

REGULAR NORWALK PLANNING AND ZONING MEETING 10-08-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, October 8, 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, AJ Samuelson, Elizabeth Thompson and Summer Fuller. Absent: John Fraser

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

Approval of Agenda – 18-110

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

Approval of Minutes – 18-111

Motion by Bellizzi and seconded by Grant to approve the Minutes from the September 24, 2018 meeting. Approved 6-0.

New Business

Request from Downing Construction, Inc. for the approval of the Site Plan of Norwalk Dental —18-112

This request is for the approval of a 3200 square foot commercial building. This commercial building will house a dental practice in the Sunset Crest development located west of Iowa Highway 28 and Richard George Drive. The Final Plat for Sunset Crest was approved in September 2018 and is zoned C-2 Community Commercial. Single family residential is to the west of the development, per City Ordinance 17.50.050 requires a level 2 buffer which will be a 6 foot buffer wall that was previously discussed and agreed upon by City staff, Commissioners, and the applicant. The site plan shows a drive-thru lane which will accommodate an adjacent commercial building to the north. This structure will be required to have 12 parking spaces, and the lot will connect to the adjoining future lots to the north and south. The building has the potential to be expanded in the future and adds value to the City's commercial real estate base. Staff recommends approval. Thompson and Fuller inquired about the buffer wall, Parris explained that the buffer wall was previously brought to P&Z and then went to Board of Adjustment and to City Council and also gave a description of the material. Jason Ledden, Snyder and Associates spoke and answered questions from the Commissioners.

McConnell entertained a motion to approve the Site Plan of Norwalk Dental, Bellizzi motioned and Thompson seconded. Approved 6-0

Request from HCM, LLC for the approval of the Final Plat of Brownstones at the Legacy Plat 10 —18-113

This request from HCM, LLC is for the formation of Brownstones at the Legacy Plat 10, the addition of 34 residential lots and 4-5 unit row house structures with private street right-of-way on Hazeltine and Oakmont Place eventually connecting to Colonial Circle. The addition of the two streets will allow for two entrances and exits by way of Lexington Drive and the road stub on the north of Colonial Circle. All lots will be built as "rear-loading" with the intent that the garage and a short drive/approach will be the point of access from the private streets. Lots 1-30 will have the shorter approaches due to the available parking provided throughout the plat. Lots 31-34 will be accessed by way of Nantucket Place where full size driveway approaches will be built.

This previously zoned TC-Town Center Commercial parcel was rezoned in the earlier part of 2018 to R-3 Medium-Density Multi Family Residential which meets the criteria of the City's Comprehensive Plan.

Bellizzi and Grant inquired about parking. Caleb Smith, McClure Engineering spoke on behalf of the developer and explained the layout of the plat as well as the parking. Grant asked if there are other developments around the area that are similar to the proposed project. Several responded that this is popular and commonly seen in the West Des Moines area. Samuelson inquired about the private streets.

Grant motioned to approve the Final Plat and Bellizzi seconded. Approved 6-0

Discussion on a potential Agricultural Reserve addition to the City Future Land Use Map

According to State Code, cities are given the authority to review any development that happens within two miles of the City boundary. The City then reviews the request against its current Municipal Subdivision Requirements and against the City's future plans for the area. When a request is submitted, the City's review and approval supersedes that of the County. The applicant will need to comply with City regulations and obtain City approval before obtaining County approval. Staff has prepared a draft Future Land Use Map addition to include the areas outside the Future Land Use boundary and within the two-mile review boundary and call it Ag-Reserve. This would allow the City additional context to deny subdivision of rural property in critical areas of future City growth. Public Hearings will be set up sometime in the future for a Comprehensive Plan amendment to update the Future Land Use Map.

Thompson asked what gives a City the right to dictate what a landowner is allowed to do with their land. Parris explained State Code gives the City authority and it is in place to help cities maintain orderly growth, otherwise developers would go just beyond city limits to build instead of following the requirements of the city. The map shown at the meeting is for review and discussion only.

City Council Update-No update

Economic Development Update-Several groundbreakings to come

Community Development Update-December 24th P&Z meeting to be canceled unless decided later that it is necessary

Next meeting Date – October 22, 2018.

Adjournment – 18-114

Motion by Thompson and seconded by Bellizzi to adjourn the meeting at 6:28 p.m. Approved 6-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director