

## REGULAR NORWALK PLANNING AND ZONING MEETING 02-26-2018

### Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, February 26, 2018. 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, John Fraser, Brandon Foldes and Elizabeth Thompson. Absent: Barbara Bellizzi

Staff present included: Luke Parris, Community Development Director, Hollie Askey, Economic Development Director, Hillarie Ramthun, Community Development Coordinator and Elliot Klimowski, Intern. Brian Baker, the City Council liaison was also present.

### Approval of Agenda – 18-19

Motion by Fraser and seconded by Thompson to approve the agenda. Approved 5-0.

### Approval of Minutes – 18-20

Motion by Fraser and seconded by Grant to approve the minutes from the February 14, 2018 meeting. Approved 5-0.

(Bellizzi arrived at 5:46 p.m.)

Chairperson McConnell welcomed the 24 guests present. With no one wishing to speak, McConnell moved onto the first item of business.

### New Business

#### **Public Hearing and consideration of a request from Britt and Mollie Baker to rezone approximately 10 acres of property on County Line Road from A-R Agriculture Reserve to RE-1 Rural Estates Single Family–18-21**

Public Hearing opened at 5:48 p.m.

The request to rezone the 10.26 acres from A-R Agriculture Reserve to RE-1 Rural Estates Single Family is so the property owner can split the lot for development of a single family home. At present Baker's own a 29.53 acre parcel off of County Line Road zoned A-R. Per City Zoning one single family home could be constructed. Baker's have requested to split off 10 acres from the 29.53 acre parcel. The request to split off the 10 acres requires the consideration of a rezoning to RE-1.

The Future Land Use Plan shows the property and surrounding area as Residential Commercial Flex which allows for a mix of residential and commercial uses. The expectation for the Residential Commercial Flex (RCF) use is due to the areas proximity to Veteran's Parkway corridor and the future development that would happen in that area. While the Future Land Use Plan identifies the area as RCF, the property currently does not have the service to support development at this time. Where the property is located, under current Zoning regulations, the Baker's could build a single family home and it would leave 45 acres of undeveloped ground in the RCF area including the property adjacent to the proposed Veteran's Parkway.

Joel Templeton spoke on behalf of Britt Baker. There were no questions to be asked.

The Public Hearing was closed at 5:52 p.m.

McConnell entertained a motion. Grant motioned to approve. Bellizzi seconded.

Approved 6-0

#### **Public Hearing and consideration of a request regarding a zoning amendment request to rezone the Hughes Farm property from C-2, R-1, R-3, and R-4 to Planned Unit Development with a mix of TC, C-2, IC, R-4, R-3, and R-1 –18-22**

Public Hearing opened at 5:54 p.m.

In January 2016 City staff & consultant, Confluence, began the development of SubArea One Master Plan. A main component of the Master Plan was the potential town center development within the Hughes Farm property. In 2017 staff started working with Diligent Development Group on potential PUD guidelines for development of approximately 120 acres of the property. This would be an extension of Chatham from the west and would create Commercial opportunities. The east of Chatham includes the potential for R-4 High Density Residential development or light industrial to the north. A retail anchor is identified centrally, there would also be potential R-3 Townhomes uses and that would provide transition to Single-family development. The Town Center concept is reserved for the southwest portion of the Hughes Farm property and would be planned with more specific details as proposals come forward. There will also be a need for open space, civic uses, or lower density residential to be located on the southern boundary of the Town Center parcel near the adjacent existing residential. This hearing is intended to gather Commission, Council and Public feedback on this draft of the proposed PUD.

Michael Taylor, 1441 Merle Huff spoke regarding water run off flooding back yards.

Chris Shires, Confluence, explained that a downstream capacity analysis study could be performed to determine what would need to be done to correct any water run off issues.

Elizabeth Thompson, 1421 E 13<sup>th</sup> and P&Z Commissioner, inquired about the MidAmerican easement and what the setbacks would be. Shires will look into. All spoke regarding concern of flooding as well as buffer and setbacks to Hughes Farm and SubArea One Master Plan. Grant inquired about the Preliminary Plan and if information would be shown on that plan that would help to understand the drainage. Parris stated that the Preliminary plat would give information needed to determine what would need to be done to correct any drainage issues.

Joel Jackson, Bishop Engineering, explained that the powerline easement is all on the property to the south of the Hughes Farm property. Mickey Lansink, 1422 E 13<sup>th</sup>, inquired about an extension of Single-Family Residential to the west of what is projected and then it would create a new intersection to that area. Parris explained the R-2 carried out through the Town Center.

Public Hearing closed at 6:23 p.m.

Thompson liked the idea of extending the Single-Family Residential and the concern about the flooding in backyards. Grant expressed that P&Z would not let development occur without knowledge of drainage and flooding issues being corrected. Parris explained that there will be an obligation to have a study done; it may be in stages of when the development occurs.

Motion by Foldes and seconded by Bellizzi to approve the rezoning request with conditions that the updated PUD require a downstream capacity study to check the capacity of water runoff and to change the southern part of Parcel F to be formerly rezoned R-2 and to define Open Space, Park space or R-1. Approved 5-1

McConnell prefers the language as is.

(Fraser and Grant left at 6:44 p.m.)

### **Public Hearing and consideration of a zoning amendment to add additional restrictions to the Private Streets section of the City of Norwalk Zoning Ordinance –18-23**

Public Hearing opened at 6:44 p.m.

Council directed staff to review the positives and negatives of allowing private streets in the community. Projects during 2017 raised concerns at City Council regarding the usage of private streets. Council directed staff to work on an ordinance that would amend City Zoning Code to reduce many of the negatives and help alleviate concerns with private streets. Staff has drafted an amendment that focuses on limiting the development of private streets that serves as a through connection, limit the connection of high intensity private streets connecting to low intensity private streets, and identifying a neighborhood (with signage) as having private streets for potential buyers within a development. McConnell inquired about Traffic Calming Devices. Parris noted that it

wasn't added, but maybe should be. Foldes inquired if it is a requirement or up to each individual developer. Parris explained that it is up to the developer.

Public Hearing closed at 6:52 p.m.

Motion by Bellizzi and seconded by Thompson.

Approved 4-0

**Public Hearing and consideration of a zoning amendment to change the garage requirements for R-4 Senior Living projects within the R-4 section of the City of Norwalk Zoning Ordinance –18-24**

Public Hearing opened at 6:52 p.m.

Several developers reached out to the City in 2017 and inquired about housing projects geared toward seniors. When reviewing City's requirements for higher density residential development, it has become apparent that current requirements for garages with apartment units are making it difficult for projects to develop and serve this market. An amendment to the Zoning Code is being considered to exempt these types of uses from the garage requirements.

Public Hearing closed at 6:55 p.m.

Foldes inquired about the parking ratio for apartments. Parris explained the parking code requirements.

Motion by Thompson and seconded by Foldes.

Approved 4-0

**Discussion regarding the Dobson PUD R-4 Parcel**

The Dobson PUD located northwest of Iowa Highway 28 and Wright Road has shown four development parcels; Single-Family Residential, Commercial, R-3, and R-4 development. In 2015 the Commercial portion of the PUD was rezoned to Single-Family Residential because the developer felt the Commercial portion was no longer viable in that area. This PUD no longer meets the same requirements as it once did and the inconsistency between the current Future Land Use Plan and the R-4 zoning identified in the Dobson PUD could present as problematic for the City. Staff presented the issue to City Council on February 15, 2018 and Council motioned to have the Planning and Zoning Commission review and consider the potential rezoning of the property to something that would be compatible with Low Density Residential Land Use.

Todd Bordenaro, 102 Braeburn Circle, Chandler Tice, 105 Orchard Trail, Kelly Cortum, 360 Wright Road, Christopher Gunsaulus, 113 Orchard Trail, and Berneil Colorado, 100 Orchard Trail all spoke regarding the desire to see the PUD rezoned to something low density and to consider the creek and possible water issues when the land is developed.

Brian Baker, City Council Liaison spoke for Council expressing what Council had discussed.

Parris explained that a Public Hearing would come to P&Z in the future and direction from Council would be to rezone to R-1.

**Economic Development Update-**

Michael Food's Update

Downtown Grant Program

Kosovo Update

Indoor/Outdoor Sports Fitness Center

Crossfit coming to Norwalk

Draught House still coming but no info submitted

Hyvee is supposed to start this fall

**Future Business Items-**

Intro to Planning and Zoning Workshop – April 2<sup>nd</sup> @ 6:00 p.m. -- Ankeny

Stark Property

Sign Ordinance Revisions—Project Finance Signs

Walkability Design  
Affordable Housing—Housing Trust Fund

**City Council Update**-The only update was regarding direction from Council to rezone Dobson PUD to R-1

**Next meeting Date – March 26, 2018.**

**Adjournment – 18-25**

Motion by Bellizzi and seconded by Foldes to adjourn the meeting at 7:31 p.m. Approved 4-0.

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Judy McConnell, Chairperson

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Luke Parris, Community Development Director