

REGULAR NORWALK PLANNING AND ZONING MEETING 05-14-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, May 14, 2018. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Donna Grant, Barbara Bellizzi, and Elizabeth Thompson. Absent: John Fraser and Brandon Foldes

Staff present included: Luke Parris, Community Development Director, Elliot Klimowski, City Planner and Hillarie Ramthun, Community Development Coordinator.

Approval of Agenda – 18-42

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

Approval of Minutes – 18-43

Motion by Thompson and seconded by Grant to approve the minutes from the April 23, 2018 meeting. Approved 5-0.

New Business

Public Hearing and consideration of a request for a zoning amendment to the Dobson Planned Unit Development to change Parcel C from R-4 High-Density Residential to R-2 Two-Family Residential with certain conditions related to Bulk Regulations—18-44

Public Hearing opened at 5:47 p.m.

The Dobson PUD located northwest of Iowa Highway 28 and Wright Road was originally approved in 2004 by the City. There were four development parcels at that time; Single-Family Residential, Commercial, and two Multi-Family parcels. In 2015 a developer interested in purchasing the Commercial parcel wanted to have the parcel rezoned to Single-Family Residential, this was approved by Council in 2016. It was discovered that there was an inconsistency in the Future Land Use Plan and the PUD. This was caused by an update to the Land Use Chapter of the City's Comprehensive Plan. City staff presented the issue to Council in February 2018. Council motioned to have the Planning and Zoning Commission review and consider rezoning the property to Low Density Residential. The property owner requested that the City consider an amendment to allow for smaller lots, such as Single-Family (R-1) and Two-Family (R-2) Residential. Staff recommends approval of the PUD amendment. Eric Cannon, Schneider and Associates spoke to explain Lot sizes. Greg Staples, 117 Orchard Trail; Kelly Cortum, Cort Landing Developer; Todd Bordenaro, 102 Braeburn Circle all spoke in favor of the amendment.

Public Hearing closed at 5:56 p.m.

McConnell entertained a motion to approve the amendment to the Dobson Planned Unit Development to change Parcel C from R-4 High-Density Residential to R-2 Two-Family Residential with certain conditions and with removal of the previously tabled item. Grant motioned and Thompson seconded. Approved 5-0

Consideration and recommendation on a request from Keystone Equity Group LLC to approve the Final Plat of Arbor Glynn Plat 4—18-45

The request to approve the Final Plat for Arbor Glynn Plat 4 will create 15 Single-Family Residential lots along Marie Avenue. Staff recommends approval of the request.

Grant motioned to approve the request to approve the Final Plat of Arbor Glynn Plat 4 Thompson seconded. Approved 5-0

Public Hearing and Consideration of a request for the zoning amendment to the Farms of Holland Planned Unit Development to change Parcel 2 from R-2 Two-Family Residential to R-4 High-Density Residential –18-46

Public Hearing opened at 6:05 p.m.

The Farms of Holland Planned Unit Development was approved by the City in September of 2015. The PUD consists of Elizabeth Holland Park, and other parcels surrounding the park. The City entered into agreements regarding the regional storm water basin and the construction of Turnberry Drive. Parcel 2 located north of Turnberry Drive was designated as residential and allowed for bi-attached within the City's R-2 zoning district.

Nelson Construction & Development has proposed a senior housing project on Parcel 2 which would consist of Memory Care and Assisted Living facilities. This would make a zoning amendment necessary due to the change from R-2 to R-4.

The Commissioners revisited the conversation of the Parks trail.

Andy Maurer, McClure Engineering spoke regarding sidewalks along Turnberry Drive and trails within the development.

Staff reviewed and would recommend, (applicant agreed) to limit the R-4 to only senior housing projects.

Public Hearing closed at 6:25 p.m.

Motion by Thompson and seconded by Grant to approve the zoning amendment to the Farms of Holland PUD to change Parcel 2 from R-2 to R-4 High Density Residential.

Public Hearing and Consideration of a Comprehensive Plan amendment to the Land Use Chapter to change the future land use of property north of Lake Colchester and south of Iowa Highway 5 from Low-Density Residential to SubArea 2 with a mix of residential and office uses –18-47

Public Hearing opened at 6:27 p.m.

In July 2017 City staff met with representatives for the Stark Property the area at 50th and County Line Road. At that time the property was identified as I-C, Industrial Commerce, and PC, Professional Commerce which allowed for light industrial and office uses. Upon further review, it was determined that there was an inconsistency within the 2016 Future Land Use Map. City Council advised staff to collect public input before moving forward. In October and November 2017 feedback was received and compiled and staff recommended an amendment to the Future Land Use Map to expand SubArea 2 and remove the I-C and PC designation. This would change to A-R Ag Reserve until a development proposal was brought forward that matched the language about SubArea 2.

Staff recommends approval of the changes.

Public Hearing closed at 6:31 p.m.

Motion by Fraser and seconded by Fuller to approve the amendment to the Land Use Chapter to change the future land use of property north of Lake Colchester and south of Iowa Highway 5 from Low-Density residential to SubArea 2 with a mix of residential and office uses.

Approved 5-0

Public Hearing and Consideration of a Comprehensive Plan amendment to Land Use Chapter to change the future land use of a portion of the property east of E 27th Street and south of North Avenue from High-Density Residential to Low-Density Residential –18-48

Public Hearing opened at 6:37 p.m.

The City recently received a development proposal for the property south of North Avenue and east of East 27th Street which consists of approximately 70 acres. The Future Land Use Map in the Comprehensive Plan has the property identified as High-Density Residential with Residential and Commercial Flex space. A developer is requesting an amendment to allow for the development of outlining narrow single-family lots. The amendment would introduce a lower-density concept for the development of narrow-lot single-family residential parcels, and divide the development into residential commercial flex, high-density residential, low-density residential and park space.

McConnell spoke to the concern of the park completion happening at the beginning of the development so the surrounding residents would be able to utilize the park and also inquired about medium-density being added.

Michael Gaunt, Bishop Engineering spoke regarding the different density areas and transitioning. Staff recommends approval of the amendment as presented.

Public Hearing closed at 6:43 p.m.

Motion by Grant to approve the Comprehensive Plan amendment and seconded by Thompson.

Approved 5-0

Public Hearing and Consideration of a zoning amendment related to a code addition regarding the consideration and installation of awnings on buildings—18-47

In April 2018 a discussion took place during a Planning and Zoning meeting regarding awnings on buildings and codes within the City and surrounding cities. A recent request from the owners of 810 Main Street to add an awning to the building initiated a review to the Zoning Code of a zero-lot line structure as well as the material and upkeep of awnings that could be used. The Community Development Department is would like feedback on code language before it goes to Council for approval.

Motion by Grant and seconded by Fuller to approve the zoning amendment related to a code addition regarding consideration and installation of awnings.

Approved 5-0

Consideration and recommendation on the proposed annexation of 78.79 acres of Zeliadt Property, west of McAninch Sports Complex—18-50

The City was approached to consider the annexation of 78.79 acres of the Zeliadt property west of McAninch Sports Complex. This would be considered 100% Voluntary Annexation in a non-urban area by the State and could be done via resolution and all necessary parties have been notified. The area to be annexed is currently identified as future industrial and future expansion to the McAninch Sports Complex, the City has been working with an interested developer on a potential amendment to the City's Comprehensive Plan to change the future expansion of McAninch Sports Complex to residential development. This topic was discussed with both Council and P&Z in March and April and both were willing to consider the potential change. The City is now working to provide services to the area and it is being budgeted in FY 2019 and FY 2020 of the City's Capital Improvement Plan.

Staff recommends the approval.

Motion by Fraser and seconded by Grant.

Approved 5-0

Consideration and Recommendation on 802 Main Street façade improvements—18-51

This is the first year that the City implemented the first round of the Commercial Improvement Grant Program. The intention of the program is to assist business owners in making aesthetic improvements to buildings through façade repairs. \$50,000 was dedicated by the City during FY 2018. The first property to utilize the grant program was Dougherty Law Firm at 802 Main Street. Improvements must meet the City's Architectural Standards. This application was reviewed and determined that all requirements had been met.

Staff recommends approval.

Thompson motioned and Fraser seconded to approve the consideration and recommendation.

Approved 5-0

Consideration and Recommendation on 804 Main Street façade improvements—18-52

This year the City implemented the first round of the Commercial Improvement Grant Program. The intention of the program is to assist business owners in making aesthetic improvements to buildings through façade repairs. \$50,000 was dedicated by the City during FY 2018.

Façade improvements to commercial buildings must adhere to the City's Architectural requirements. The owners of 804 Main Street utilized the grant for exterior improvements of stucco to the existing cinder block walls on the sides of the building.

City staff reviewed and recommends approval.

Fraser motioned and Grant seconded the recommendation of façade improvements.

Approved 5-0

City Council Update-No update

Next meeting Date – Last week of May 2018, TBD by doodlepoll.

Adjournment – 18-53

Motion by Thompson and seconded by Fraser to adjourn the meeting at 7:11 p.m. Approved 5-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director