



## Planning & Zoning Commission Meeting Agenda

March 26, 2018, 5:45 p.m.

City Hall – 705 North Avenue

### Commission Meetings

City Hall 705 North Ave.  
Council Chambers  
2nd and 4th Mondays at  
5:45 P.M.

### Judy McConnell, Chair

#### Commission Members:

**Barbara Bellizzi**

**Brandon Foldes**

**John Fraser**

**Donna Grant**

**Elizabeth Thompson**

**Vacant Seat**

Luke Parris, Community  
Development Director

Hollie Askey, Economic  
Development Director

Elliot Klimowski, City Planner

Tony Stravers, Chief Building  
Official

Hillarie Ramthun, Community  
Development Coordinator

- 1) Call to order
- 2) Roll Call
- 3) Approval of agenda
- 4) [Approve February 26, 2018 minutes of the regular Planning & Zoning Commission meeting.](#)
- 5) [Public hearing and recommendation regarding a zoning amendment to rezone approximately 8 acres of property in the Dobson Planned Unit Development from R-4 High Density Multiple-Family Residential to R-1\(60\) Single Family Residential. The 8 acres under consideration is located in the area north of Wright Road and west of Iowa Highway 28.](#)
- 6) [Consideration and recommendation on a request from Michael Foods to approve the a grading plan for the Michael Foods Industrial Site](#)
- 7) [Consideration of a recommendation to the City Council regarding the proposed Urban Renewal Plan amendment for Michael Foods site within the City's Certified Industrial Site](#)
- 8) [Consideration and recommendation on a request from Hubbell Properties, LLC to approve the Preliminary Plat & Site Plan for the Brownstones at the Legacy Plat 10.](#)
- 9) [Consideration and recommendation on a request from Rowe Electronics to approve the Site Plan for the addition of a storage building at 339 Hakes Drive](#)
- 10) [Review and discussion on the proposed Comprehensive Plan Future Land Use Map amendment for property south of Iowa 5 and east of 50th Street.](#)
- 11) City Council Update - Brian Baker, Planning & Zoning Commission Liaison
- 12) Economic Development Update - Hollie Askey, Economic Development Director
- 13) Community Development Update - Luke Parris, Community Development Director
- 14) Next Meeting Date: April 9, 2017 at 5:45 PM
- 15) Adjournment

## **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



*Business of the Planning & Zoning Commission*  
**Agenda Statement**

For the meeting of: **3.26.2018**

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Item Title: **Public hearing and recommendation regarding a zoning amendment to rezone approximately 8 acres of property in the Dobson Planned Unit Development from R-4 High Density Multiple-Family Residential to R-1(60) Single Family Residential. The 8 acres under consideration is located in the area north of Wright Road and west of Iowa Highway 28.**

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Contact Person: **Luke Parris, AICP - Community Development Director**

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**SUMMARY EXPLANATION & HISTORY:**

The Dobson Planned Unit Development (PUD) is located northwest of Iowa Highway 28 & Wright Road, and south of the Lutheran Church along Iowa 28. The Dobson PUD was originally approved by the City in 2004. At that time, the PUD included four development parcels. The north included a single-family residential parcel, along Iowa 28 on the east was a commercial parcel, and to the south of the single family residential and to the west of the commercial were two multi-family parcels. The northern Parcel "B" multi-family allowed for R-3 development. The southern Parcel "C" allowed for R-4 development. The Dobson PUD map is included on the following pages of this agenda statement.

Development in the area progressed with the single-family being built out and the start of duplex and single-family townhomes located within the R-3 Parcel B. Development to the west also occurred as single-family development. In 2015, the City was approached by a developer interested in purchasing the Commercial parcel within the Dobson as developing it as single-family residential. The developer felt that the commercial was not viable in that location and that single-family residential was better suited for the area. The City reviewed the initial request and approved a rezoning to single-family residential for a portion of the commercial in 2015. In 2016, the developer brought a subsequent request forward to rezone the remainder of the commercial property to single-family residential, which was approved by Council. Since the rezoning, the single-family area has been final platted as the Cort Landing residential subdivision.

Additionally, in 2016 the City began, and in 2017 completed, an update to the Land Use Chapter of the City's Comprehensive Plan. This included a revision to the City's Future Land Use Map. During that process, the area shown as Parcel C, which allowed for R-4 development, was identified as a Low Density Residential Land Use. The previous Future Land Use Plan, adopted by the City in 2013 identified the area as Medium Density Residential Land Use. Both the Low Density and Medium Density Residential Land Use categories do not include apartments as a typical uses.

The inconsistency between the current Future Land Use Plan and the R-4 zoning identified in the Dobson PUD can be problematic for the City. Residents that participated in the public process during the 2013 Comprehensive Plan development and during the 2016 Land Use Chapter amendment would have an expectation of lower density development in the area. Conversely, builders and developers may view the property as being ready for higher density residential development.

Staff presented the issue to the City Council at the February 15, 2018 City Council meeting. The Council motioned to have the Planning & Zoning Commission review and consider a potential rezoning of the property to a zoning district that would be compatible with the Low Density Residential Land Use identified in the City's Comprehensive Plan's Future Land Use Map. Districts compatible with the Low Density Residential Land Use category would be the R-1 and R-F districts.

**REZONING PROPOSAL:**

The City is proposing a rezoning from R-4 within the Dobson PUD to R-1(60) in order to bring the property into conformance with the City's Comprehensive Plan and Future Land Use Map.

**STAFF ANALYSIS:**

The City proposal would bring the property into conformance with the Comprehensive Plan and Future Land Use Map. The action would remove the property from the Dobson PUD and set zoning as Single-Family Residential. Single-Family Residential development of the property would be required to develop a public street which would not be allowed to connect to current private streets in the vicinity of the property.

**PROPERTY OWNER REQUEST:**

City staff informed the property owner of the City proposal and noted that the property owner has the ability to request amendments to the Dobson PUD that the City may find acceptable in relation to the Comprehensive Plan and the surrounding neighborhood. Legal counsel for the property owner contacted staff and requested that the item be tabled to allow the property owner to propose an alternative concept that may be acceptable to all parties.

**FUNDING:**

There is no direct funding impact on this item. Land use and zoning decisions can impact the City's tax base and costs to provide services.

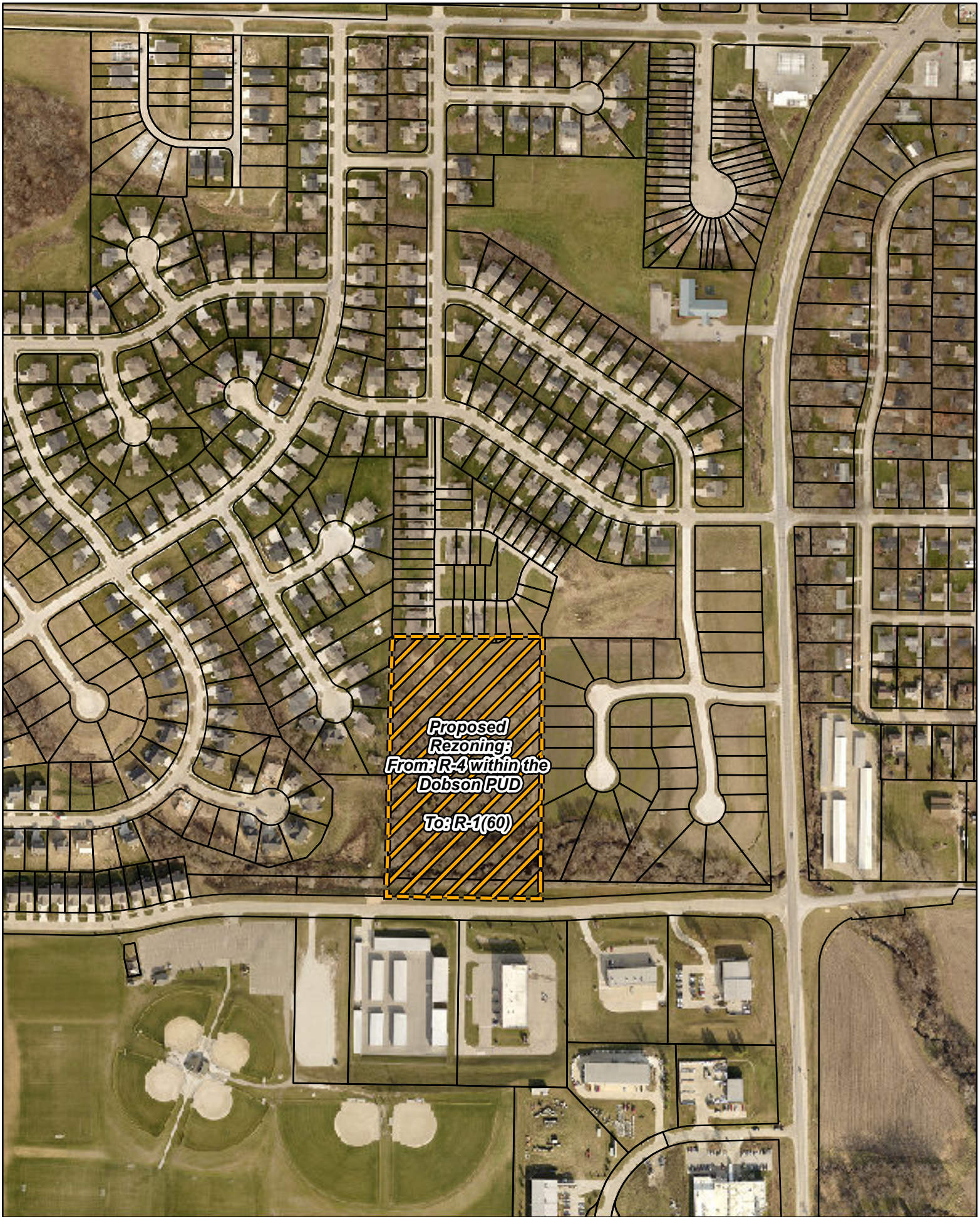
**ALTERNATIVES:**

1. Table a recommendation to the City Council to allow the property owner to propose an alternative concept.
2. Recommend approval of the proposal to rezone the property from R-4 within the Dobson PUD to R-1(60).
3. Recommend denial of the proposal to rezone the property from R-4 within the Dobson PUD to R-1(60).
4. Recommend approval of the proposal to rezone the property from R-4 within the Dobson PUD to R-1(60) with other considerations.

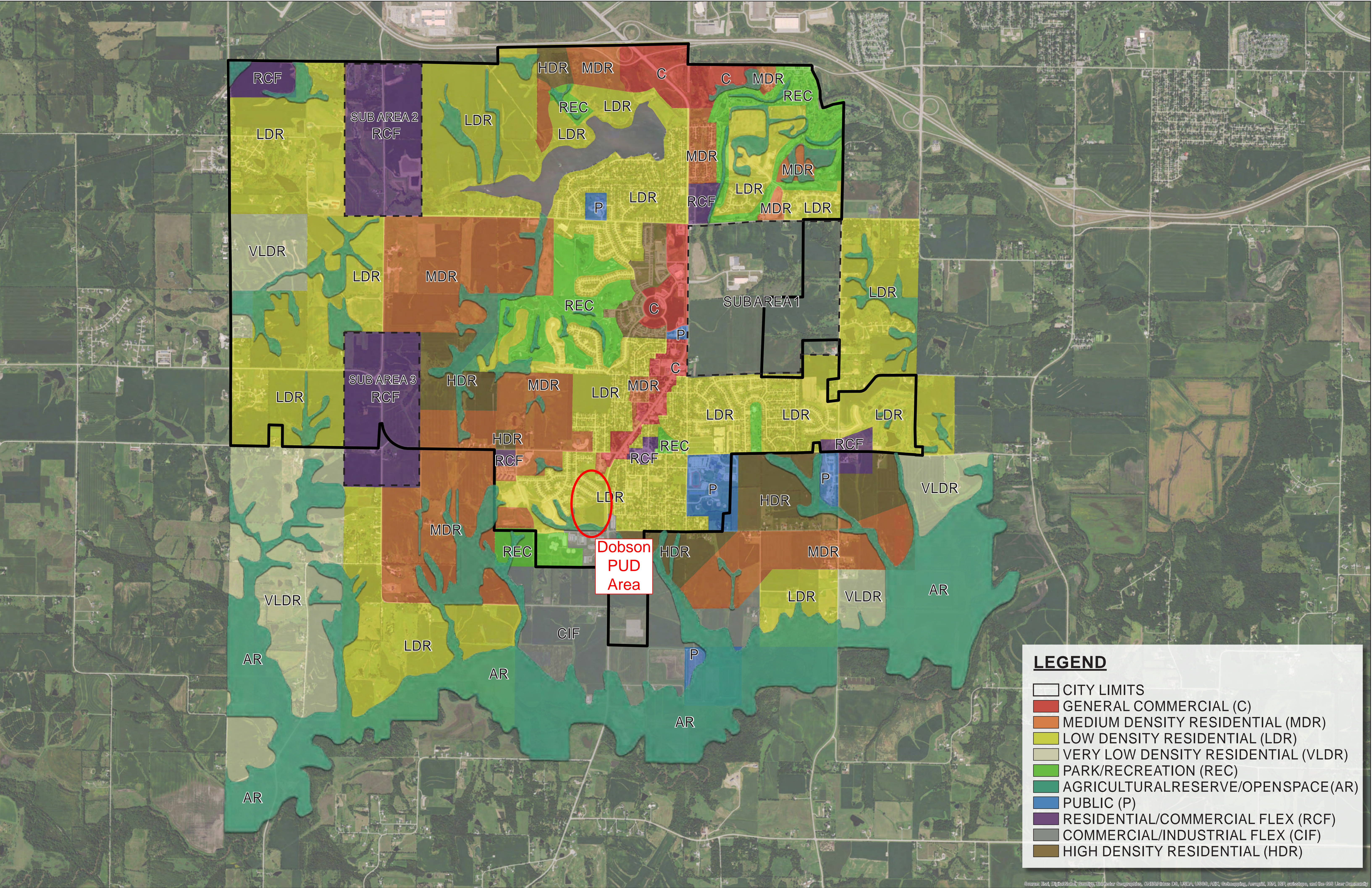
(Note: Failure of the Commission to make a motion is tantamount to a recommendation of denial to the City Council)

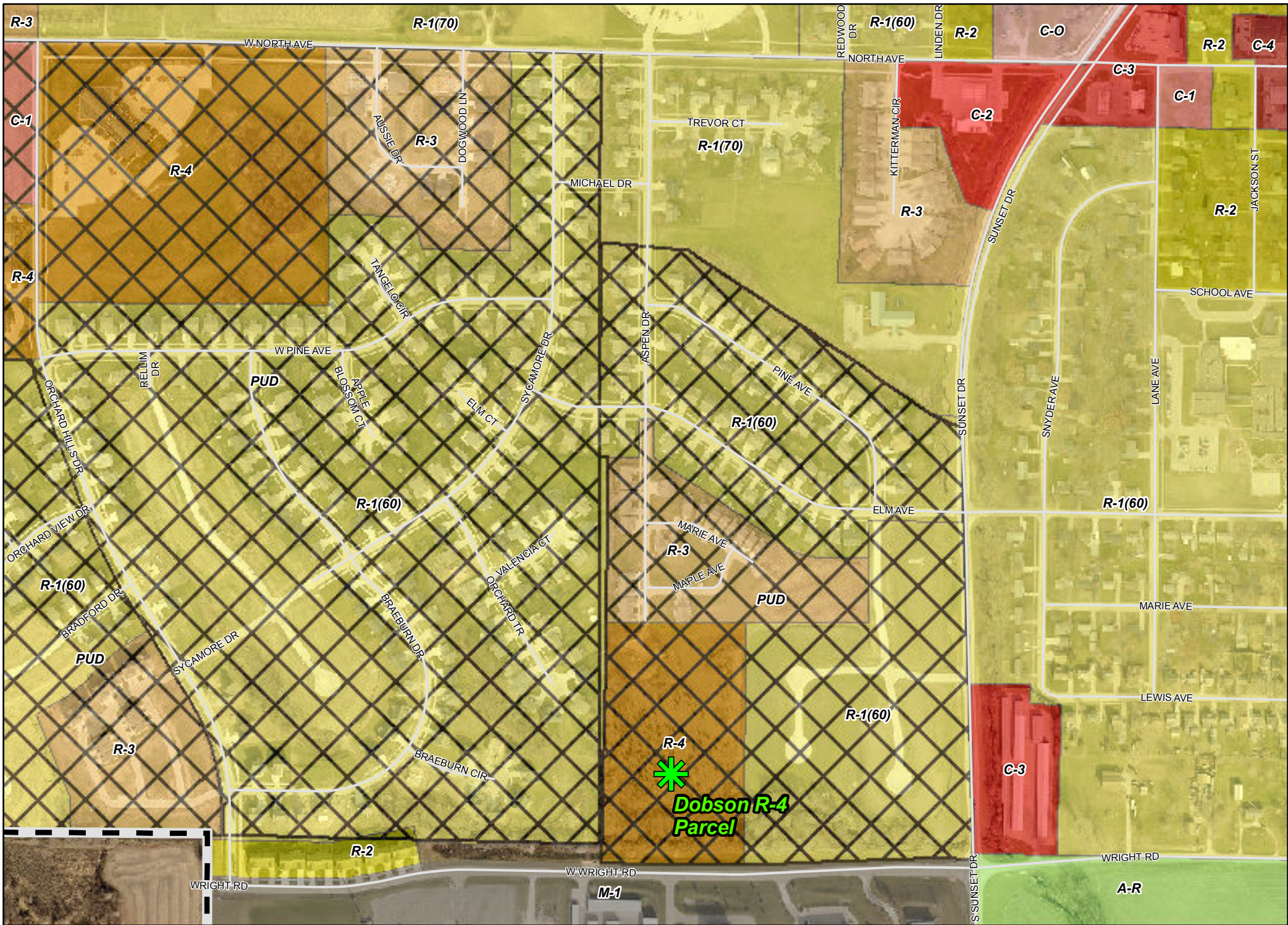
**RECOMMENDATION:**

The City proposal to rezone the property to R-1(60) is in conformance with the City's Comprehensive Plan and Future Land Use Map. The property owner wishes to have an opportunity to develop an alternative proposal that would be suitable to the City and fit within the context of the surrounding neighborhood. Staff recommends tabling the recommendation to allow for the alternative concept to be presented. This will allow the Commission and Council to consider two courses of action when making a final decision regarding zoning of the property.



# NORWALK FUTURE LAND USE - 2016





## Low Density Residential Land Use

### *General Purpose*

The future land use area is found throughout the Norwalk planning jurisdiction. The primary intent of this area is to provide an area for single-family residential with no multi-family development.

### *Typical uses*

1. Single-family detached residential structures
2. Accessory structures that are subordinate to the primary structures
3. Religious uses and structures
4. Educational uses and structures
5. Community/Recreational Center
6. Parks
7. Mobile home parks provided the facilities meet a specific set of design criteria.

### *Potential issues to consider*

1. Slopes
2. Topography
3. Natural amenities such as trees, ponds, and streams
4. Site drainage
5. Flooding hazard
6. Maximum residential densities
7. Minimum lot sizes
8. Residential dwellings should take access from a dedicated street system
9. Wetlands
10. Stream corridor protection

### *Buildable lot policies*

1. Residential dwellings on lots ranging from 7,500 square feet to 3 acres should be permitted.
2. Other uses should be on a minimum area of 7,500 square feet within these areas.

### *Residential Density policies*

1. Overall residential densities should not exceed 6.5 dwelling units per acre, except where clustering is proposed. If clustering is proposed and a Planned Unit Development is presented and agreed to, then the overall density within an area may exceed the 6.5 dwelling units per acre by special agreement.

### *Development policies to consider*

1. Cluster developments should be considered and used whenever the soils, topography and natural amenities warrant





*Business of the Planning & Zoning Commission*  
**Agenda Statement**

For the meeting of: **3.26.18**

|                 |   |
|-----------------|---|
| Item Title:     | <b>Consideration and recommendation on a request from Michael Foods to approve the a grading plan for the Michael Foods Industrial Site</b> |
| Contact Person: | <b>Luke Parris, AICP - Community Development Director</b>   |

**SUMMARY EXPLANATION & HISTORY:**

Gleeson Constructors & Engineers LLC has submitted a site plan to the City for the development of the Michael Foods facility on Delaware Avenue as part of the City's Certified Industrial Site. The developer and the City are currently in the middle of the site plan review process. The developer has requested the ability to begin site grading as soon as possible. The City only allows site grading in conjunction with an approved development plan or in conjunction with an approved grading plan. The developer has asked that the City approve the grading plan ahead of finalization of the site plan so that preliminary grading work can be completed started soon.

Approval of the grading plan would allow the developer to start site grading on March 27, 2018.

**STAFF REVIEW:**

The grading plan shows proposed grading for the Michael Foods site, access drives, parking and loading areas, and stormwater detention.

The property is zoned M-1 General Industrial. The proposed site use is compatible with the zoning. The grading plan appears to be adequate for the proposed building, parking, and stormwater detention. The developer will submit final grading and stormwater calculations as part of the full site plan review.

**ALTERNATIVES:**

1. Approve the grading plan for the site with staff recommendation and conditions
2. Approve the grading plan for the site with additional added conditions
3. Take no action at this time.

**RECOMMENDATION:**

The staff recommends approval of the grading plan to allow the developer to start preliminary grading with the following conditions:

- That the site grading follows all City code regulations.
- That all proper storm water controls are installed and in place during all grading operations.
- That the site plan include the final grading plan for the project and that any changes to the final grading plan/site plan be incorporated into the site development.
- That preliminary grading not interfere with material stockpiled on the site for City use during the construction of Delaware Avenue.

# Michael Foods Vicinity Map





15. ALL EROSION CONTROL ELEMENTS ARE TO BE INSTALLED PER THE PLANS PRIOR TO THE START OF ANY LAND DISTRIBUTION ACTIVITIES

|                |               |                     |
|----------------|---------------|---------------------|
| DRAWN: 2/21/18 | SCALE: 1"=50' | NO.<br><b>C1.01</b> |
| BY: CK         | JOB NO. 5140  |                     |



*Business of the Planning & Zoning Commission*  
**Agenda Statement**

For the meeting of: **3.26.18**

|                 |   |
|-----------------|---|
| Item Title:     | <b>Consideration of a recommendation to the City Council regarding the proposed Urban Renewal Plan amendment for Michael Foods site within the City's Certified Industrial Site</b> |
| Contact Person: | <b>Luke Parris, AICP - Community Development Director</b>   |

**SUMMARY EXPLANATION & HISTORY:**

The City of Norwalk has been working with Michael Foods on the development of a new industrial facility at the City's Certified Industrial Site on Delaware Avenue. The City is currently working on a development agreement related to the use of TIF dollars to provide an annual rebate to Michael Foods.

Prior utilizing TIF dollars, the City is required to amend the City's Urban Renewal Plan to include details on the project. Part of the approval process requires that the Planning & Zoning Commission review the proposal for conformity with the City's Comprehensive Plan.

An amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to M. G. Waldbaum Company d/b/a Michael Foods Egg Products Company (the "Company") in connection with the construction of new manufacturing and distribution facilities for use in the Company's business operations in the Urban Renewal Area; and (b) using tax increment financing to pay the costs of constructing street and sanitary sewer system improvements on and along Delaware Street to facilitate commercial and industrial development.

City staff has reviewed the amendment and believes that the amendment conforms to the City's Comprehensive Plan due to the future land use designation for the area being identified as industrial.

**FUNDING:**

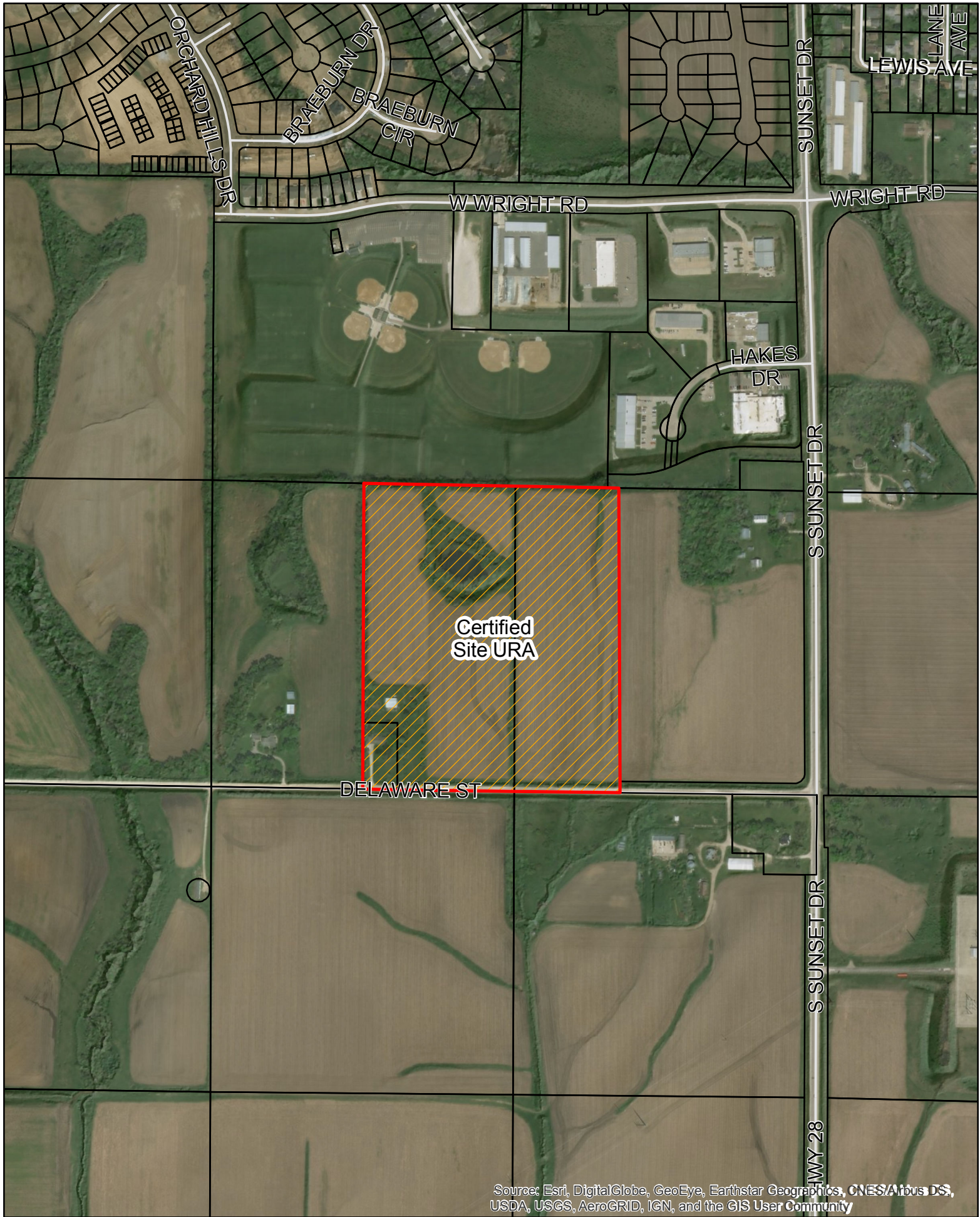
The TIF incentive proposed to Michael Foods is an annual 65% rebate over 20 years.

**ALTERNATIVES:**

1. Provide a recommendation to the City Council that the amendment to the Urban Renewal Plan conform with the Comprehensive Plan.
2. Provide a recommendation to the City Council that the amendment to the Urban Renewal Plan does not conform with the Comprehensive Plan.
3. Take no action at this time.

**RECOMMENDATION:**

City staff recommends that the Commission provide a favorable recommendation to the City Council indicating that the Urban Renewal Plan conforms with the Comprehensive Plan.





*Business of the Planning & Zoning Commission*  
**Agenda Statement**

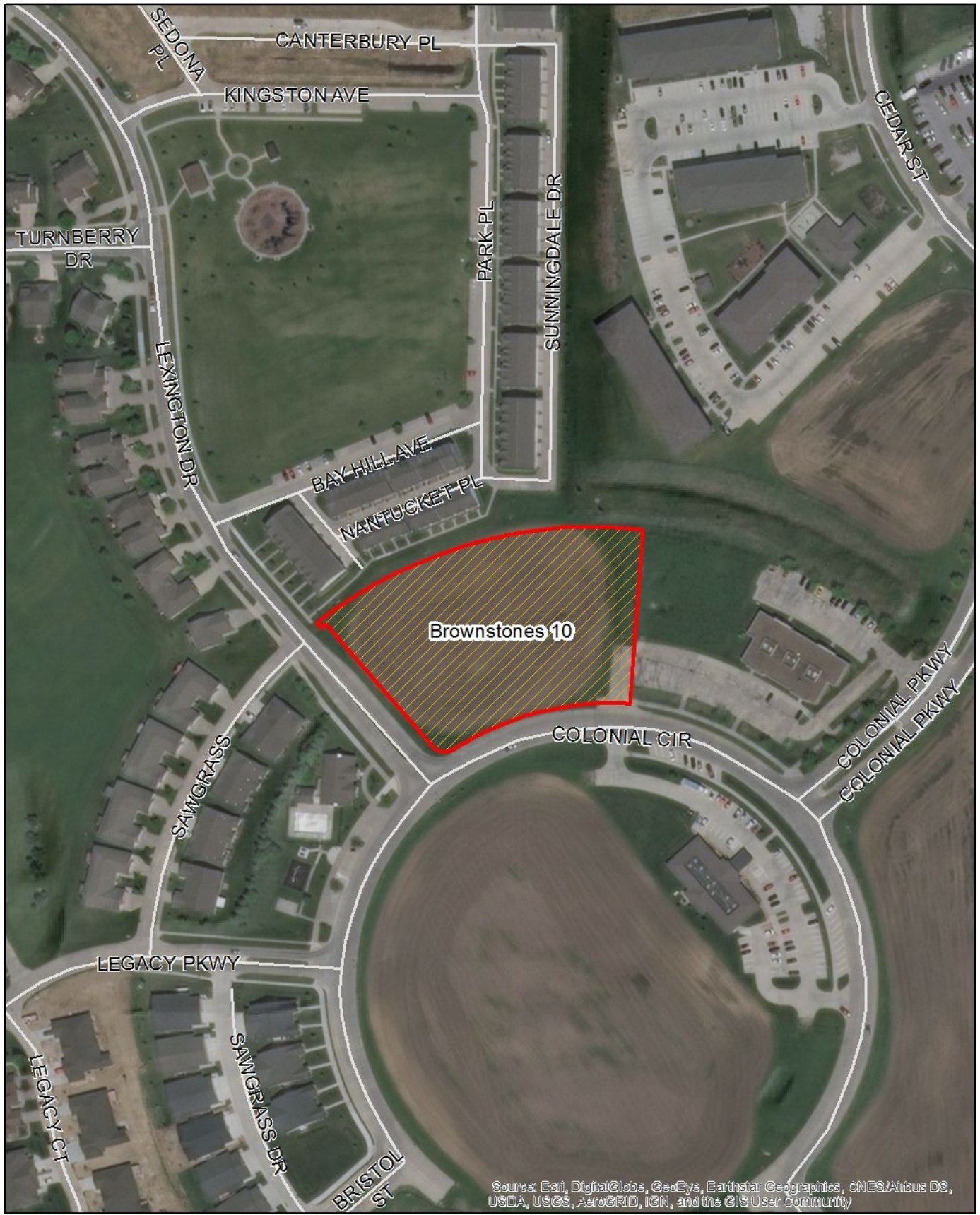
For the meeting of: **3/26/2018**

Item Title: **Brownstones at the Legacy Plat 10 - Preliminary Plat & Site Plan**

Contact Person: **Elliot Klimowski - City Planner**

|  |   |
|--|---|
| <b>APPLICANT:</b>                          | McClure Engineering<br>1360 NW 121st Street<br>Clive, Iowa 50325  |
| <b>GENERAL DESCRIPTION:</b>                | The plat request would create a new subdivision in the Brownstones at the Legacy development adding private street right-of-way for Hazeltine Place and Oakmont Place and 34 "postage stamp" residential lots near the intersection of Colonial Circle and Lexington Drive.   |
| <b>ZONING HISTORY:</b>                     | The site was zoned TC - Town Center Commercial until a recent rezoning to R-3 Medium-Density Multiple-Family Residential at the request of the developer. The site is bordered to the north by R-4 High-Density Multiple-Family Residential, to the west by R-2 One and Two-Family Residential, and to the east and south by the remaining TC land around Colonial Circle. The C-2 Legacy Commercial Plat 4 sits to the east of the site between the TC and R-4 areas.  |
| <b>DEVELOPMENT HISTORY:</b>                | Brownstones at the Legacy has been in development since 2006. Most recently Plat 9 was approved in 2015 and is under construction, and the closest plat to the development site, Plat 1, was approved and began construction in 2007. To the west, Legacy Plat 15 was approved in 2008 and built in 2009.   |
| <b>IMPACT ON NEIGHBORHOOD:</b>             | The addition of the 34 residential lots and 4-5 unit row house residential structures fits into the surrounding built environment, closely resembling the buildings in Plat 1 of the Brownstones. Additional private street right-of-way will bring Hazeltine Place southeast and turn east into Oakmont Place eventually connecting to a future drive north off of Colonial Circle.  |
| <b>BULK REGULATIONS:</b>                   | The plat meets all setback regulations set forth by the zoning of the PUD. The setback from Colonial Circle and Lexington Drive is 15 feet. Garages are rear-loaded off of the private street right-of-way.<br><br>The plat is 2.64 acres for a density of 12.88 DU/acre.   |
| <b>VEHICULAR &amp; PEDESTRIAN TRAFFIC:</b> | The addition of Hazeltine Place and Oakmont Place will eventually result in the plat having two entrances and exits by ways of Lexington Drive and the road stub on the north side of Colonial Circle. Adequate visitor parking is provided on the plat. Lots 31-34 will be accessed by way of Natucket Place on which driveway approaches shall be built. An 8-foot path will be added on the south side of the plat contiguous with paths around the rest of Colonial Circle. Within the plat, 5-foot paths will be added to connect the development internally and also to the |

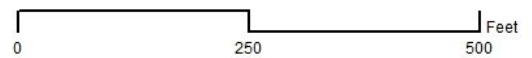
|                              |  |
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|                              | adjacent Plat 1. Adequate curbcutting is shown on the plat to enable universal pedestrian access.  |
| <b>TRAILS PLAN:</b>          | The plat is consistent with the trails and pedestrian movement patterns of the adjacent developments and meets goals of the Comprehensive Plan.  |
| <b>DRAINAGE:</b>             | Three new stormwater intakes convey stormwater in an adequate local storm sewer system to a detention basin on the northeast side of the plat. The basin outlets to the north into an existing storm sewer.  |
| <b>FLOODPLAIN:</b>           | No part of the site lies within a floodplain.  |
| <b>PARKLAND:</b>             | A parkland agreement has been drafted for the entire Legacy PUD area.  |
| <b>UTILITIES:</b>            | Water and sanitary sewer for lots 31-34 will be brought in off of existing lines from Plat 1 to the north. The remaining lots will receive water from an existing line on the west side of Plat 1 and a line on the inside of Colonial Circle. Sanitary sewer service will be provided from an existing line running north along the east side of the plat. Hydrant coverage is adequate for the plat.   |
| <b>STAFF ANALYSIS:</b>       | <p>Greg Staples expressed concerns about policing Outlot A, the common space in the middle of the plat. The Community Development Department and Chief Staples believe that the common area would be adequately self-policed due to the density and proximity of the housing units of the plat. The developer may consider finding a way for visitor parking to face the Outlot in case a police call was made to the site.</p> <p>Currently, the plat is to be lit by lights attached to each residential unit rather than there being additional lighting fixtures for Outlot A or any of the private drives. Chapter 17.04.340 of the Zoning Code states that private streets shall be designed to meet the same standards as public streets including street lighting. However, other private drives in the Brownstones are light by the units exclusively.</p> <p>The Subdivision Ordinance requires that Preliminary Plat submissions detail lot design, street layout, sanitary sewer layout, water main layout, grading, and stormwater management. All information has been submitted by the applicant.</p> |
| <b>STAFF RECOMMENDATION:</b> | <p>Staff recommends that the request for the Preliminary Plat of Brownstones at the Legacy Plat 10 be approved with the following conditions:</p> <ul style="list-style-type: none"> <li>• That the applicant address the lighting scheme and visibility concerns of the Outlot A before the Planning &amp; Zoning Commission</li> <li>• That the applicant provides all supporting documentation required and approved by the Planning &amp; Zoning Commission and City Council.</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>  |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



### Brownstones at the Legacy Plat 10



Print Date: 3/22/2018

**DRAFT RESOLUTION**

**Resolution approving the Preliminary Plat and Site Plan of the Brownstones at the Legacy Plat 10**

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on the 26th of March, 2018 and recommends approval of the Preliminary Plat and Site Plan; 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 or Site Plan be reviewed and approved by the Planning & Zoning Commission and City Council; and

**NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Norwalk, Iowa, that**

The Preliminary Plat and Site Plan of Brownstones at the Legacy Plat 10 is approved, as described and shown in Attachment “A” attached hereto and made a part thereof by reference.

Passed and approved this 26th day of March, 2018.

\_\_\_\_\_  
Tom Phillips, Mayor

\_\_\_\_\_  
ATTEST:

| ROLL CALL VOTE: | Aye                      | Nay                      | Abstain                  | Absent                   |
|-----------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Baker           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Kuhl            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Lester          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Livingston      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Riva            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# BROWNSTONES AT LEGACY

## PRELIMINARY PLAT

### NORWALK, IOWA

#### OWNER

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

#### ENGINEER/SURVEYOR

McCLURE ENGINEERING  
1360 NW 121ST ST  
CLIVE, IOWA 50325  
515-964-1229  
ATTN: CALEB SMITH  
csmith@mecresults.com

#### LEGAL DESCRIPTION

LOT 2 OF COLONIAL MEADOWS PLAT 5, AN OFFICIAL PLAT RECORDED IN WARREN COUNTY RECORDS FEE BOOK 2000-7979 AND PARCEL 'A' OF LOT C OF THE BROWNSTONES AT LEGACY PLAT 3, AN OFFICIAL PLAT RECORDED IN WARREN COUNTY RECORDS FEE BOOK 2011-5093, BOTH INCLUDED IN AND FORMING A PART OF THE CITY OF NORWALK, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID LOT 2 OF COLONIAL MEADOWS PLAT 5; THENCE ALONG THE NORTH LINE 107.45 FEET ON A 710.00 FOOT RADIUS CURVE CONCAVE SOUTH, HAVING A LONG CHORD BEARING S89°29'32"W, 107.34 FEET; THENCE ALONG THE EAST LINE OF SAID PARCEL 'A' OF LOT C OF THE BROWNSTONES AT LEGACY PLAT 3 N00°57'39"E, 27.94 FEET; THENCE N88°31'45"W, 106.02 FEET; THENCE S01°28'15"W, 47.98 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2 OF COLONIAL MEADOWS PLAT 5; THENCE ALONG THE NORTH LINE 301.84 FEET ON A 710.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A LONG CHORD BEARING S64°14'33"W, 299.57 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE ALONG SAID WESTERLY LINE S41°09'51"E, 248.67 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 35.65 FEET ON A 25.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, HAVING A LONG CHORD BEARING S82°25'14"E, 32.71 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE 284.25 FEET ON A 440.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A LONG CHORD BEARING N75°16'24"E, 279.33 FEET TO THE EAST LINE OF SAID LOT 2; THENCE ALONG SAID EAST LINE N03°45'07"E, 269.53 FEET TO THE POINT OF BEGINNING, CONTAINING 2.64 ACRES AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

#### SETBACKS

FRONT = COLONIAL CIRCLE = 15.0'  
LEXINGTON DRIVE = 25.0'

15' MINIMUM SPACING BETWEEN UNITS

#### ZONING

PUD - (PLANNED UNIT DEVELOPMENT)

#### PRINCIPAL USES

MULTI-FAMILY DWELLINGS

#### UTILITIES

WATER: CITY OF NORWALK  
SEWER: CITY OF NORWALK  
STORM SEWER: LEGACY BROWNSTONES HOA  
NATURAL GAS: MID-AMERICAN ENERGY CO.  
ELECTRIC: MID-AMERICAN ENERGY CO.  
CABLE TV: MEDIACOM CABLE  
PHONE: CENTURY LINK

#### OPEN SPACE

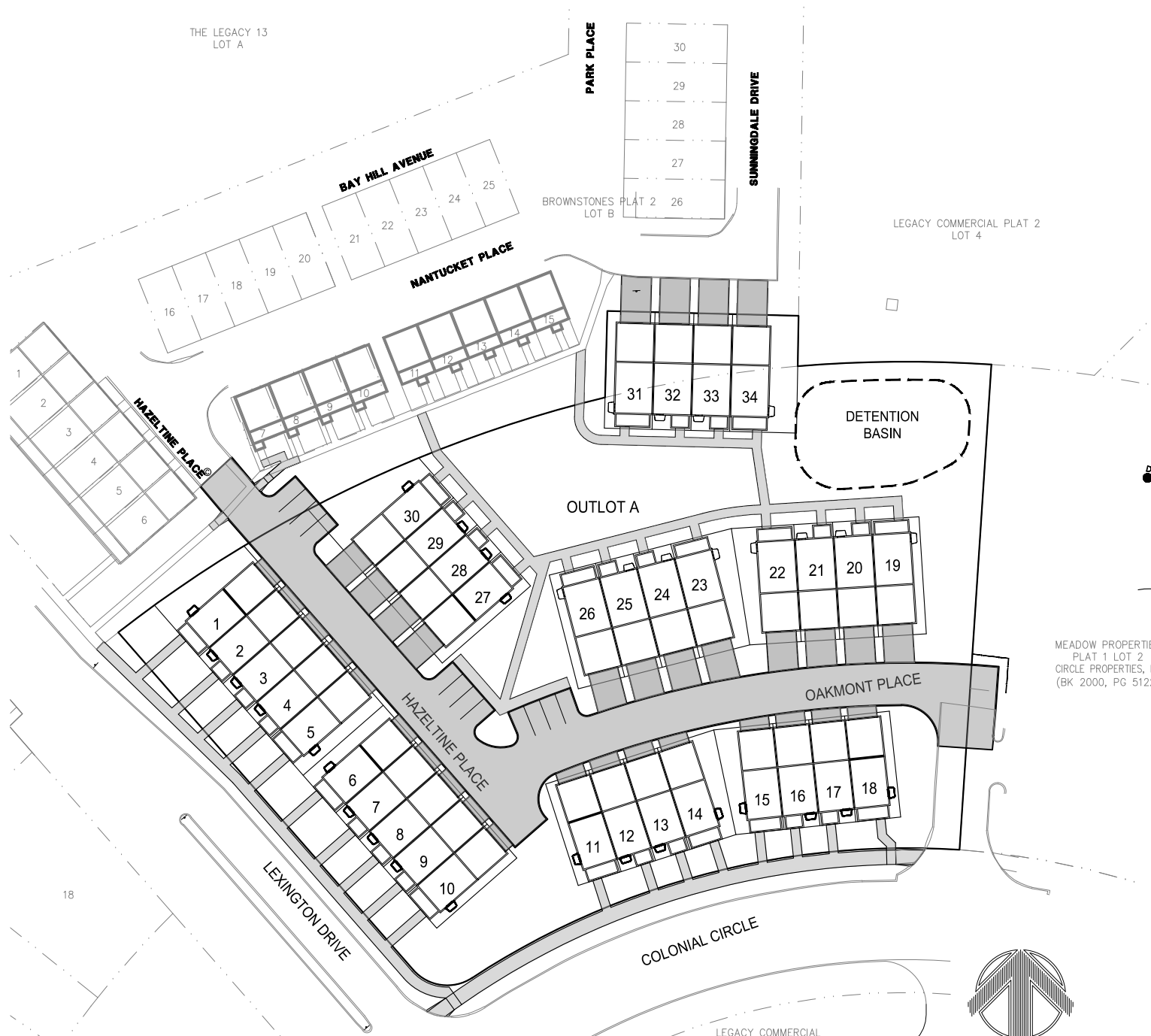
TOTAL DEVELOPMENT AREA: 114,878 SF  
TOTAL BUILDING AREA: 38,478 SF  
TOTAL PAVING AREA: 33,434 SF

PROPOSED OPEN SPACE: 42,966 SF (37.4%)  
REQUIRED OPEN SPACE: 114,878 SF X 30%  
34,463 SF

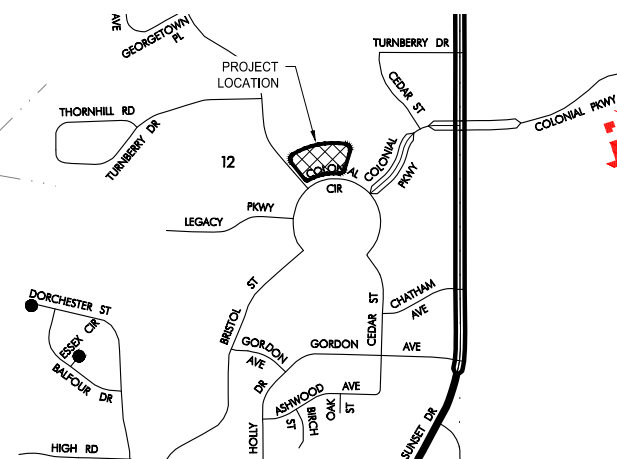
#### GENERAL NOTES

- OUTLOT A IS TO BE OWNED AND MAINTAINED BY THE LEGACY BROWNSTONE HOME OWNERS ASSOCIATION AS COMMON OPEN SPACE FOR THE DEVELOPMENT.

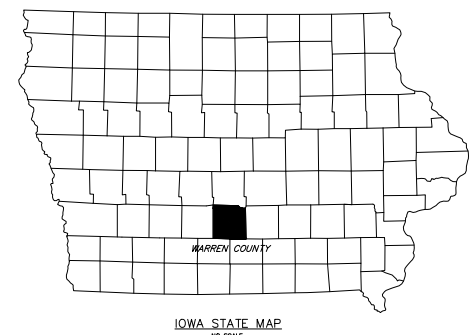
ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH 2018 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF NORWALK.



| Sheet List Table |             |                                  |
|------------------|-------------|----------------------------------|
| Sheet Number     | Sheet Title | Sheet Description                |
| 01               | PP-01       | COVER SHEET                      |
| 02               | PP-02       | DIMENSION, PAVING & UTILITY PLAN |
| 03               | PP-03       | UNIT LAYOUT                      |
| 04               | PP-04       | GRADING PLAN                     |



VICINITY MAP CITY OF NORWALK  
NOT TO SCALE



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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I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE: CALEB A. SMITH, PE NO. 17983

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL:

BROWNSTONES AT LEGACY  
PRELIMINARY PLAT

NORWALK, IA  
20217031  
FEBRUARY 2, 2018

REVISIONS  
MARCH 9, 2018

ENGINEER: C. SMITH  
DRAWN BY: C. SMITH  
CHECKED BY: C. SMITH  
FIELD BOOK NO.

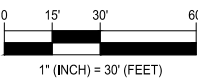
DRAWING NO. PP-01  
SHEET NO. 01 / 04

**PRELIMINARY**

GENERAL LAYOUT  
AND DIMENSION PLAN



NORTH



1" (INCH) = 30' (FEET)

BROWNSTONES AT LEGACY  
PRELIMINARY PLAT

NORWALK, IA  
20217031  
FEBRUARY 2, 2018

REVISIONS  
MARCH 9, 2018

ENGINEER  
C. SMITH

DRAWN BY  
C. SMITH

CHECKED BY  
C. SMITH

FIELD BOOK NO.

DRAWING NO.

SHEET NO.

PP-02

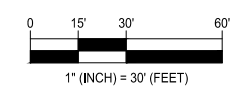
02 / 04

**PRELIMINARY**

UNIT LAYOUT



NORTH



BROWNSTONES AT LEGACY  
PRELIMINARY PLAT

NORWALK, IA  
20217031  
FEBRUARY 2, 2018

REVISIONS  
MARCH 9, 2018

ENGINEER  
C. SMITH  
CHECKED BY  
C. SMITH

DRAWN BY  
C. SMITH  
FIELD BOOK NO.

DRAWING NO.  
PP-03  
SHEET NO.  
03 / 04

| BROWNSTONES AT LEGACY: NEIGHBORING PROPERTIES |  |                      |
|---|--|----------------------|
| LOT No.                                       |  | PROPERTY OWNER       |
| 6   |  | SETH LYNCH           |
| 7   |  | DAVID GRAHAM         |
| 8   |  | TARA KATSCHMAN       |
| 9   |  | MATT & DANA ROEMER   |
| 10  |  | BRIAN BROWN          |
| 11  |  | BRANDON STOULIL      |
| 12  |  | BRIANNA DETRICK      |
| 13  |  | DAVID DUELAND        |
| 14  |  | KIYA ANN DETERMAN    |
| 15  |  | CHRISTIAN TURK       |
| 26  |  | JACQUELINE VAN MANEN |

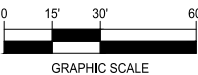


**PRELIMINARY**

GRADING PLAN



NORTH



GRAPHIC SCALE

BROWNSTONES AT LEGACY  
PRELIMINARY PLAT

NORWALK, IA  
20217031  
FEBRUARY 2, 2018

REVISIONS  
MARCH 9, 2018

ENGINEER  
C. SMITH

DRAWING NO.

PP-04

DRAWN BY  
C. SMITH

CHECKED BY  
C. SMITH

SHEET NO.

04 / 04

F:\Hubbell Homes\Developments - Builder Projects\Norwalk\Brownstones At The Legacy\003\_707, 711, 715, 719 Newport Place (Radcliffe)\Drawings\003\_707, 711, 715, 719 Newport Place (Radcliffe)\_ Construction Set 9-10-15.rvt

## Typical Construction Assemblies

### 1. Typical Roof Construction

Minimum 235# composition shingles on 15" felt on APA rated sheathing on roof framing. For attic ventilation, provide ridge vents in accordance with local codes and requirements.

### 2. Typical Wall Construction

Exterior: Vinyl siding on house-wrap on APA rated sheathing on 2x4 studs @ 16" o.c. with batt insulation (R-13) on 6 mil vapor barrier on 1/2" gypsum board.

Exterior: Vinyl siding on house-wrap on APA rated sheathing on 2x6 studs @ 16" o.c. with batt insulation (R-19) on 6 mil vapor barrier on 1/2" gypsum board.

Exterior: Brick veneer w/masonry ties 16" O.C. Horizontal & Vertical over vapor barrier on APA rated sheathing on studs.

Interior: 1/2" gypsum board on 2x4 studs @ 16" o.c.

Common Wall Construction:  
See detail.

### 3. Typical Floor Construction

3/4" T&G OSB on 11 7/8" I-Joists

### 6. Typical Framing

Use 2-2x12 headers with 1/2" plywood on 2x4 stud walls and 3-2x12 headers with 2 layers of 1/2" plywood on 2x6 unless noted otherwise. All other framing shall meet requirements as stated in General Notes. Truss manufacturer to size members, fasteners, and set spacing of all trusses for indicated design loads. (24" maximum spacing)

### 7. Garage

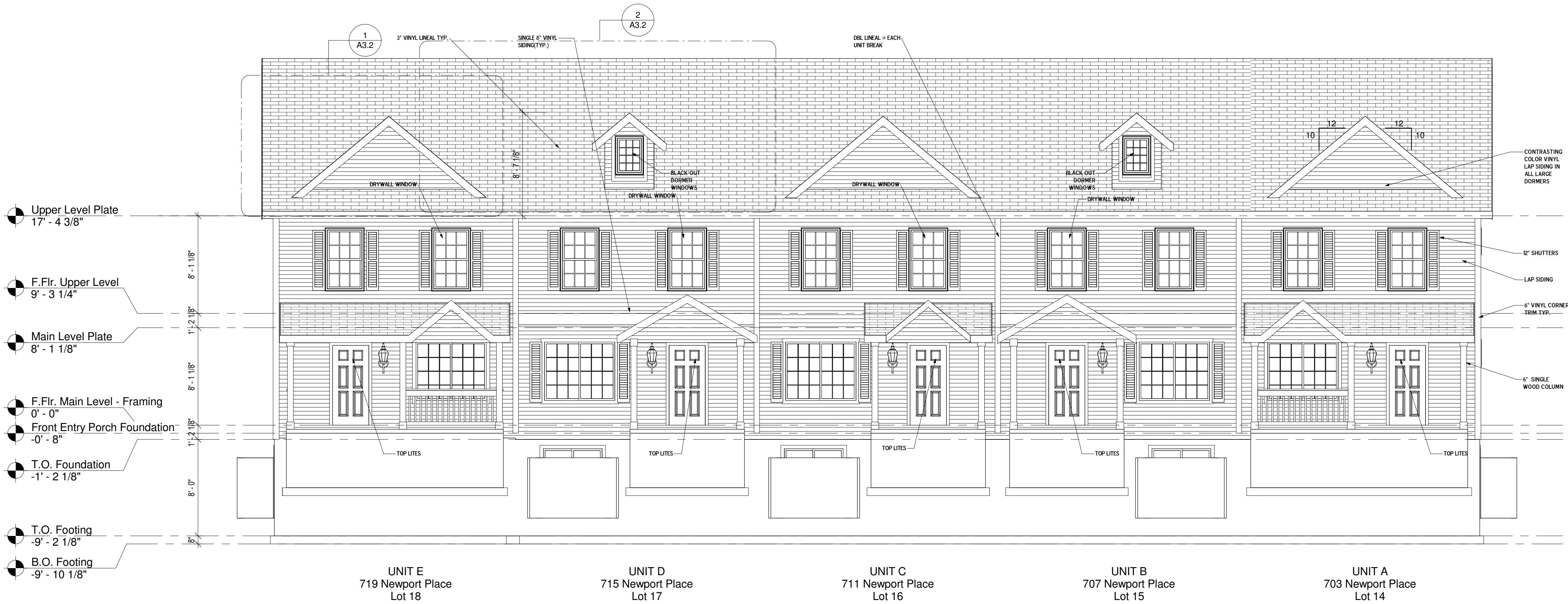
Slope garage floor 1/4" per 12" to door. 5/8" Type "X" gypsum board on all walls and ceiling.

### 8. Pre-Rock

Pre-Rock must be installed by framers in areas not assessable by drywallers.

### 9. Door Buildup

Provide buildup under exterior doors for flooring.



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



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

| Revision Schedule |                      |                 |
|-------------------|----------------------|-----------------|
| Revision Date     | Revision Description | Revision Number |

SHEET DESCRIPTION

Front & Rear Elevation

Plat 7 Lots 14–18

703, 707, 711, 715, 719

Newport Place

Norwalk, IA

Brownstones at The Legacy

5 Plex Radcliffe

Construction Set 9–10–15

Hubbell  
HOMES

We Give You MORE!

A3.0

DATE: 9/10/2015 2:46:09 PM

F:\Hubbell Homes\Developments - Builder Projects\Norwalk\Brownstones At The Legacy\VD3, 707, 711, 715, 719 Newport Place (Radcliffe) Construction Set 9-10-15.rvt



② RIGHT ELEVATION  
3/16" = 1'-0"



① LEFT ELEVATION  
3/16" = 1'-0"

| Revision Schedule |                      |                 |
|-------------------|----------------------|-----------------|
| Revision Date     | Revision Description | Revision Number |

SHEET DESCRIPTION

Side Elevations

A3.1

Plat 7 Lots 14-18  
703, 707, 711, 715, 719  
Newport Place  
Norwalk, IA

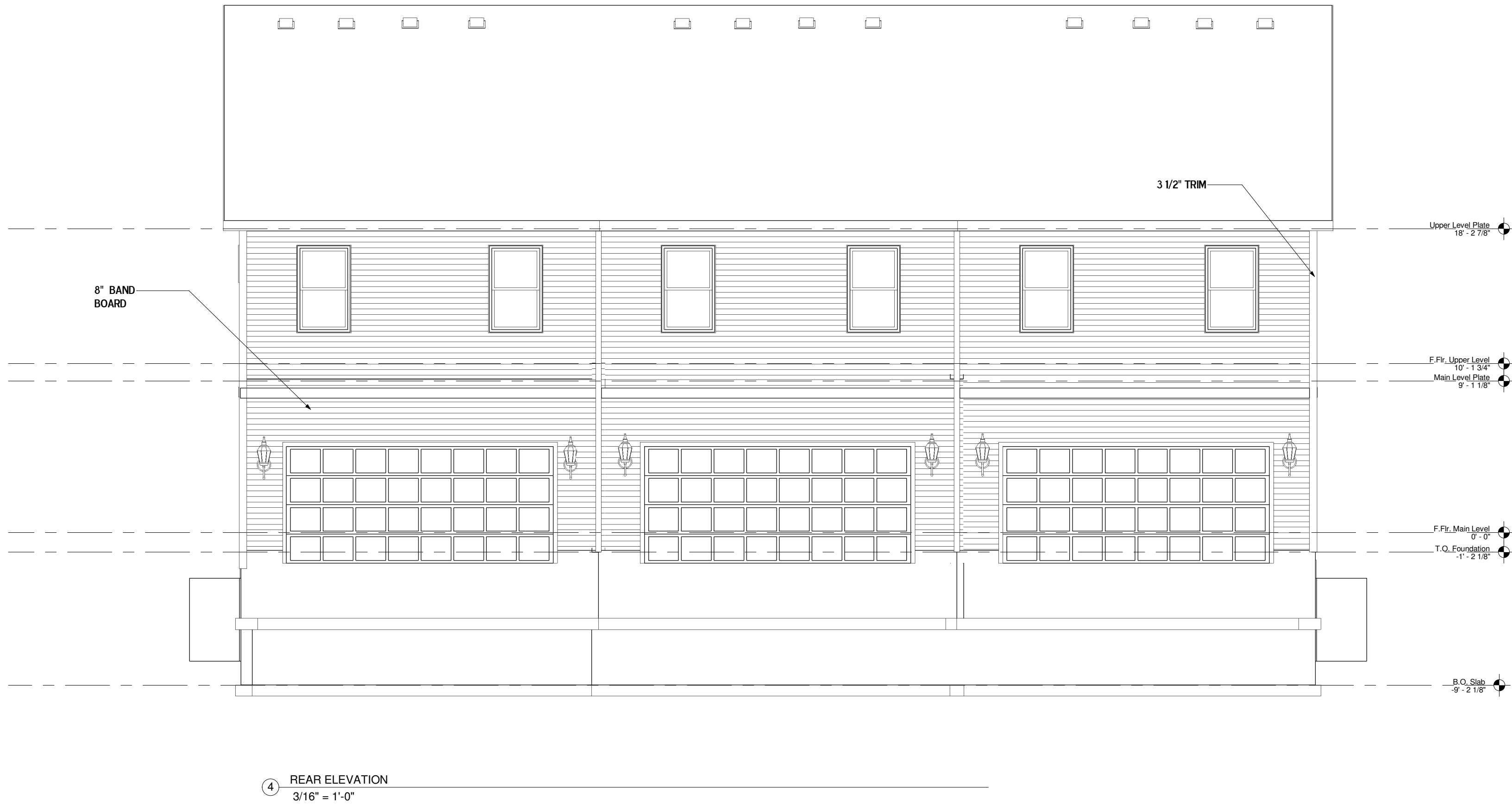
5 Plex Radcliffe

Brownstones at The Legacy



We Give You MORE!

F:\Hubbell Homes\Developments - Builder Projects\Norwalk\Drawings At The Legacy\601, 605, 609 Canterbury Place (Relly 3-plex)\Drawings\CAD\601, 605, 609 Canterbury Place (Relly 3-plex).rvt



| Revision Schedule |                      |                 |
|-------------------|----------------------|-----------------|
| Revision Date     | Revision Description | Revision Number |

SHEET DESCRIPTION  
3 Plex Relly  
Front & Rear Elevations  
Construction Set 8-8-16

A3.0

Plat 8 Lots 9, 10, 11  
601, 605, 609 Canterbury Place  
Norwalk, IA  
Legacy Brownstones

Client: \_\_\_\_\_ Date: \_\_\_\_\_  
Drawn By: ddb Construction Set

11x17 Prints NOT TO SCALE

Hubbell  
HOMES  
We Give You MORE!

F:\Hubbell Homes\Developments - Builder Facets\Norwalk\Drawings At The Legacy\601, 605, 609 Canterbury Place (Reilly 3-plex).rvt

① RIGHT ELEVATION  
3/16" = 1'-0"



② LEFT ELEVATION  
3/16" = 1'-0"



| Revision Schedule |                      |                 |
|-------------------|----------------------|-----------------|
| Revision Date     | Revision Description | Revision Number |

SHEET DESCRIPTION

3 Plex Reilly  
Side Elevations

Construction Set 8-8-16

Plat 8 Lots 9, 10, 11  
601, 605, 609 Canterbury Place  
Norwalk, IA  
Legacy Brownstones

Client: \_\_\_\_\_ Date: \_\_\_\_\_

Drawn By: ddb

Construction Set

11x17 Prints NOT TO SCALE



We Give You MORE!

A3.1



*Business of the Planning & Zoning Commission*  
**Agenda Statement**

For the meeting of: **3.26.2018**

Item Title: **Consideration and recommendation of a request from Rowe Electronics to approve the Site Plan for the addition of a storage building at 339 Hakes Drive**

Contact Person: **Luke Parris, AICP - Community Development Director**

|  |  |   |
|--|--|---|
| <b>APPLICANT:</b>                          | Rowe Electronics<br>121 S. 11th Street<br>West Des Moines, Iowa 50265  | Cooper Crawford & Associates, LLC<br>475 S. 50th Street, Suite 800<br>West Des Moines, Iowa 50265 |
| <b>GENERAL DESCRIPTION:</b>                | This request is from Rowe Electronics, located at 339 Hakes Drive, to approve the site plan for the new storage building at their facility.  |   |
| <b>ZONING:</b>                             | The property is zoned M-1 General Industrial and allows for a storage building as an accessory structure.  |   |
| <b>DEVELOPMENT HISTORY:</b>                | The City reviewed and approved a site plan for the Rowe Electronics facility in 2009. The facility was built in the same year. A setback variance was granted by the Board of Adjustment for the front setback in December 2017. The front setback was set to 30 feet.   |   |
| <b>IMPACT ON NEIGHBORHOOD:</b>             | The surrounding properties are part of the Norwalk Business Center development and are industrial in nature. The addition of the storage building should have minimal impact on adjacent properties.   |   |
| <b>VEHICULAR &amp; PEDESTRIAN TRAFFIC:</b> | The storage building will not substantially increase traffic to the site. No pedestrian improvements are required with the proposal.   |   |
| <b>PARKING:</b>                            | With the new storage building, the Rowe Electronics site is required to provide a minimum of 20 parking spaces. The current parking lot includes 29 parking spaces, therefore, no new parking is included as part of the proposal.   |   |
| <b>OPEN SPACE:</b>                         | The addition of the storage building does not impact the amount of open space required for the site. The owner has indicated that they will provide landscaping on the east side of the building, though the Code does not require additional landscaping at the site.   |   |
| <b>BUFFERS:</b>                            | No buffer is needed as part of the proposal.   |   |
| <b>SIGNAGE:</b>                            | No additional signage is proposed.   |   |
| <b>ARCHITECTURAL STANDARDS:</b>            | The proposed building is primarily a metal panel building. Code requires the street facing facade to include additional material elements. The building site at an angle to the street and staff has determined that the southern facing facade would need to meet the additional material requirement, while the eastern facade will be screened via the additional landscaping proposed. |   |
| <b>DRAINAGE:</b>                           | The impervious surface added to the site will be detained in the existing detention area. The water will drain around the building via two swales and enter the basin via pipes sized correctly to handle the anticipated volume of stormwater.  |   |
| <b>UTILITIES:</b>                          | The building will not be served by City water and sewer services.  |   |

|                              |   |
|------------------------------|---|
| <b>STAFF ANALYSIS:</b>       | The site plan submittal is complete and meets the code requirements for the accessory structure.  |
| <b>STAFF RECOMMENDATION:</b> | <p>The staff recommends approval with the following conditions:</p> <ul style="list-style-type: none"> <li>• That the site development and building construction follow all City code regulations.</li> <li>• That any significant modifications to the site plan be reviewed and approved by the Planning &amp; Zoning Commission and City Council.</li> </ul> |

**DRAFT RESOLUTION**

**Resolution approving the Site Plan of Rowe Electronics Storage Building**

WHEREAS, the Site Plan for Rowe Electronics Storage Building has been reviewed by the Planning and Zoning Commission at their regular meeting on March 26, 2018 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 by the City Council of the City of Norwalk, Iowa, that**

The City Council does hereby approve the Site Plan for Rowe Electronics Storage Building as described and shown in Attachment “A” attached hereto and made a part thereof by reference.

Passed and approved this 29th day of March, 2018.

\_\_\_\_\_  
Tom Phillips, Mayor

\_\_\_\_\_  
ATTEST:

| ROLL CALL VOTE: | Aye                      | Nay                      | Abstain                  | Absent                   |
|-----------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Baker           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Kuhl            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Lester          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Livingston      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Riva            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

4R  
3321  
ER LOT 3

FND. 1/2" I.R.  
W/ YELLOW  
CAP # 5301

N87°31'08"E 163.32'

BUILDING  
60'X80'  
F.F.E. = 910.80

6" P.C.C.  
(NO CURB)

31.06'

EXISTING TREE

EXISTING  
BUILDING

OUTLOT  
LOT

500°00'00"E 112.56'

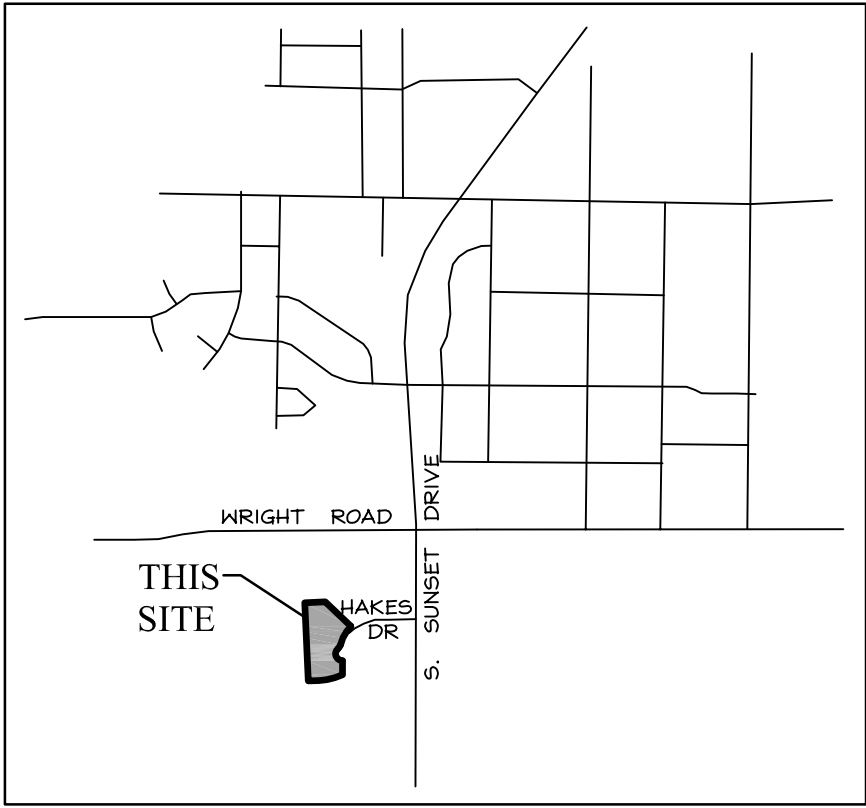
N87°31'38"E 86.05'

FND. 1/2" I.R.  
W/ SMASHED  
CAP

FND. 1/2" I.R.  
W/ YELLOW  
CAP # 5301

C4

NORWALK BUSIN  
PLAT  
LOT



VICINITY SKETCH

NO SCALE  
NORTH

PARKING REQUIREMENT

(BASED ON 2,500 S.F. OFFICE & 21,205 S.F. WAREHOUSE)

OFFICE  
REQUIRED: 1 SPACE PER 250 S.F. (UP TO 5,000 S.F.) = 10 SPACES  
WAREHOUSE  
REQUIRED: 1 SPACE PER 2,000 S.F. = 10 SPACES

TOTAL REQUIRED: 20 SPACES  
TOTAL EXISTING: 29 SPACES (INCLUDES 1 HANDICAP SPACE)

NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
  - CITY OF NORWALK
  - ROWE ELECTRONICS
  - COOPER CRAWFORD & ASSOCIATES, L.L.C.
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 EDITION OF SUDAS.
- SIDEWALK AND DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF NORWALK, MINIMUM 24 HOUR NOTICE.
- PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION.
- VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- ALL SITE WORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- PAVING SHALL BE A MINIMUM OF 6-INCH P.C.C. IN PUBLIC RIGHT-OF-WAY AND IN PRIVATE DRIVES.
- CURBS SHALL BE 6-INCH VERTICAL CURB.
- THE CONTRACTOR SHALL PICK-UP ALL DEBRIS SPILLED ON THE PUBLIC RIGHT-OF-WAY AT THE END OF THE WORK DAY.
- ALL DEBRIS SHALL BE CONFINED TO THE CONSTRUCTION SITE.
- TRAFFIC CONTROL IS REQUIRED WHENEVER WORK IS TAKING PLACE WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BY CALL IOWA ONE-CALL (1-800-292-8989) PRIOR TO ANY EXCAVATION.
- BUILDING USE WILL BE FOR COLD STORAGE AND OVERFLOW.

SHEET LIST

- DIMENSION PLAN
- GRADING/UTILITY PLAN



# ROWE ELECTRONICS

339 HAKES DRIVE

OWNER/APPLICANT

ROWE ELECTRONICS  
121 SOUTH 11TH STREET  
WEST DES MOINES, IOWA 50265  
STEVEN ROWE (515) 264-1808 EXT. 23

ZONING

M-1 GENERAL INDUSTRIAL

SETBACKS

FRONT -30 FEET GRANTED VIA VARIANCE  
SIDE -35'/0  
REAR -35'

SITE AREAS

|              |              |      |
|--------------|--------------|------|
| EX. BUILDING | 18,905 S.F.  | 11%  |
| NEW BUILDING | 4,800 S.F.   | 3%   |
| EX. PAVING   | 32,380 S.F.  | 20%  |
| NEW PAVING   | 1,791 S.F.   | 1%   |
| OPEN SPACE   | 108,158 S.F. | 68%  |
| TOTAL        | 166,034 S.F. | 100% |

BUILDING HEIGHT

---- FEET

LEGAL DESCRIPTION

A PART OF OUTLOT "X" IN NORWALK BUSINESS CENTER PLAT 4, AN OFFICIAL PLAT, IN THE CITY OF NORWALK, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT "X", THENCE N87°31'59"E ALONG THE NORTH LINE OF SAID OUTLOT "X", A DISTANCE OF 163.32 FEET TO THE NORTHEASTERLY CORNER OF SAID OUTLOT "X", THENCE S46°04'37"E ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT "X", A DISTANCE OF 280.31 FEET; THENCE ALONG A CURVE CONCAVE SOUTHEASTERLY A DISTANCE OF 170.57 FEET, WITH A RADIUS OF 325.00 FEET, A CHORD OF 168.62 FEET, A CHORD BEARING OF S28°53'05"W, AND A DELTA OF 30°04'12"; THENCE ALONG A CURVE CONCAVE NORTHWESTERLY A DISTANCE OF 33.58 FEET, WITH RADIUS OF 50.00 FEET, A CHORD OF 32.45 FEET, A CHORD BEARING OF S33°05'18"W, AND A DELTA OF 38°28'37"; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY A DISTANCE OF 136.62 FEET, WITH A RADIUS OF 55.00 FEET, A CHORD OF 104.11 FEET, A CHORD BEARING OF S18°50'12"E, AND A DELTA OF 142°19'37"; THENCE 500°00'00"E, A DISTANCE OF 112.41 FEET TO THE SOUTH LINE OF SAID OUTLOT "X"; THENCE ALONG THE SOUTH LINE OF SAID OUTLOT "X" ALONG A CURVE CONCAVE NORTHWESTERLY A DISTANCE OF 193.11 FEET, WITH A RADIUS OF 500.00 FEET, A CHORD OF 191.91 FEET, A CHORD BEARING OF S76°26'23"W, AND A DELTA OF 22°07'44"; THENCE S87°30'15"W ALONG THE SOUTH LINE OF SAID OUTLOT "X", A DISTANCE OF 86.03 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "X", THENCE N02°22'27"33"W ALONG THE WEST LINE OF SAID OUTLOT "X", A DISTANCE OF 622.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.81 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

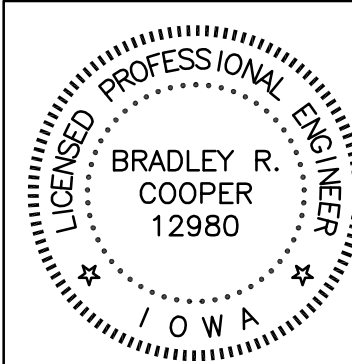
FLOOD HAZARD INFORMATION

MAP #19181C0133F DATED: OCTOBER 16, 2014

THIS AREA SHOWN ON FLOOD INSURANCE RATE MAP LABELED AS 'THIS ARE PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEE, DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE DURING LARGER FLOODS

LEGEND

| EXISTING/PROPOSED | PLAT BOUNDARY                          |
|-------------------|--|
| — W 8"            | WATER MAIN # SIZE                      |
| — SAN 8"          | SANITARY SEWER # SIZE                  |
| — ST 8"           | STORM SEWER # SIZE                     |
| — UGE             | UNDERGROUND ELECTRIC CABLE             |
| — UGT             | UNDERGROUND TELEPHONE CABLE            |
| — CTV             | UNDERGROUND CABLE TV                   |
| — G 4"            | GAS MAIN # SIZE                        |
| ○                 | MANHOLE                                |
| ○                 | INTAKE                                 |
| ○                 | HYDRANT                                |
| ○                 | POWER POLE/LIGHT POLE                  |
| ○                 | UTILITY BOX/TELEPHONE RISER            |
| —                 | EXISTING CONTOURS                      |
| —                 | PROPOSED CONTOURS                      |
| —                 | SILT FENCE OR APPROVED FILTRATION SOCK |
| —                 | TREES                                  |



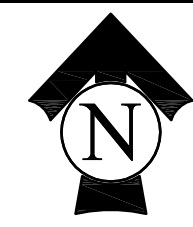
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL:  
(SHEETS 1-2)

COOPER CRAWFORD  
& ASSOCIATES, L.L.C.  
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345



SCALE: 1"=30'

(X-X-2003) XXX (X-X-2003)

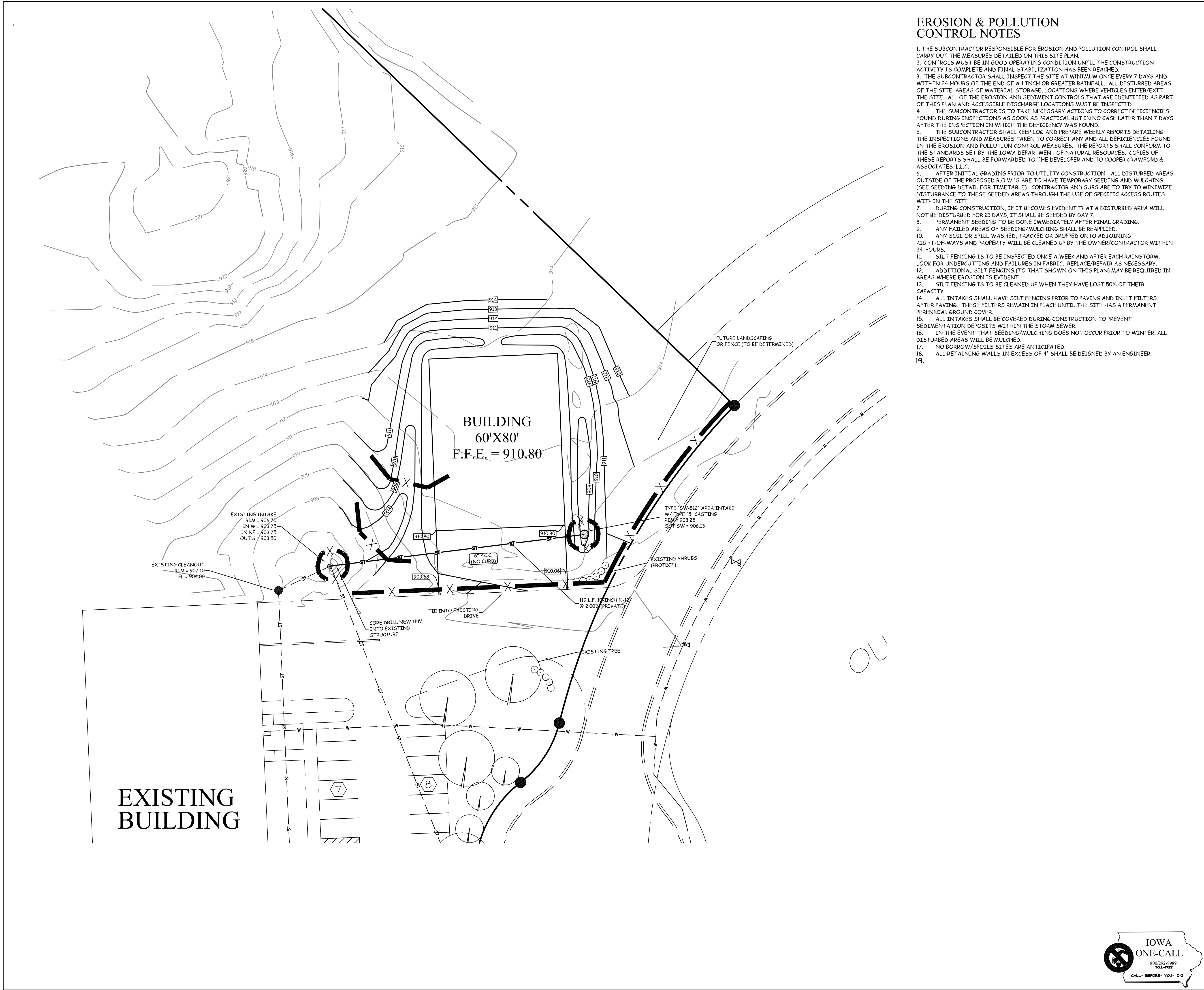
DIMENSION PLAN  
ROWE ELECTRONICS

DATE: 1-29-2018  
REVISIONS: 3-22-2018

JOB NUMBER

CC  
1115

SHEET  
1 OF 2



EROSION & POLLUTION  
CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A 1 INCH OR GREATER RAINFALL. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING (SEE SEEDING DETAIL FOR TIMETABLE). CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEEDED BY DAY 7.
8. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR WITHIN 24 HOURS.
11. SILT FENCING IS TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
12. ADDITIONAL SILT FENCING (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT.
13. SILT FENCING IS TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE SILT FENCING PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.
18. ALL RETAINING WALLS IN EXCESS OF 4' SHALL BE DESIGNED BY AN ENGINEER.
- 19.

SITE PLAN  
ROWE  
ELECTRONICS

SHEET 2 OF 2  
GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. SHOCKPILE SUFFICIENT TOP RESPADE A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
6. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
9. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN 2%.
10. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
11. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
12. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
14. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
15. ALL WORK WITHIN PUBLIC R.O.W., CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE URBAN STANDARD SPECIFICATIONS INCLUDING ALL APPLICABLE PERMITS.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
  - W 8" WATER MAIN # SIZE
  - SAN 8" SANITARY SEWER # SIZE
  - ST 8" STORM SEWER # SIZE
  - UGE UNDERGROUND ELECTRIC CABLE
  - UGT UNDERGROUND TELEPHONE CABLE
  - CTV UNDERGROUND CABLE TV
  - G 4" GAS MAIN # SIZE
  - MANHOLE
  - INTAKE
  - HYDRANT
  - OPP/LP POWER POLE/LIGHT POLE
  - UTILITY BOX/TELEPHONE RISER
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - \* X \* SILT FENCE OR APPROVED FILTRATION SOCK
  - ☁ TREES

COOPER CRAWFORD  
& ASSOCIATES, L.L.C.  
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DATE: 1-29-2018  
REVISIONS: 3-22-2018

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GRADING/UTILITY PLAN  
ROWE ELECTRONICS

SHEET  
2 OF 2





☒ Wainscot

Finish:

Versetta Stone Ledgerstone Graphite ▾

☒ Add Wainscot Building Wrap



el Above (.019 Whi



*Business of the Planning & Zoning Commission*  
**Agenda Statement**

For the meeting of: **3.26.18**

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Item Title: **Review and discussion on the proposed Comprehensive Plan Future Land Use Map amendment for property south of Iowa 5 and east of 50th Street.**

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Contact Person: **Luke Parris, AICP - Community Development Director**

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**SUMMARY EXPLANATION & HISTORY:**

In July 2017, City Staff met with representatives of the Stark Property (50<sup>th</sup> & County Line Road) related to the possible developability of the property. At that time, staff identified that the Stark Property, and property to the east, were zoned I-C, Industrial Commerce, and PC, Professional Commerce, which would allow for development of light industrial and office uses. Upon further review, staff identified that the properties in question were identified as Low Density Residential within the 2016 Future Land Use Map. This inconsistency lead to staff concerns over how the area may develop and the City Council directed staff to collected specific public input on the issue to determine an appropriate course of action moving forward.

On October 19<sup>th</sup> staff published the online survey for residents to provide feedback on desired development in the area. On October 26<sup>th</sup> staff held a public meeting to discuss the topic and receive additional public feedback. Finally, staff closed the online survey on November 9<sup>th</sup> and MSA Professional Services compiled the results into the attached Summary document. In November and December, staff presented findings that in general showed support for the current Future Land Use Map. However, there were a significant number of responses that indicated a desire to see more intense development in the area, particularly the need to increase and diversify the tax base of the community.

Staff ultimately recommended a course of action to address these concerns and provide a clearer intent for development in the planning study area. The recommendation would be to first develop an amendment to the Future Land Use Map to expand SubArea 2 to cover the properties currently identified as Low Density Residential. This amendment was also to include text changes to the SubArea 2 page of the Comprehensive Plan to talk more specifically about how the area might develop with special attention to the transportation network and water quality concerns. Second, the zoning would need to be amended to remove the I-C and PC designation. Ideally this would be changed to A-R Ag Reserve until a development proposal was brought forward that matched the language about SubArea 2 development.

Staff has developed a draft of the changes to the Comprehensive Plan and the Future Land Use Map that provide a clearer intent for the development of the area while providing flexibility to the types of land uses and ensuring that the transportation network and stormwater runoff are well thought out in the development process.

**RECOMMENDATION:**

This item is before the Planning and Zoning Commission for review and discussion. No action is requested at this time.

## Sub Area 2

### *General Purpose*

Sub Area 2 consists two related areas of development potential, Sub Area 2A and Sub Area 2B. Sub Area 2A is centered on 50th Avenue and located west of Lake Colchester and south of Iowa Highway 5. Sub Area 2B is located to the east of Sub Area 2A and south of Iowa Highway 5.

The areas are intended to also function as a mixed use area. Sub Area 2A is centered on 50th Avenue, a critical future transportation corridor in Norwalk, and conceived to include medium-sized "big box" stores, offices, townhouses and multi-family dwellings. Sub Area 2B is an important transition area from the proposed intense uses along 50th Avenue to the adjacent residential land uses. Areas in the northern portion of Sub Area 2B are appropriate for extension of intense uses such as offices, townhomes and multi-family residential to serve as a use buffer against the Iowa Highway 5 corridor. Areas in the southern portion of Sub Area 2B are conceived as a mix of single family residential and townhomes. Zoning decisions in the area should rely on compatibility with surrounding land uses.

### *Transportation Considerations*

Transportation connections in the area are important to the potential development of the entire Sub Area 2. A current extension of Maffit Lake Road connects to 50th Avenue just north of County Line Road, this is expected to continue into Sub Area 2 and connect with an eventual expansion of Echo Valley Drive to the west from Iowa Highway 5. This corridor will provide an important East/West connection through the northern part of the community. Other planned road expansions identified in existing plans for the North Shore development are expected to continue into Sub Area 2 and ultimately connect to 50th Avenue.

### *Storm Water Considerations*

Sub Area 2 consists of several areas that drain into Lake Colchester, an important, private amenity to the nearby Lakewood Village Association and the planned North Shore development. Drainage from Sub Area 2 should be effectively managed to avoid any negative impacts to the properties adjacent to Lake Colchester and to the Lake itself. Developments in Sub Area 2 should consider utilizing innovative storm water management techniques such as bio-swales, rain gardens, green infrastructure, etc.

### *Land Use Category*

The land use category for this area is identified as Residential/Commercial Flex. This area will accommodate the mixed uses in this area.

### *Typical uses*

1. Single-family residential
2. Townhouse development
3. Apartment Multi-Family
4. Upper level residential
5. Retail uses
6. Office uses
7. Educational facilities
8. Municipal facilities
9. Necessary accessory uses and structures that are subordinate to the primary structure
10. Religious uses and structures
11. Community/Recreational Center

