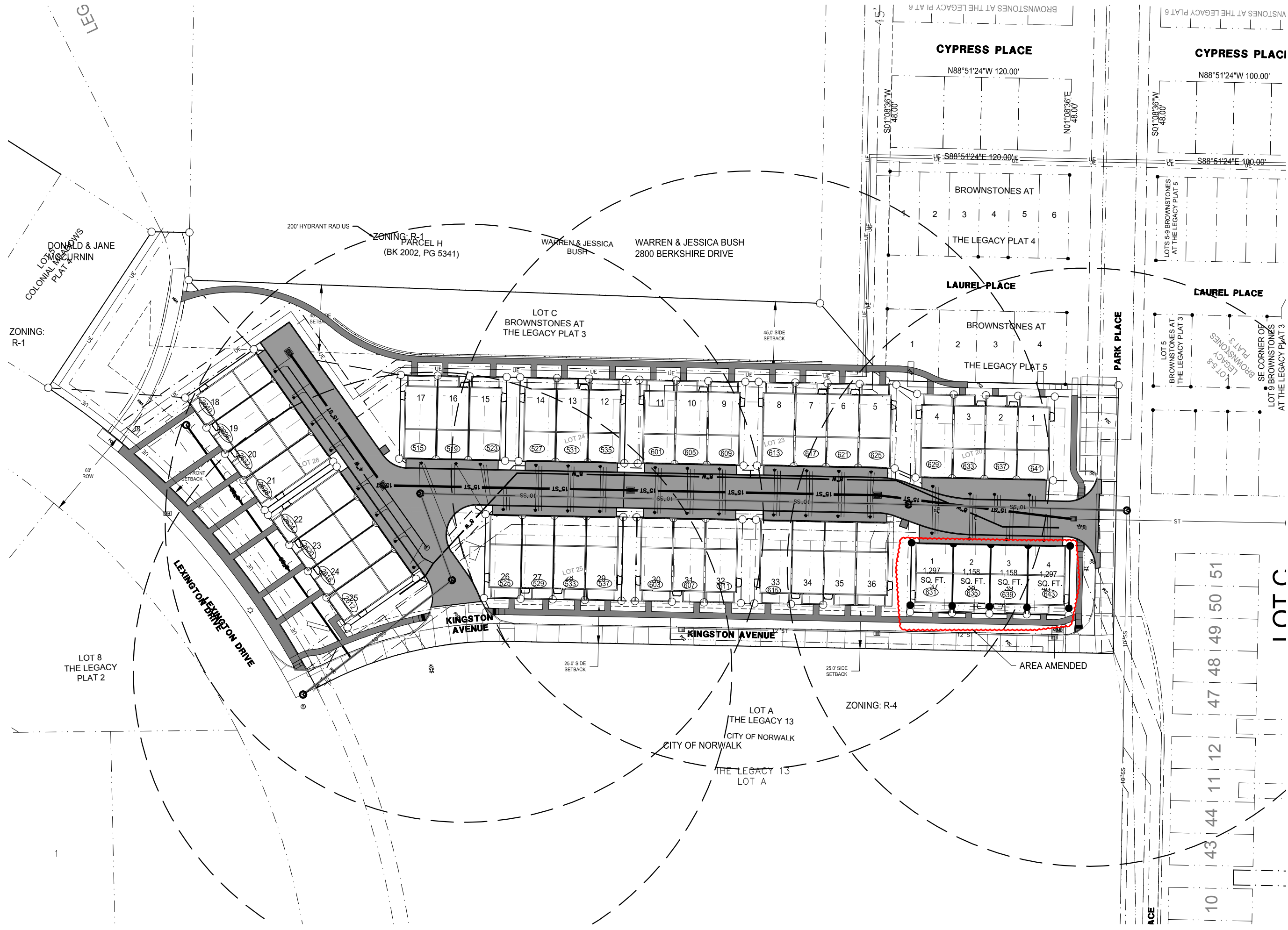
\_\_\_\_\_  
Tom Phillips - Mayor

ATTEST:

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

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

N:\Land Projects\41002 225015\Legacy Site Plan Amendment\225015 Legacy Site Plan Amendment.dwg 5/22/2017 2:16 PM



building strong communities.

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

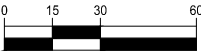
NOTICE:  
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect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

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# BROWNSTONES AT THE LEGACY PLAT 8 SITE PLAN AMENDMENT



NORTH



GRAPHIC SCALE

## BROWNSTONES AT LEGACY PLAT 8 SITE PLAN AMENDMENT

NORWALK, IOWA  
225015  
05/02/17

REVISIONS

ENGINEER  
C. SMITH  
CHECKED BY  
C. SMITH

DRAWN BY  
B. BROCKMAN  
FIELD BOOK NO.

DRAWING NO.

SHEET NO.

SP-01

01 / 01



# BROWNSTONES AT THE LEGACY PLAT 9 NORWALK, IOWA



building strong communities.

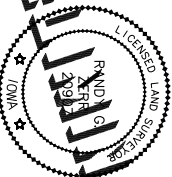
1360 NW 121ST, Street  
Clive, Iowa 50325  
515-964-1229  
fax 515-964-2370

#### NOTES:

- 1) STORM SEWER SYSTEM IS PRIVATE.
- 2) STREETS ARE PRIVATE.
- 3) STRUCTURES ARE GENERALLY LOCATED IN THE CENTER OF THE EASEMENT.
- 4) ANY USE OF A PUBLIC UTILITY EASEMENT (P.U.E.) BY A UTILITY OTHER THAN THE CITY OF NORWALK IS SUBJECT TO AND SUBORDINATE TO THE INTEREST OF THE CITY OF NORWALK IN ITS DESIGNATED EASEMENT AND ANY UTILITY UTILIZING THE P.U.E. MUST RELOCATE AT ITS EXPENSE WHEN ITS USE IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENT.

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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 LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

RANDY G. ZERR, PLS  
NO. 20907

MY LICENSE RENEWAL DATE IS  
DECEMBER 31, 2017  
PAGES OR SHEETS COVERED BY  
THIS SEAL:  
THIS SHEET

NORWALK, IOWA  
225015-08  
05/01/2017

#### REVISIONS

•  
•  
•  
•

ENGINEER  
B. BROCKMAN  
DRAWN BY  
P. SHELDON

CHECKED BY  
R. ZERR  
FIELD BOOK NO.  
----

DRAWING NO.  
FP-09  
SHEET NO.  
01/01

## INDEX LEGEND

CITY: NORWALK	COUNTY: WARREN
LOT(S): LOT 37, LOT 38, LOT 39, LOT 40 & OUTLOT Z	
SUBDIVISION: BROWNSTONES AT THE LEGACY PLAT 8	
PROPRIETOR: BROWNSTONES AT THE LEGACY LLC	
REQUESTED BY: BRAD BROCKMAN	
SURVEYOR: RANDY ZERR	
COMPANY: MCCLURE ENGINEERING COMPANY	
RETURN TO: RANDY ZERR 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229	

## PROPRIETORS:

OUTLOT Z:  
BROWNSTONES AT THE LEGACY OWNERS ASSOCIATION  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
PHONE: 1-515-243-3228

## BULK REGULATIONS:

PARCEL 12 OF LEGACY PUD  
FRONT SETBACK: 35 FEET  
SIDE SETBACK: 25 FEET EACH  
(45 FEET ADJACENT TO PARCEL (H))  
REAR SETBACK: 15 FEET

## NOTES:

BEING ALL OF LOTS 37 THRU LOT 40 AND A PART OF OUTLOT Z OF BROWNSTONES AT THE LEGACY PLAT 8, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, COUNTY OF WARREN, STATE OF IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 37; THENCE, ALONG THE NORTH LINE OF SAID LOTS 37 THRU 40, S88°51'14"E, 106.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE, ALONG THE EAST LINE OF SAID LOT 40, S01°08'46"W, 46.33 FEET; THENCE N88°51'24"W, 105.99 FEET; THENCE N01°08'14"E, 46.33 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 4,910 SQUARE FEET AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



## GENERAL LEGEND

BOUNDARY LINE  
EXISTING LOT LINE  
BROWNSTONES AT THE LEGACY PLAT 8  
EXISTING LOT LINE  
BROWNSTONES AT THE LEGACY PLAT 3  
PROPOSED LOT LINE

MONUMENTS FOUND:  
● - 1/2" REBAR W/OPC #19828 (UNLESS NOTED OTHERWISE)  
○ - 1/2" REBAR OPC #20907

ABBREVIATIONS:  
ROW - RIGHT-OF-WAY  
BK, PG - BOOK AND PAGE  
(W) - MEASURED DISTANCE/ANGLE  
(R) - RECORD DISTANCE/ANGLE  
PUE - PUBLIC UTILITY EASEMENT  
YPC - YELLOW PLASTIC CAP  
OPC - ORANGE PLASTIC CAP  
GPC - GREEN PLASTIC CAP  
POB - POINT OF BEGINNING  
POC - POINT OF COMMENCEMENT

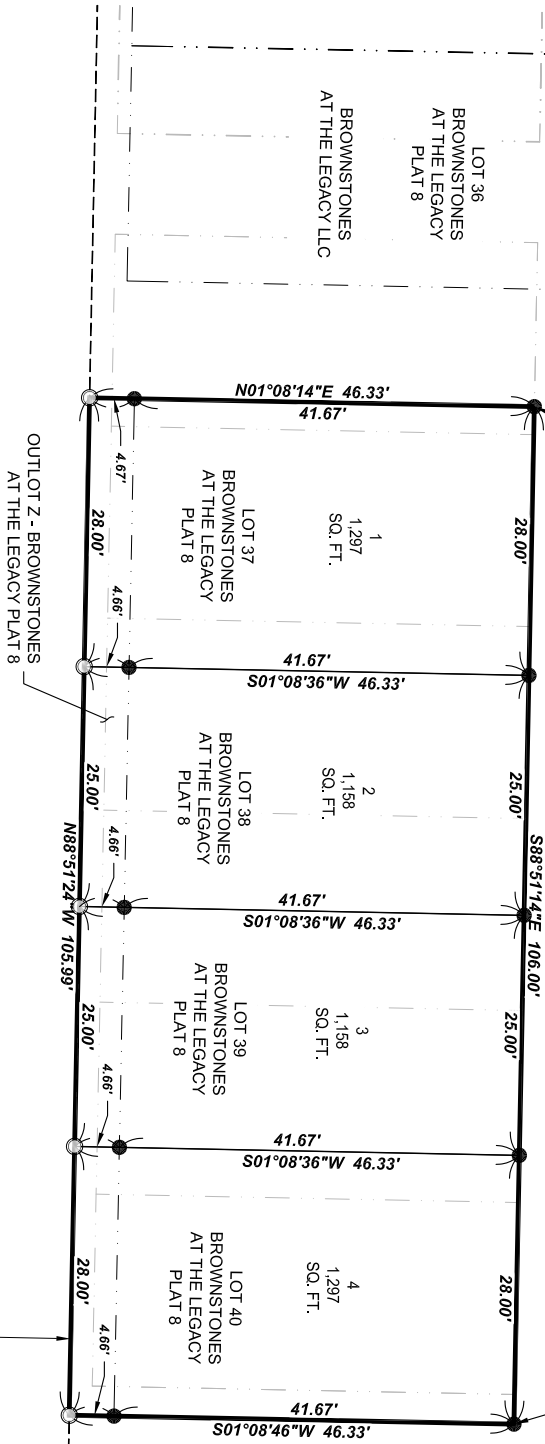
## CANTERBURY PLACE

OUTLOT Z  
BROWNSTONES AT THE LEGACY PLAT 8

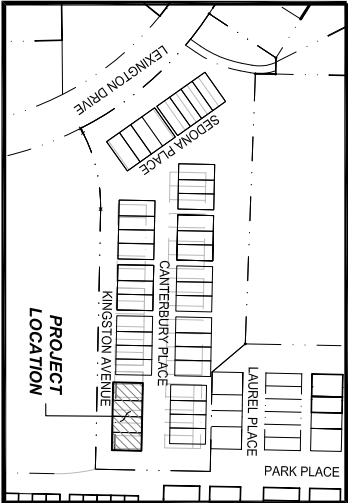
POINT OF BEGINNING  
NORTHWEST CORNER  
LOT 37 - BROWNSTONES  
AT THE LEGACY PLAT 8

BROWNSTONES  
AT THE LEGACY OWNERS  
ASSOCIATION

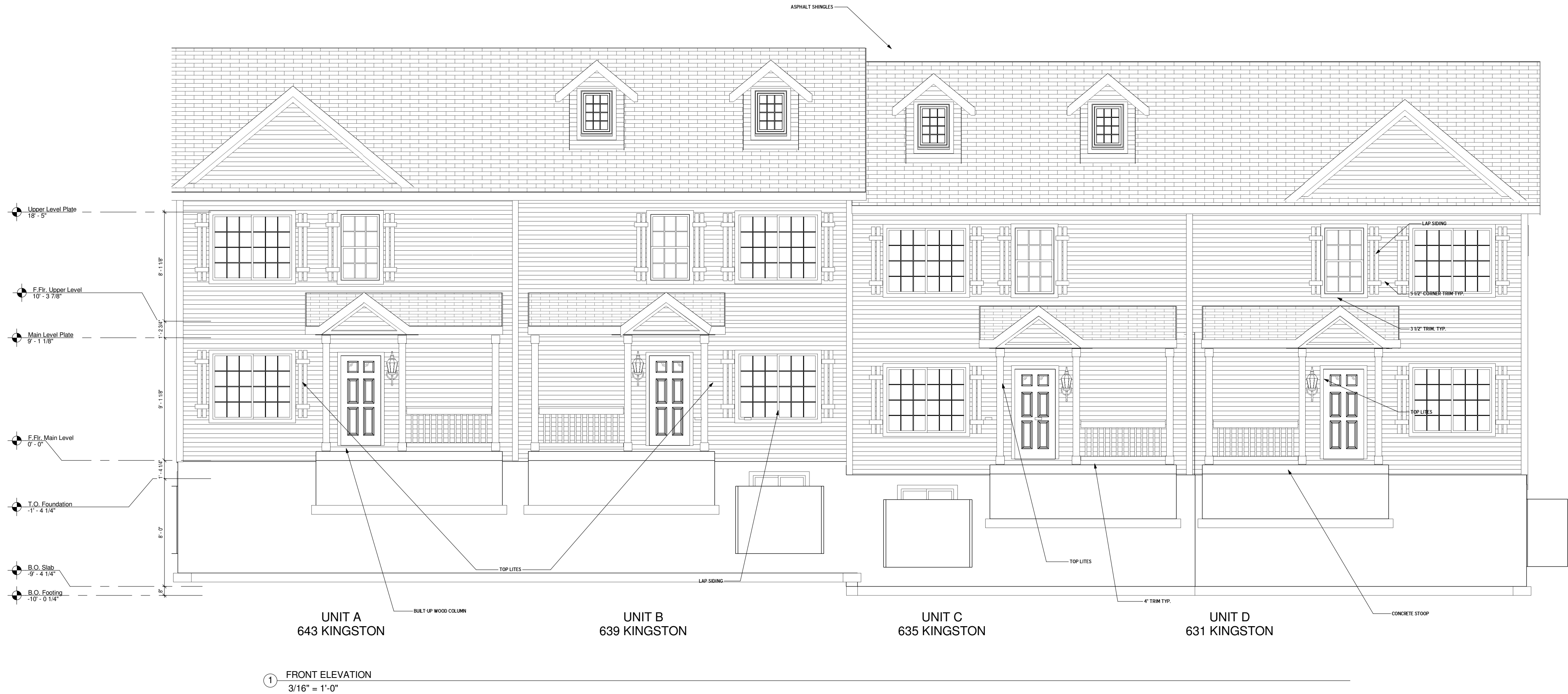
NORTHEAST CORNER  
LOT 40 - BROWNSTONES  
AT THE LEGACY PLAT 8



## VICINITY MAP



F:\HH\BuildPack\Norwalk\Brownstones At The Legacy\631, 635, 639, 643 Kingston Ave (Buckingham 4-plex)\Drawings\CAD\631, 635, 639, 643 Kingston Ave (Batavia 4-plex)\2517.rvt



Revision Schedule		
Revision Date	Revision Description	Revision Number

SHEET DESCRIPTION

BATAVIA 4 PLEX  
Front & Rear Elevations  
Construction Set 4-25-17

Plat 8 Lots 37, 38, 39, 40  
631, 635, 639, 643  
Kingston Avenue  
Norwalk, IA  
Brownstones at the Legacy

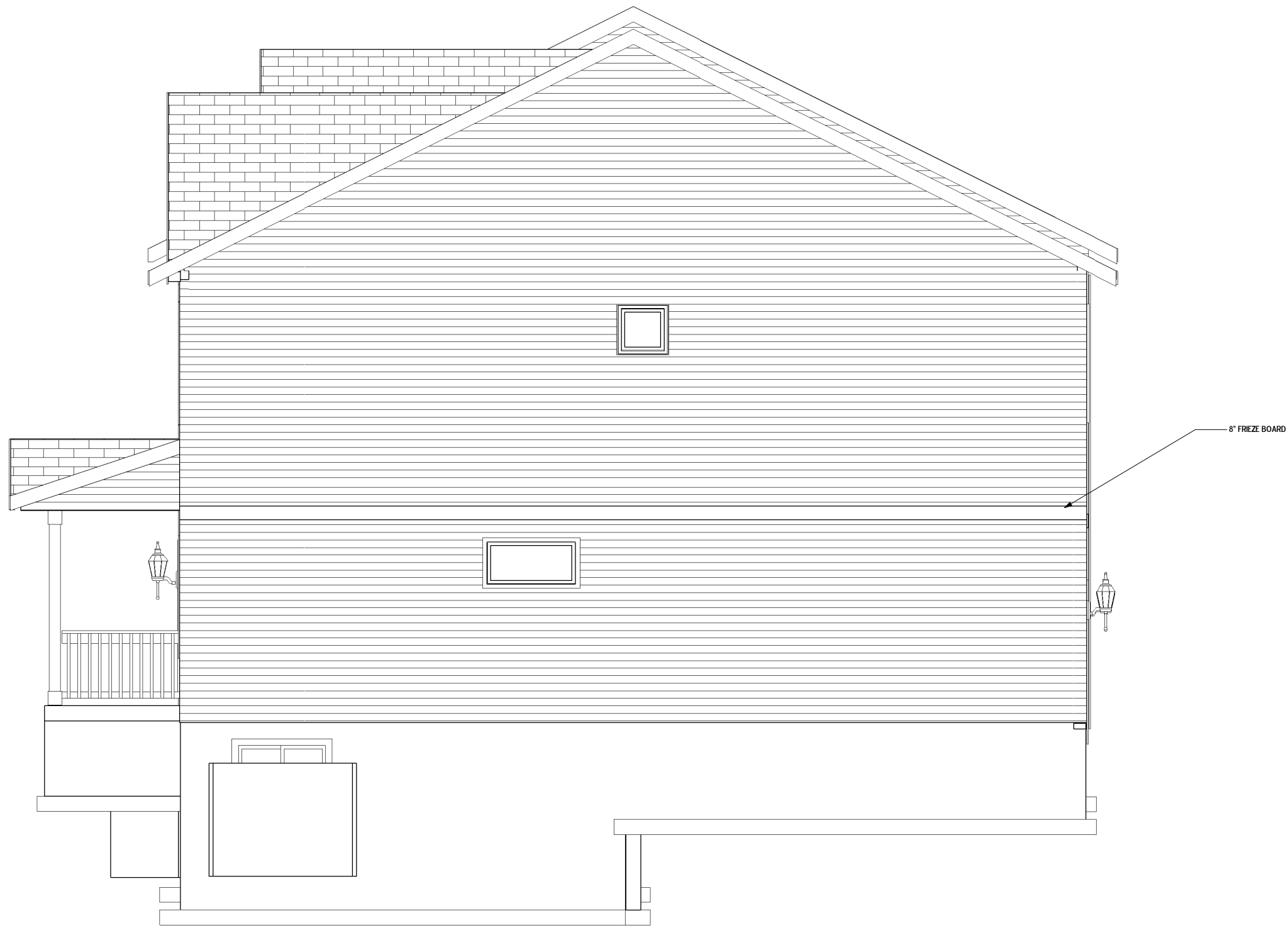
Client: \_\_\_\_\_  
Date: \_\_\_\_\_  
Drawn By: AEP

Preliminary Set

11x17 Prints NOT TO SCALE

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1 RIGHT ELEVATION  
3/16" = 1'-0"



2 LEFT ELEVATION  
3/16" = 1'-0"



Revision Schedule		
Revision Date	Revision Description	Revision Number

**A3.1**

SHEET DESCRIPTION  
BATAVIA 4 PLEX  
Side Elevations  
Construction Set 4-25-17

Plat 8 Lots 37, 38, 39, 40  
631, 635, 639, 643  
Kingston Avenue  
Norwalk, IA  
Brownstones at the Legacy

Client: \_\_\_\_\_ Date: \_\_\_\_\_  
Drawn By: AEP Preliminary Set

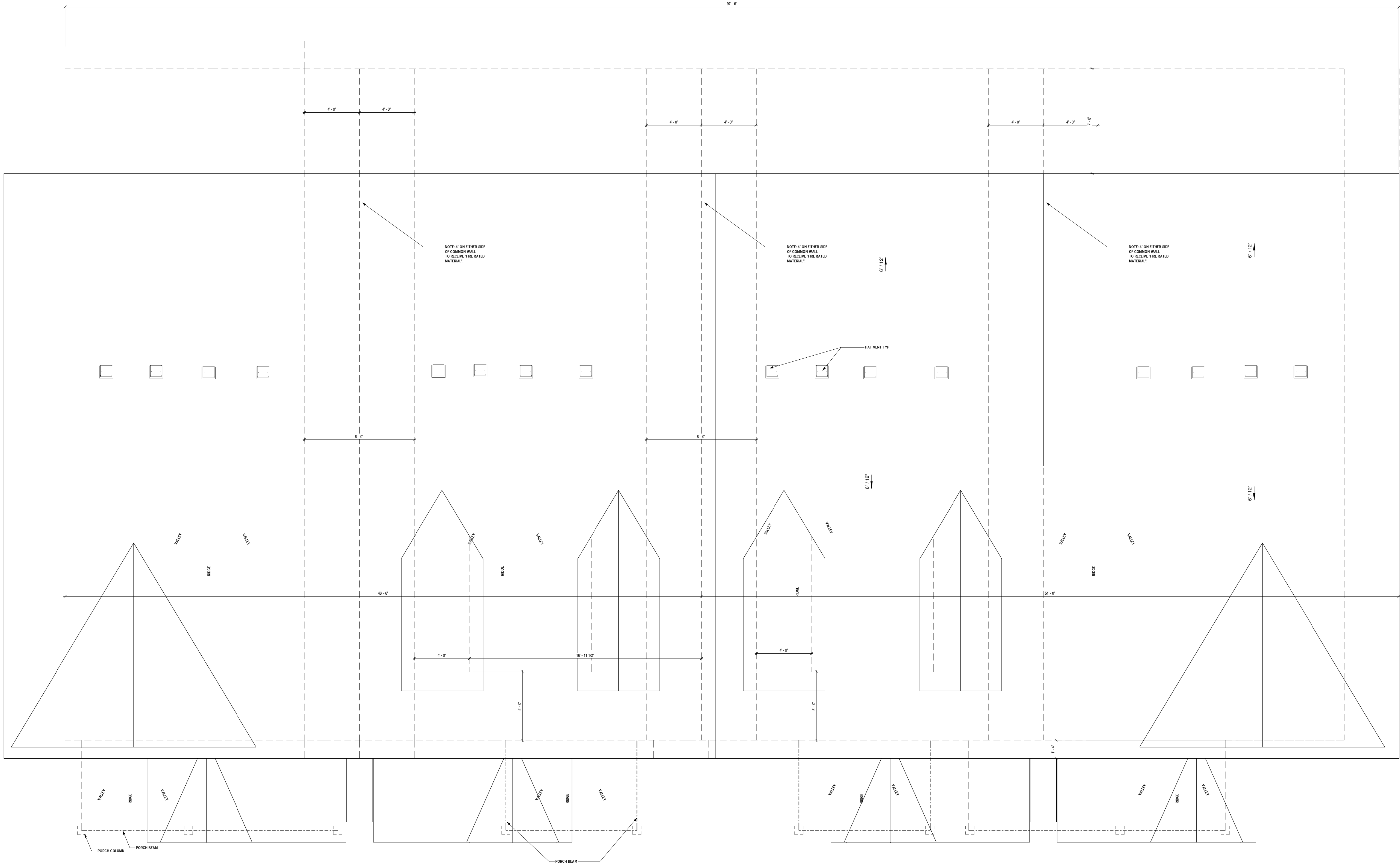
11x17 Prints NOT TO SCALE



We Give You MORE!

F:\HH\1BuildPack\Norwalk\Brownstones At The Legacy\631, 635, 639, 643 Kingston Ave (Buckingham 4-plex)\CaD\631, 635, 639, 643 Kingston Ave (Batavia 4-plex)\42517.rvt

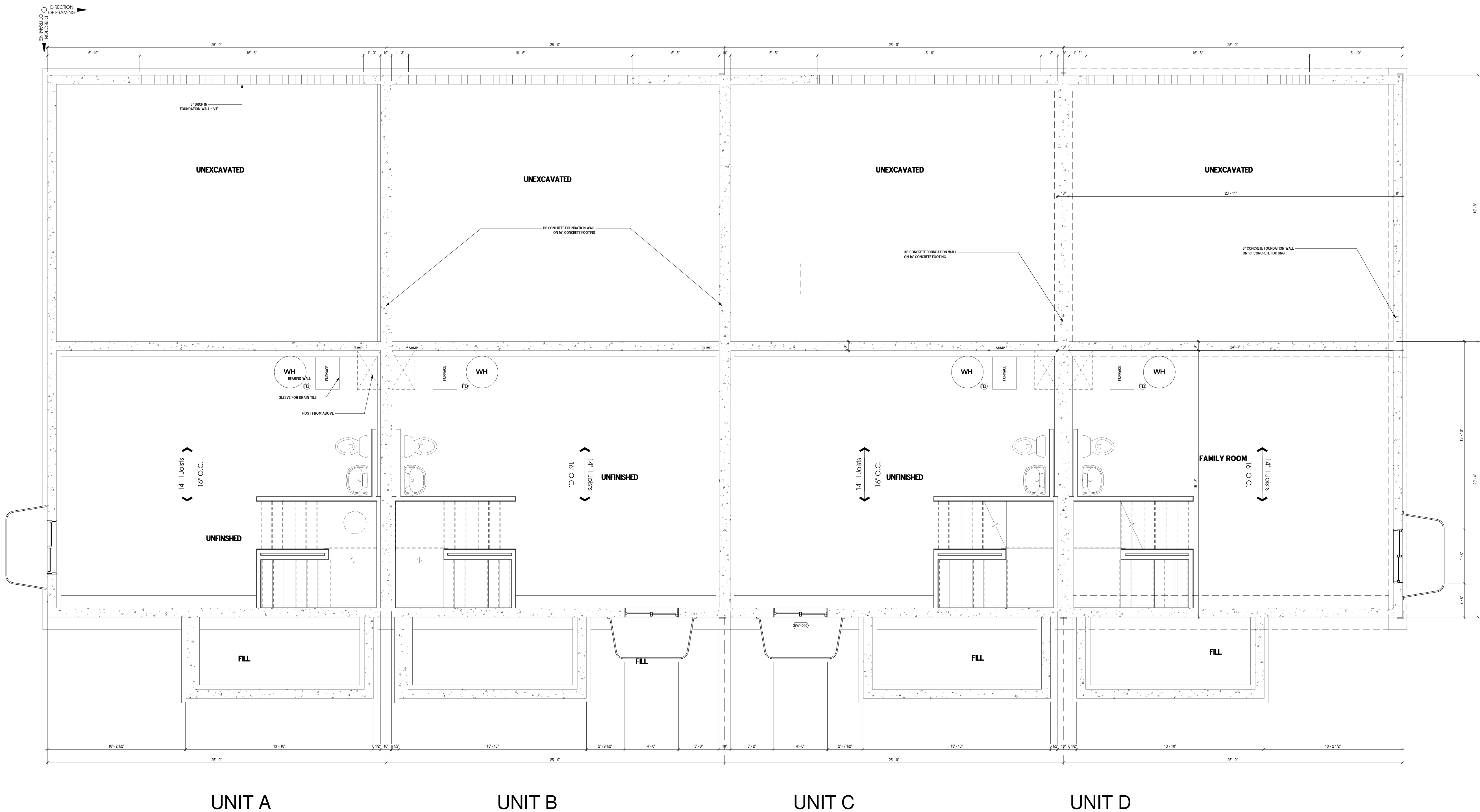
Revision Schedule		
Revision Date	Revision Description	Revision Number



1 Roof Plan  
1/4" = 1'-0"

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NOTE: ALL BEAM AND HEADER  
SIZES TO BE CALCULATED BY  
LUMBER SUPPLIER



4 Lower Level Floor Plan  
1/4" = 1'-0"

Revision Schedule		
Revision Date	Revision Description	Revision Number

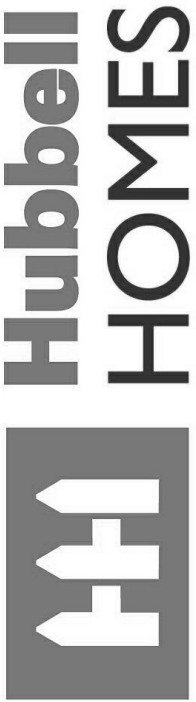
SHEET DESCRIPTION  
BATAVIA 4 PLEX  
Lower Level Floor Plan  
Construction Set 4-25-17

A4.0

Plat 8 Lots 37, 38, 39, 40  
631, 635, 639, 643  
Kingston Avenue  
Norwalk, IA  
Brownstones at the Legacy

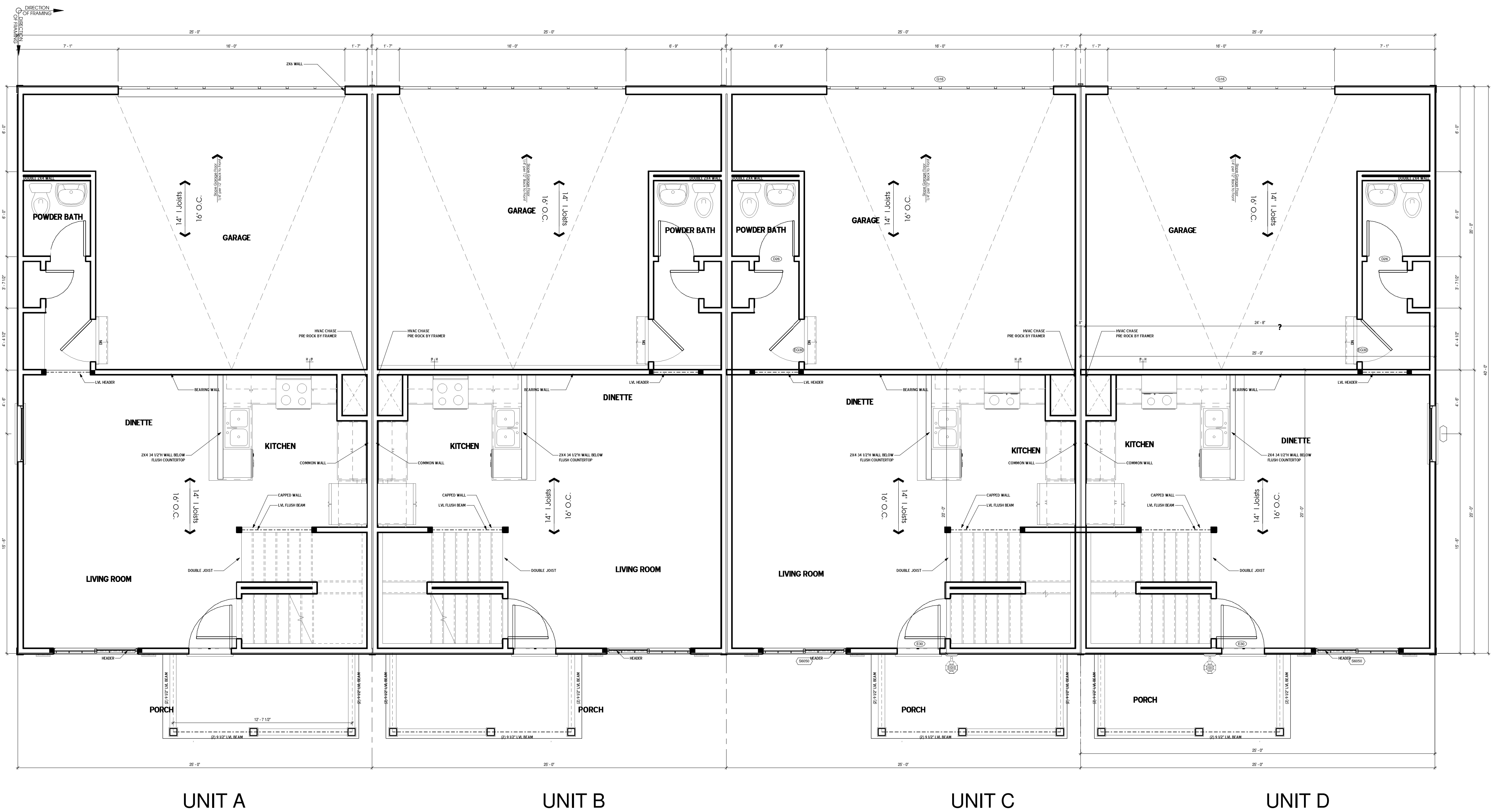
Client: \_\_\_\_\_ Date: \_\_\_\_\_  
Drawn By: AEP Preliminary Set

11x17 Prints NOT TO SCALE



We Give You MORE!

F:\VH\BuildPack\Norwalk\Brownstones At The Legacy\A31, 635, 639, 643 Kingston Ave (Batavia 4-plex)\Drawings\CAD\A31, 635, 639, 643 Kingston Ave (Batavia 4-plex)\A2517.rvt



© MAIN FLOOR PLAN  
1/4" = 1'-0"

NOTE: ALL BEAM AND HEADER  
SIZES TO BE CALCULATED BY  
LUMBER SUPPLIER

Revision Schedule		
Revision Date	Revision Description	Revision Number

SHEET DESCRIPTION  
BATAVIA 4 PLEX  
Main Level Floor Plan  
Construction Set 4-25-17

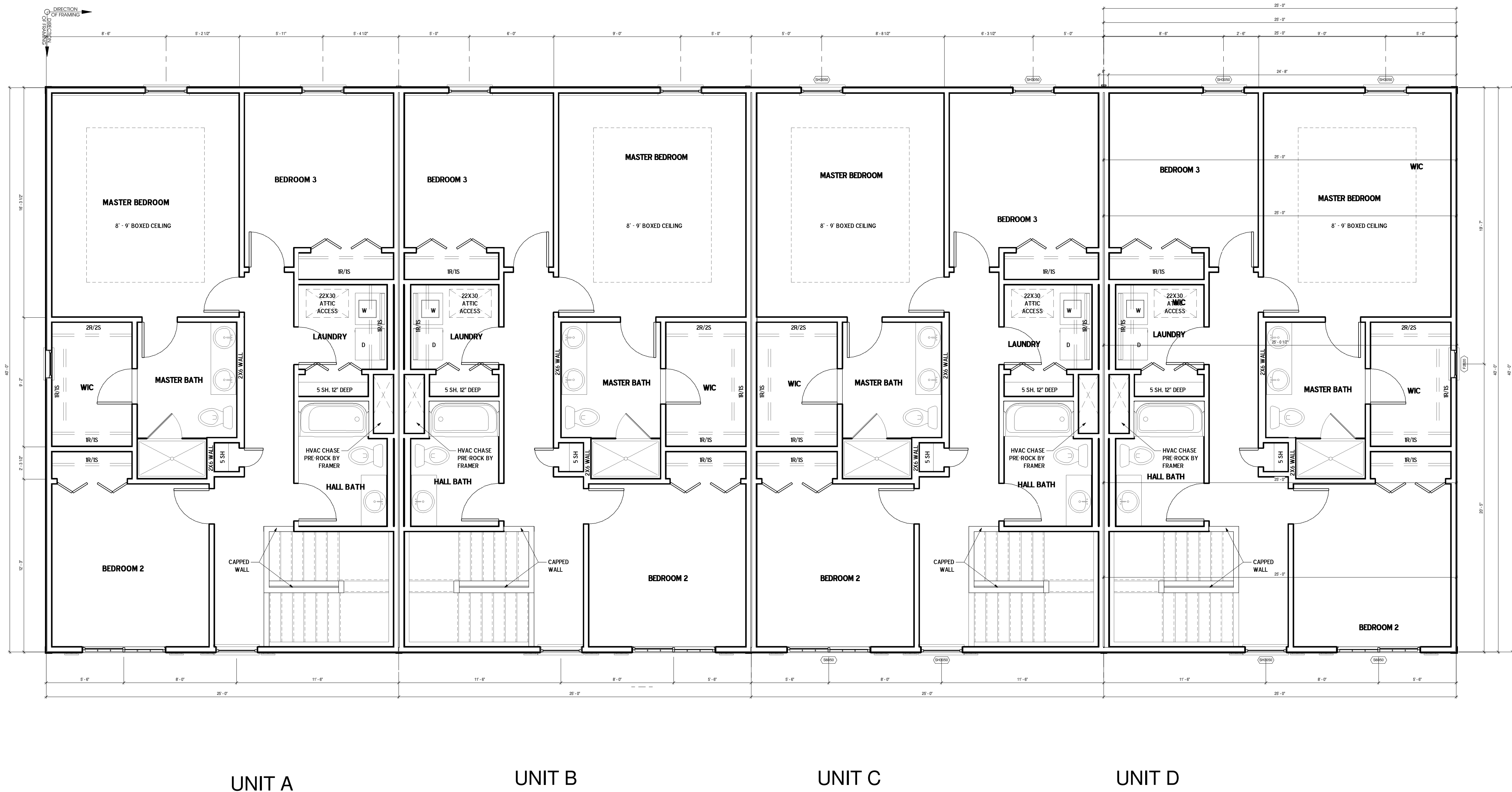
A4.1

Plat 8 Lots 37, 38, 39, 40  
631, 635, 639, 643  
Kingston Avenue  
Norwalk, IA  
Brownstones at the Legacy

Client: \_\_\_\_\_ Date: \_\_\_\_\_  
Drawn By: AEP Preliminary Set

11x17 Prints NOT TO SCALE

F:\VH\BuildPack\Norwalk\Brownstones At The Legacy\631, 635, 639, 643 Kingston Ave (Batavia 4-plex)\Drawings\CAD\631, 635, 639, 643 Kingston Ave (Batavia 4-plex)\2517.rvt



© UPPER FLOOR PLAN  
1/4" = 1'-0"

NOTE: ALL BEAM AND HEADER  
SIZES TO BE CALCULATED BY  
LUMBER SUPPLIER

Revision Schedule		
Revision Date	Revision Description	Revision Number

SHEET DESCRIPTION  
BATAVIA 4 PLEX  
Second Level Floor Plan  
Construction Set 4-25-17

Plat 8 Lots 37, 38, 39, 40  
631, 635, 639, 643  
Kingston Avenue  
Norwalk, IA  
Brownstones at the Legacy

Client: \_\_\_\_\_ Date: \_\_\_\_\_  
Drawn By: AEP Preliminary Set

11x17 Prints NOT TO SCALE



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. 6B  
For Meeting of 05.22.2017

<b>ITEM TITLE:</b>	<b>Request from Windsor Windows &amp; Doors to approve the Preliminary Plat for Windsor Windows Plat 1</b>	
<b>CONTACT PERSON:</b>	<b>Luke Parris, AICP – Community Development Director</b>	
<b>APPLICANT(S):</b>	Windsor Windows & Doors 900 S 29 <sup>th</sup> Street West Des Moines, IA 50265	Snyder & Associates 2727 SW Snyder Blvd Ankeny, IA 50023
<b>GENERAL DESCRIPTION:</b>	This request would create one 27 acres lot for industrial development at the northwest corner of IA 28 and Delaware Street. The property in question was certified as an industrial site through the Iowa Economic Development Authority in 2014.	
<b>IMPACT ON NEIGHBORHOOD:</b>	The properties surrounding are agricultural in nature. Ground to the west is part of the certified industrial site. Ground to the north is part of the existing Norwalk Business Center industrial park. Ground to the east is Ag land located in the City limits. Ground to the west is Ag land in the county. The increase in traffic will have an impact on surrounding property but was anticipated by the City as part of the site certification process.	
<b>VEHICULAR &amp; PEDESTRIAN TRAFFIC:</b>	Delaware Street will be paved with an urban cross section. A deceleration lane will be added to IA 28 for the truck traffic turning onto Delaware Street. The City is anticipating receiving a RISE grant from the Iowa DOT to assist in the paving of Delaware Street.	
<b>TRAIL PLAN:</b>	The plat shows 5' sidewalks along IA 28 and Delaware Street. The City is willing to waive the installation of these sidewalks at this time with the land owner agreeing to pay for the installation of the sidewalks at a future date when their need is determined.	
<b>ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:</b>	This site is zoned in the M-1 General Industrial. Land to the west is zoned A-R Ag Reserve and is planned as additional industrial ground as part of the certified industrial site. The land to the east is zoned A-R, Ag Reserve, and the land to the south is located outside of the City limits.  All of the surrounding ground is anticipated to be industrial land uses per the City's Comprehensive Plan.	
<b>BUFFERS REQUIRED/ NEEDED:</b>	Adjacent uses are A-R Ag Reserve that would typically require a buffer from M-1 developments. However, the adjacent ground is all proposed to be industrial per the	



future land use plan in the City's Comprehensive Plan. It is reasonable to consider a waiver of some buffer requirements in this situation. The details of any buffers will be provided with the required site plan. At this time, the developer has indicated that they wish to have a waiver from the berm and width requirements, but that they would include the required landscaping. These details will be reviewed in future submittals.

<b>DRAINAGE:</b>	Drainage from the site is collect in a detention basin located on the western portion of the lot. The preliminary plat does not show the specific grading at this time but the developer has provided draft drainage calculations. The developer's engineer has indicated that they will submit a final grading plan and grading permit for the City to review prior to any work. Final grades for the site will also be shown on site plan submittals.
<b>DEVELOPMENT HISTORY:</b>	The area was certified as an industrial site through the Iowa Economic Development Authority in 2014. The City recently rezoned the property to M-1 General Industrial in April 2017.
<b>FLOODPLAIN:</b>	None of the proposed lots are located within a floodplain.
<b>PARKLAND:</b>	Industrial development does not require parkland dedication.
<b>UTILITIES: WATER, SANITARY SEWER, STORM SEWER.</b>	As part of the site certification process through the Iowa Economic Development Authority, the City has committed to providing water and sanitary sewer service to the site. The City's engineer is currently designing installation of a new sanitary sewer main and new water main that will serve the site. The City engineer and developer's engineer are coordinating design efforts to align utilities.
<b>RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:</b>	This area and the ground surrounding it has be identified as industrial ground in the City future land use plan.
<b>STAFF ANALYSIS – ZONING ORDINANCE:</b>	The Preliminary Plat consists of 1 industrial lot on 27 acres of land. 2.26 acres of land along IA 28 and Delaware Street will be dedicated to the City for Right-Of-Way purposes.
<b>STAFF ANALYSIS – SUBDIVISION ORDINANCE:</b>	The Subdivision Ordinance requires that Preliminary Plat submissions details on lot design, street layout, sanitary sewer layout, water main layout, grading, and storm water management. Many of the elements, such as street design, water main and sanitary sewer mains are being designed and constructed by the City and are not required on this preliminary plat. The grading will be completed through a separate grading permit.
<b>STAFF RECOMMENDATION:</b>	<p>Staff recommends that the request for the Preliminary Plat of Windsor Windows Plat 1 be approved with the following conditions:</p> <ul style="list-style-type: none"><li>• That the applicant submit a grading plan and grading permit for review and approval by City staff prior to the beginning of any grading work.</li><li>• That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.</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>

**DRAFT RESOLUTION NO. \_\_\_\_**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF WINDSOR WINDOWS PLAT 1**

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on May 22, 2017 and recommends approval of the Preliminary Plat; and

WHEREAS, that the applicant submit a grading plan and grading permit for review and approval by City staff prior to the beginning of any grading work; and,

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

WHEREAS, that any significant modifications to the preliminary plat 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 Preliminary Plat of Norwalk Orchard View Plat 4 & 5 as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 1st day of June, 2017.

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

ATTEST:

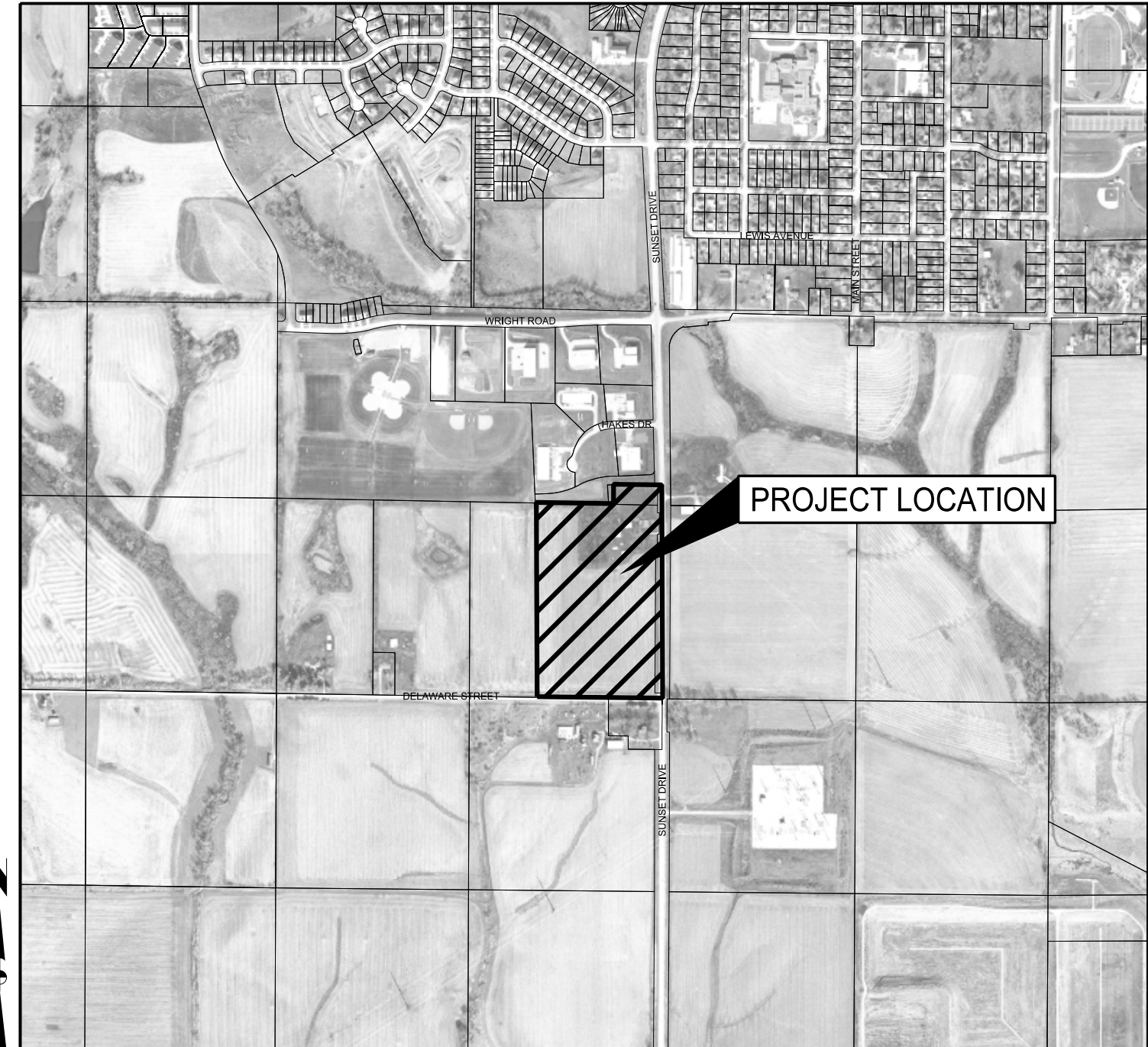
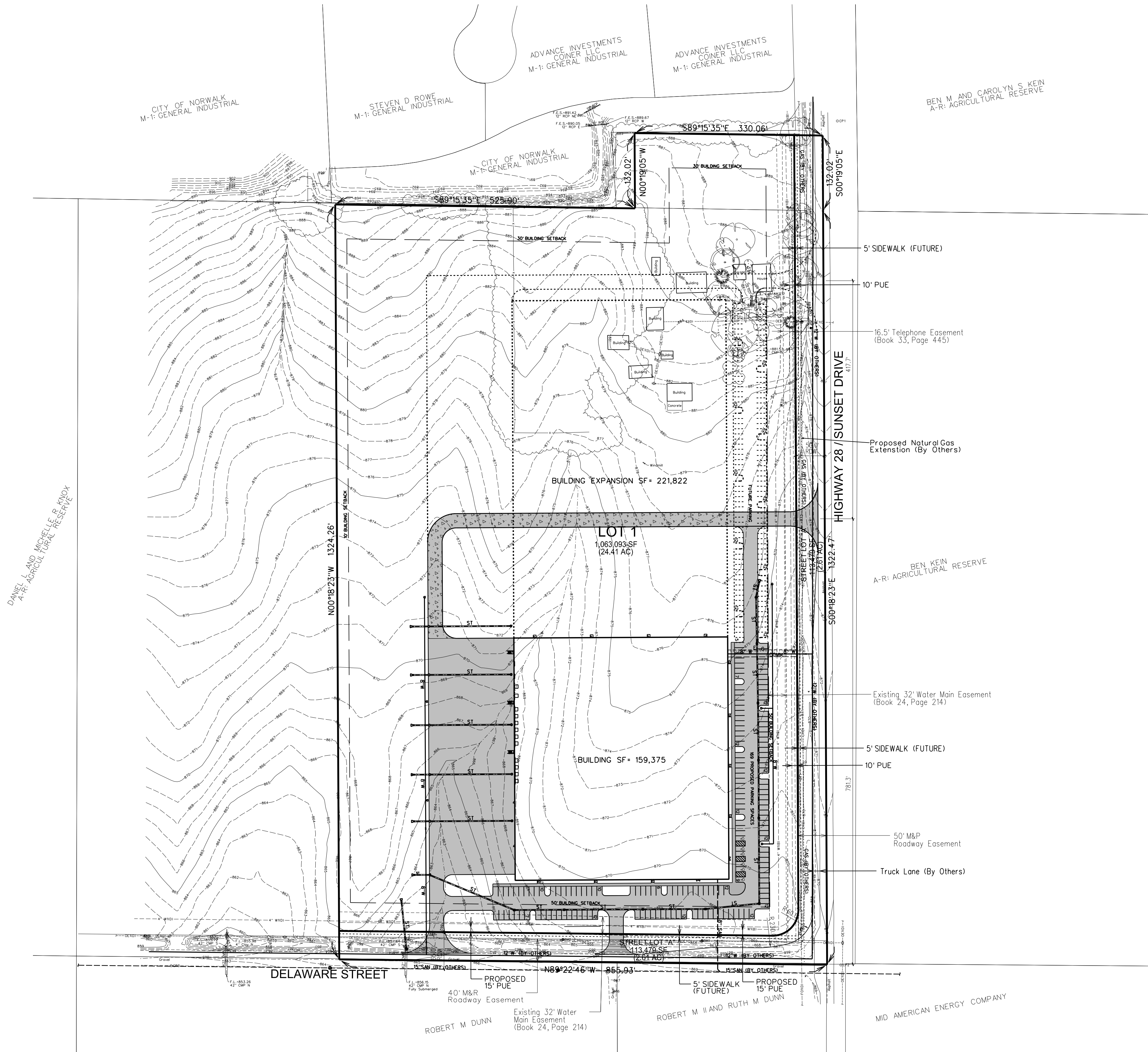
\_\_\_\_\_  
JODI EDDLEMAN, CITY CLERK

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

Y:\open\date.tbl  
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5/17/2017 4:46:07 PM  
RM  
V:\Projects\15-2017-117-0108-01-ADD-VTD08-PLM.dgn

# WINDSOR WINDOWS PLAT 1

## PRELIMINARY PLAT



VICINITY MAP

### PLAT DESCRIPTION

A PART OF PARCEL "D", AS RECORDED IN BOOK 2014, PAGE 8724 OF THE WARREN COUNTY RECORDER'S OFFICE AND BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 77 NORTH, RANGE 25 EAST OF THE 5TH P.M., CITY OF NORWALK, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 24 AND THE SOUTHEAST CORNER OF PARCEL "D"; THENCE NORTH 89°22'46" WEST ALONG THE SOUTH LINE OF SAID PARCEL "D", 855.93 FEET; THENCE NORTH 00°18'23" WEST, 1324.26 FEET TO THE NORTH LINE OF SAID PARCEL "D"; THENCE SOUTH 89°15'35" EAST ALONG SAID NORTH LINE, 525.90 FEET; THENCE NORTH 00°19'05" WEST CONTINUING ALONG SAID NORTH LINE, 132.02 FEET; THENCE SOUTH 89°15'35" EAST CONTINUING ALONG SAID NORTH LINE, 330.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°19'05" EAST ALONG THE EAST LINE OF SAID PARCEL "D", 132.02 FEET; THENCE SOUTH 00°18'23" EAST CONTINUING ALONG SAID EAST LINE, 1322.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.00 ACRES (1,176,120 S.F.), BEING SUBJECT TO 2.26 ACRES (98,369 S.F.) OF ROADWAY EASEMENT.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### ZONING

M1: GENERAL INDUSTRIAL DISTRICT

### OWNER/DEVELOPER

LOT 1  
WINDSOR WINDOWS & DOORS  
900 S 29TH STREET  
WEST DES MOINES, IA 50265

### NOTES

- ALL STRUCTURES SHALL NOT BE PLACED WITHIN ANY PROPOSED EASEMENTS OR SETBACKS.
- PROPOSED SITE IMPROVEMENTS ARE FOR REFERENCE PURPOSES ONLY. DETAILED SITE PLANS SHALL BE PREPARED AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF NORWALK SEPARATELY.
- 4" PCC SIDEWALK, 5' WIDTH IS FUTURE AND SHALL BE INSTALLED AT OWNERS EXPENSE WITHIN ADEQUATE TIME FRAME AT THE REQUEST ON THE CITY OF NORWALK.
- THE FACILITY WILL RECIEVE THE FOLLOWING DAILY TRAFFIC:  
SEMI TRAFFIC = 10/DAY  
VEHICULAR (EMPLOYEE) TRAFFIC = 75/DAY

### LEGEND

#### Survey

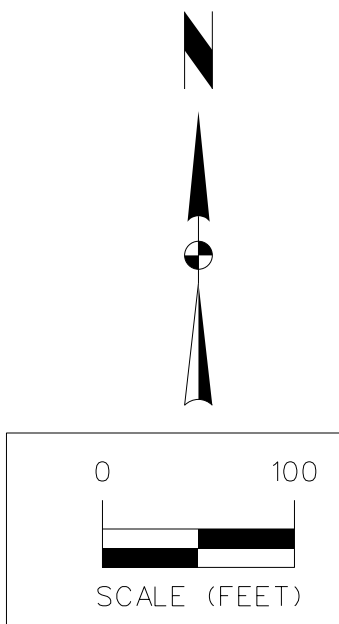
Section Corner  
1/2" Rebar, Cap # 11579  
(Unless Otherwise Noted)  
ROW Marker  
ROW Rail  
Control Point  
Bench Mark  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Calculated Distance  
Minimum Protection Elevation  
Centerline  
Section Line  
1/4 Section Line  
1/4 1/4 Section Line  
Easement Line

#### Found

Section Corner  
1/2" Rebar, Cap # 11579  
(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

#### Set

Section Corner  
1/2" Rebar, Cap # 11579  
(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



## WINDSOR WINDOWS PLAT 1

### PRELIMINARY PLAT

NORWALK, IA

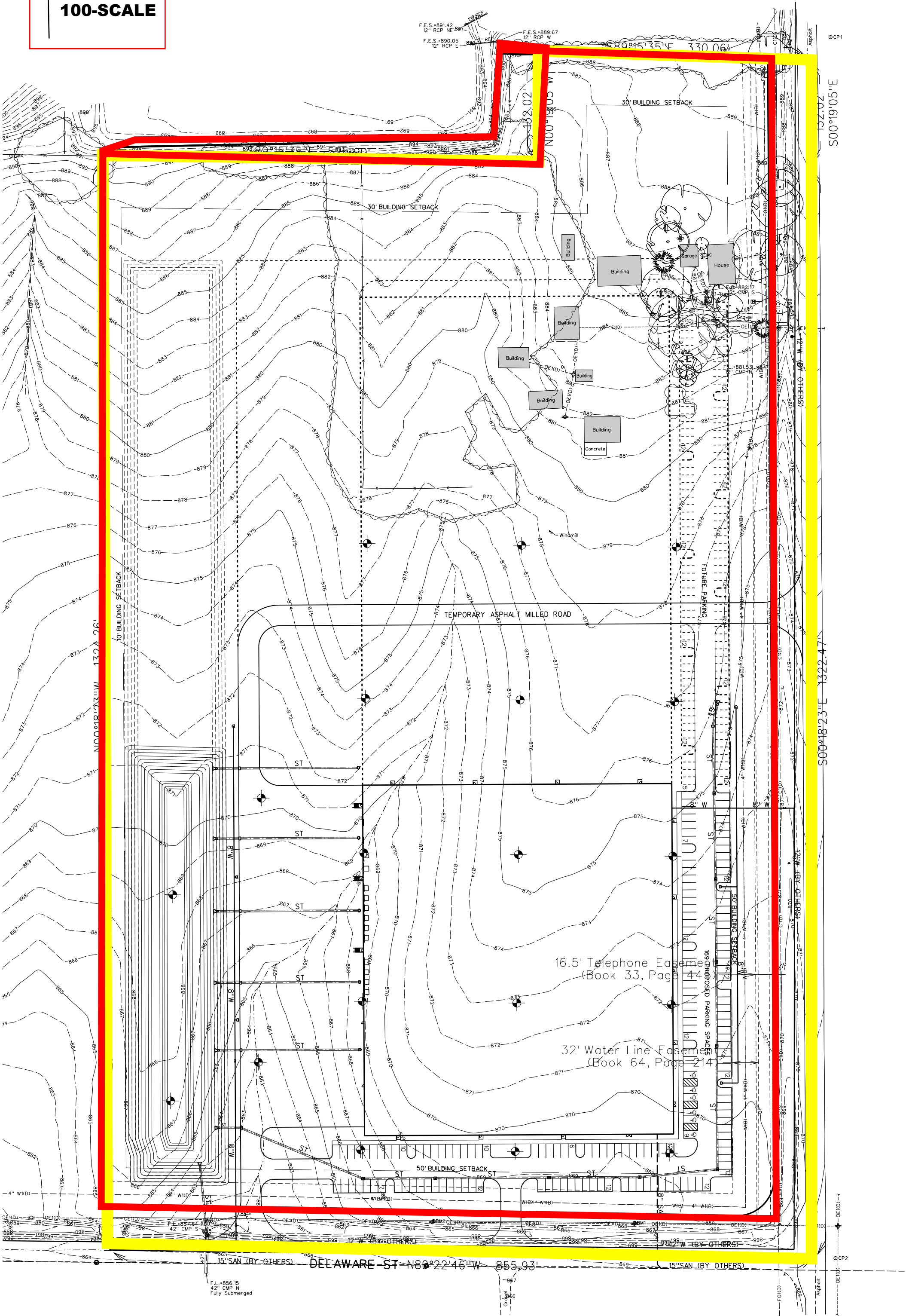
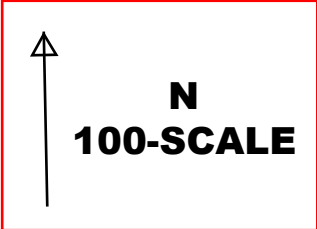
**SNYDER & ASSOCIATES, INC.**  
2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

Project No: 117.0108

Sheet 1 of 1

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	5/17/17	RMM
Engineer:	EDC	Checked By:	EDG
Technician:	RMM	Date:	05-02-17
Project No:	117.0108	Field Bk:	
Sheet	1 of 1		





300°18'23"E 1322.47'  
S00°19'05"E 70.72'

CP2



**PLANNING & ZONING COMMISSION  
AGENDA STATEMENT**

Item No. 6C  
For Meeting of 05.22.2017

<b>ITEM TITLE:</b>	<b>Request from Hubbell Realty to approve the Final Plat for Legacy Plat 20</b>	
<b>CONTACT PERSON:</b>	<b>Luke Parris, AICP – Community Development Director</b>	
<b>APPLICANT(S):</b>	H-CM, LLC 6900 Westown Pkwy West Des Moines, IA 50266	McClure Engineering 1360 NW 121 <sup>st</sup> Street Clive, IA 50325
<b>GENERAL DESCRIPTION:</b>	This request would create 34 single-family lots along Bentley Court in the Legacy development, north of Legacy Plat 19.	
<b>IMPACT ON NEIGHBORHOOD:</b>	The properties surrounding are residential in nature or planned for future residential.	
<b>VEHICULAR &amp; PEDESTRIAN TRAFFIC:</b>	The plat shows the construction of the end of the cul-de-sac for Bentley Court. Bentley Court connects the West High Road to the south. The subdivision will add additional vehicles to the neighborhood that have to exit through the intersection of High Road and Bristol Street. The City is aware of concerns with some many homes isolated in the development and the need for a secondary egress from the neighborhood.	
<b>TRAIL PLAN:</b>	The neighborhood will have 5' sidewalks along both sides of the street and around the cul-de-sac.	
<b>ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:</b>	This site is zoned in the Legacy PUD as R-1(60). Surrounding ground is also zoned R-1(60) in the Legacy PUD. Undeveloped ground to the west outside of the Legacy PUD as R-1(80).	
<b>BUFFERS REQUIRED/NEEDED:</b>	Adjacent uses are compatible and no buffer is required.	
<b>DRAINAGE:</b>	Drainage from the subdivision is collected in the storm sewer system or drains off the site into drainage courses on the golf course. The drainage ultimately ends up in a storm water retention pond north of the Bentley Court cul-de-sac. The developer has easements with the golf course for the drainage and recently conducted improvements to the retention pond to ensure capacity was available for the run-off from the development.	

<b>DEVELOPMENT HISTORY:</b>	A preliminary plat for the area was originally approved as Legacy Plat 19 in 2016. The area has been planned as residential in the Legacy PUD since the early 2000s.
<b>FLOODPLAIN:</b>	None of the proposed lots are located within a floodplain.
<b>PARKLAND:</b>	Parkland for the development was identified in the Legacy PUD and dedicated during previous phases.
<b>UTILITIES: WATER, SANITARY SEWER, STORM SEWER.</b>	Proper easements have been identified and shown where needed for sanitary sewer and for public utilities. A water main easement is shown between lots 18 and 19 to provide for a water main loop to Wethersfield Drive to the east. There is also an access easement provided between lot 18 and 19 that is intended to provide paved access from the subdivision to the golf course for purposes of reaching the City's sanitary sewer lift station. The developer is still working on finalizing this access.
<b>RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:</b>	This area was part identified as low density residential. The final plat meets the intent of the land use plan.
<b>STAFF ANALYSIS – ZONING ORDINANCE:</b>	<p>The Final Plat consists of 34 lots. The plat consists of 15.45 acres of land with lots ranging from 11,575sf to 31,555sf.</p> <p>Streets will be dedicated to the City for street use upon approval of the Final Plat. The designated street right-of-way is 60 feet with a 26' wide road.</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>Therefore, staff recommends that the request for the Final Plat of Legacy Plat 20 be approved with the following conditions:</p> <ul style="list-style-type: none"> <li>• That the developer finalizes the paved access to the golf course for the City's access to the sanitary sewer lift station.</li> <li>• That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.</li> <li>• That any significant modifications to the plat be reviewed and approved by the Planning &amp; Zoning Commission and City Council.</li> </ul>

**DRAFT RESOLUTION NO. \_\_\_\_**

**A RESOLUTION APPROVING THE FINAL PLAT OF LEGACY PLAT 20**

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on May 8, 2017 and recommends approval of the Preliminary Plat; and

WHEREAS, that the developer finalizes the paved access to the golf course for the City's access to the sanitary sewer lift station; and,

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

WHEREAS, that any significant modifications to the preliminary plat 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 Preliminary Plat of Norwalk Orchard View Plat 4 & 5 as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 1st day of June, 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	___	___

# THE LEGACY PLAT 20 NORWALK, IA

PREPARED BY & RETURNED TO: BRADLEY R. GEATER, PLS, MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229

## OWNER:

H-CM LLC  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
515-243-3228

## ENGINEER:

MCCLURE ENGINEERING  
1360 NW 121ST STREET  
CLIVE, IA 50325  
(515) 964-1229  
BBROCKMAN@MECREULTS.COM  
ATTN: BRAD BROCKMAN

## SETBACK SUMMARY:

FRONT= 30'  
SIDE= 7' MINIMUM/15' TOTAL  
REAR= 35'

## ZONING:

LEGACY PUD - R-1 SINGLE FAMILY

## UTILITIES:

GAS: MIDAMERICAN  
ELECTRIC: MIDAMERICAN  
TELEPHONE: CENTURYLINK  
WATER: NORWALK WATER SYSTEM  
SANITARY: NORWALK SANITARY SEWER SYSTEM

## NOTES:

- 1) LOT A TO BE DEDICATED TO THE CITY OF NORWALK FOR USE AS PUBLIC RIGHT-OF-WAY
- 2) ANY PUE IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENTS AND ANY USER OF THE PUBLIC UTILITY MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY WHEN THE USE OF THE PUE IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENTS
- 3) PROPERTY OWNERS ARE TO ADDRESS DRAINAGE FROM ADJOINING LOT.

## LEGAL DESCRIPTION:

THAT PART OF OUTLOT Z OF THE LEGACY PLAT 1, AS RECORDED IN WARREN COUNTY RECORDS AT BOOK 2001, PAGE 6164, LYING NORTH OF THE LEGACY PLAT 19, AS RECORDED IN WARREN COUNTY RECORDS AT BOOK 2016, PAGE 7164, ALTOGETHER BEING LOCATED IN THE CITY OF NORWALK, WARREN COUNTY, IOWA.

DESCRIBED AREA CONTAINS 15.45 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

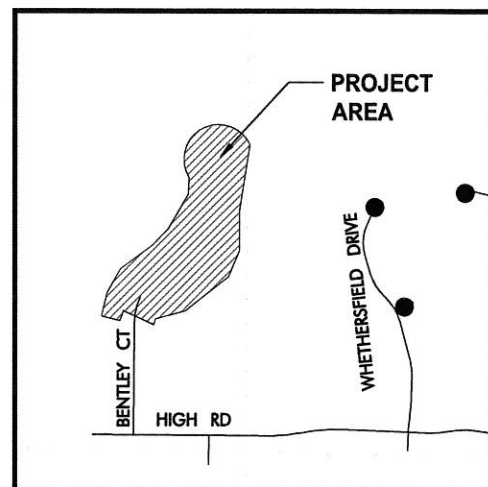
## GENERAL LEGEND

— BOUNDARY LINE  
- - - PROPERTY LINE  
- - - SECTION LINE  
- - - EASEMENT LINE  
- - - FIELD FENCE

CORNERS FOUND:  
▲ - SECTION CORNER (TYPE AS NOTED)  
● - FOUND IRON ROD WITH OPC #19828 (UNLESS NOTED OTHERWISE)

CORNERS SET:  
○ - BOUNDARY CORNER 1/2" REBAR OPC #19828  
△ - SECTION CORNER 1/2" REBAR OPC #19828

ABBREVIATIONS:  
ROW - RIGHT-OF-WAY  
BK, PG - BOOK AND PAGE  
(M) - MEASURED DISTANCE/ANGLE  
(R) - RECORDED DISTANCE/ANGLE  
PUE - PUBLIC UTILITY EASEMENT  
YPC - YELLOW PLASTIC CAP  
OPC - ORANGE PLASTIC CAP  
POB - POINT OF BEGINNING  
POC - POINT OF COMMENCEMENT



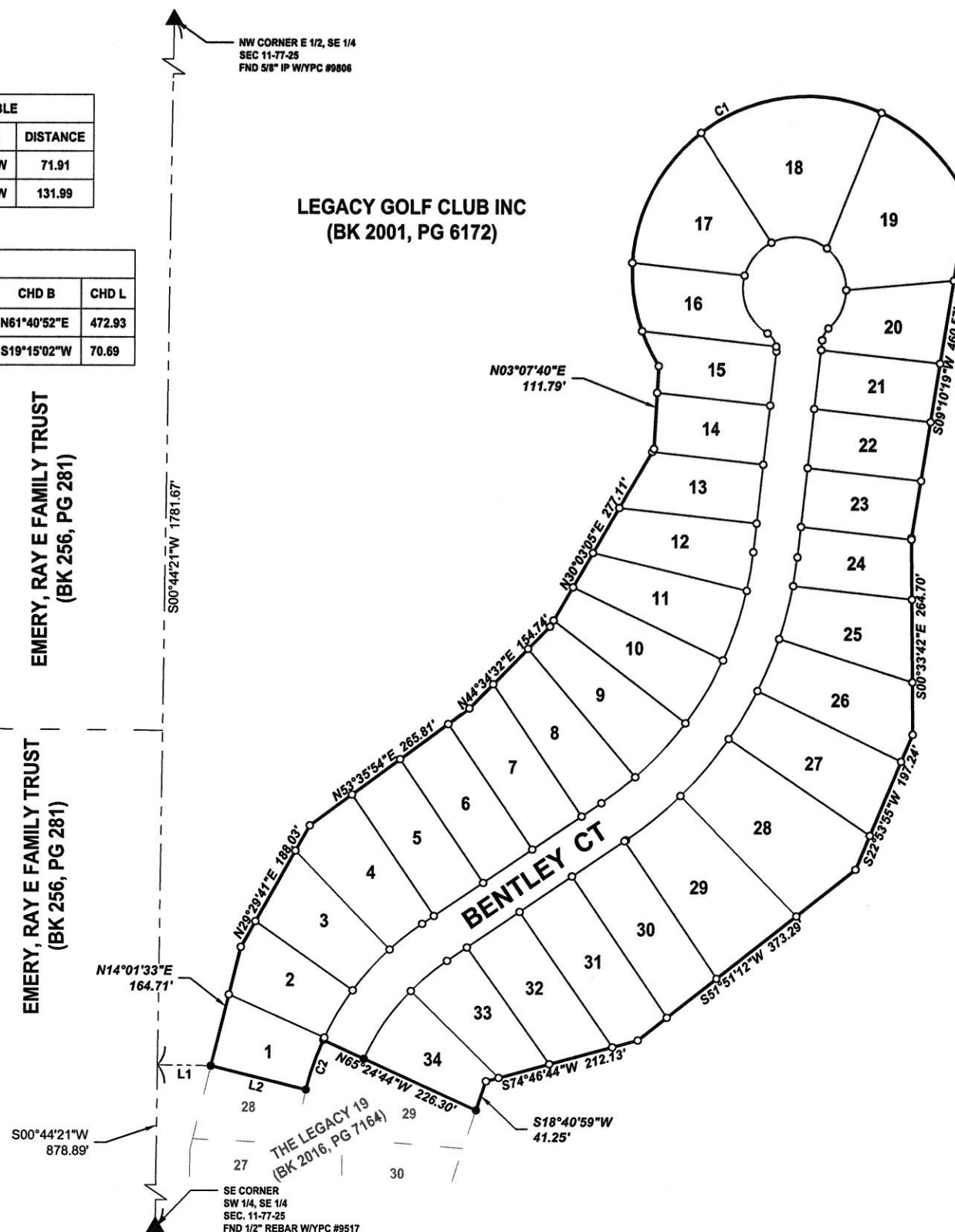
VICINITY MAP- NTS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°15'39"W	71.91
L2	N76°05'12"W	131.99

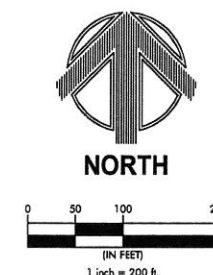
Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	776.37	237.00	187°41'24"	N61°40'52"E	472.93
C2	70.80	380.00	10°40'28"	S19°15'02"W	70.69

EMERY, RAY E FAMILY TRUST  
(BK 256, PG 281)

EMERY, RAY E FAMILY TRUST  
(BK 256, PG 281)



LEGACY GOLF CLUB INC  
(BK 2001, PG 6172)



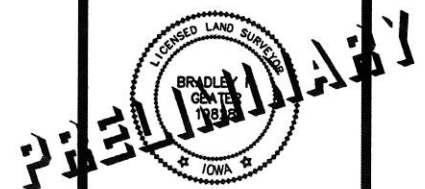
**MCCLURE**  
ENGINEERING CO.

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 of the survey, 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.

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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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. GEATER, PLS  
NO. 19828

MY LICENSE RENEWAL DATE IS  
DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY  
THIS SEAL:

FP-20 PAGES 1-3

THE LEGACY 20  
FINAL PLAT  
NORWALK, IA  
2213025  
08/29/2016

REVISIONS  
09/23/2016

ENGINEER  
B. BROCKMAN

DRAWN BY  
C. CARLETON

CHECKED BY  
P. SHELQVIST

DRAWING NO.  
FP-20

SHEET NO.  
01/03





**PRELIMINARY**

**NOTE:**

ALL IMPROVEMENTS SHOWN ON SHEET 3 ARE FROM THE CONSTRUCTION PLANS FOR THE LEGACY PLAT 20. AS-BUILTS HAVE NOT BEEN PERFORMED AT THE TIME OF THIS SUBMITTAL.

LEGACY GOLF CLUB INC  
(BK 2001, PG 6172)

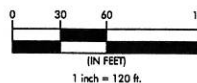
LEGACY GOLF CLUB INC  
(BK 2001, PG 6172)

**GENERAL LEGEND**

- BOUNDARY LINE
  - - - PROPERTY LINE
  - - - SECTION LINE
  - - - EASEMENT LINE
  - - - FIELD FENCE
- CORNERS FOUND:
- ▲ - SECTION CORNER (TYPE AS NOTED)
  - - FOUND IRON ROD WITH OPC #19828 (UNLESS NOTED OTHERWISE)
- CORNERS SET:
- - BOUNDARY CORNER 1/2" REBAR OPC #19828
  - △ - SECTION CORNER 1/2" REBAR OPC #19828
- 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
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT



NORTH



THE LEGACY 20  
FINAL PLAT  
NORWALK, IA  
2213025  
08/29/2016

REVISIONS  
09/23/2016

ENGINEER  
B. BROCKMAN

DRAWN BY  
C. CARLETON

CHECKED BY  
P. SHELQUIST

FIELD BOOK NO.  
----

DRAWING NO.  
FP-20

SHEET NO.  
03/03