

REGULAR NORWALK PLANNING AND ZONING MEETING 08-27-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, August 27, 2018. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Donna Grant, Summer Fuller, John Fraser, Elizabeth Thompson and Barbara Bellizzi. Absent: Brandon Foldes.

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

Approval of Agenda – 18-91

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

Approval of Minutes – 18-92

Motion by Bellizzi and seconded by Grant to approve the Minutes from the August 13, 2018 meeting. Approved 6-0.

Chairperson McConnell welcomed the guests present.

With no one wishing to speak, McConnell moved onto the first item of business.

New Business

Request from Luana Savings Bank for the approval of the Luana Savings Bank Site Plan—18-93

A request was received by the City for the approval of the site plan for a new bank building to be built at the southwest intersection of Highway 28 and Marketplace Drive. The 13,352 sq/ft building with drive thru will be located on Lot 2 of Plat 1 Marketplace at Echo Valley development. All requirements for the City are being met according to the plan, so the City recommends approval of what was submitted.

Keith Weggen, Civil Design Advantage, 3405 SE Crossroads Drive Grimes, IA answered questions from the Commissioners. Grant inquired about the elevation of the proposed building. Klimowski pulled up a visual.

Chris Cummings, Turnkey Associates, 3015 Greyhound Drive, Waterloo, IA spoke to describe the architecture of the building.

McConnell entertained a motion, Bellizzi motioned to approve the site plan for Luana Savings Bank, and it was seconded by Grant. Approved 6-0

Request from CS Family Properties, LLC for the approval of the Preliminary Plat and Site Plan of Warrior Run Senior Living—18-94

The City received a request from CS Family Properties, LLC for the approval of a senior housing development at the SE corner of E 27th Street and Carpenter Avenue. This development will be a private gated street right-of-way for E 28th Avenue and will consist of 20 units in the form of a duplex, triplex, quad, five- and six- unit townhome arrangement. The parcel within Warrior Run development is zoned R-4 High-Density Multi-Family Residential and will house senior residents. Bellizzi inquired about the private street because it was understood that the City was to avoid the creation of private streets. Parris and Baker responded to the limitation of private streets as well as to limit of access as a through street when it is a private street, the gate would help in this situation. Paul Clausen, Civil Engineering Consultants, 2400 86th Street #12 Urbandale, spoke and introduced the developer Corey Steiner. McConnell asked for a description of the propose units. Steiner explained that the units would all be ranch style zero entry units with garages in a private community. Grant inquired about a fence. Steiner hopes for a future fence but would not be affordable at time of development. Clausen stated that a berm would be in place. Fuller inquired about overflow parking as well as association rules. Steiner and Clausen both stated that additional parking was wanted and no association has been established yet. McConnell inquired

about parkland dedication. Parris explained that parkland dedication would happen later during the development of Warrior Run plat 3. The calculation for parkland dedication for higher density units as compared to single family homes comes out to be less, so there will be less and it makes sense to combine and use at a later time. Bellizzi inquired about the gate code and if it would be changed. Steiner asked for suggestions from the Commission. Chief Coburn would prefer a code that emergency services would have saved in case of emergency access. A trail was discussed. Sidewalks are required per the City's ordinance. Staff recommends approval. Motion by Grant to approve the Preliminary Plat and Site Plan for Warrior Run Senior Living and Bellizzi seconded.

Request from Diligent Warrior Run, LLC for the approval of the Preliminary Plat and Site Plan of the Greens at Warrior Run—18-95

Diligent Warrior Run has requested the approval of a 44-unit townhome development on a parcel zoned R-3 Medium Density Multi-Family Residential at the Greens at Warrior Run. The plat is located west and north of Warrior Run Estates and will border the Warrior Run Senior Living plat. This development will be accessible primarily at E 27th but will also by Avery Court or the stub of E 28th Street. The Comprehensive Plan indicates a trail along E 27th that would be both the responsibility of the City as well as the developer. Agreements are being discussed now between the developer and the City and will have to be reached before Final platting of the project. McConnell inquired if the units were triplex and Clausen responded yes. Staff recommends approval of the plat with the submission of all the required documentation.

Motion by Thompson and seconded by Fuller to approve the Preliminary Plat and Site Plan for the Greens at Warrior Run.

City Council Update-No update

Economic Development Update-Music Fest will be held Sunday September 2nd

Community Development Update-Floodplain Ordinance Update, permitting Docks, Brody's Landing, Hughes Farm Plat 2 residential portion, City State Bank Site Plan, Rolling Green Plat 7, Grading permit for office space south of Sunset Crest.

Next meeting Date – September 10, 2018.

Adjournment – 18-96

Motion by Fraser and seconded by Fuller to adjourn the meeting at 6:39 p.m. Approved 6 -0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director