

REGULAR NORWALK PLANNING AND ZONING MEETING 2-25-2019

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 25, 2019. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were AJ Samuelson, Donna Grant, John Fraser and Summer Fuller. Absent: Barbara Bellizzi and Elizabeth Thompson.

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

Approval of Agenda – 19-12

Grant motioned and Fraser seconded. Approved 5-0.

Approval of Minutes – 19-13

Motion by Samuelson and seconded by Fuller to approve the Minutes from the February 11, 2019 meeting. Approved 5-0.

Welcome of Guests

There were 8 guests present; with no one wishing to speak, the business portion of the meeting was opened.

New Business

Public Hearing and recommendation regarding a request from Kenyon Hill Ridge LLC for a PUD amendment to the Brody's Landing PUD –19-14

(Public Hearing opened at 5:47 p.m.)

The request from Kenyon Hill Ridge is for the addition of Land Use Parcel E into the Brody' Landing PUD which would allow for duplex development and would increase the lot number from 109 to 114. The original preliminary plat was approved September 2018. Although this PUD amendment request would increase the number by creating 5 additional lots, it does not require the use of additional land due a decrease of width and depth of lots shown on new Parcel E.

Staff recommends approval of the PUD amendment for Brody's Landing.

Michael Gaunt, Bishop Engineering spoke. McConnell asked about housing cost and ownership of units. Fuller inquired about if a homeowner's association will be necessary. Gaunt indicated that those discussions had not taken place with the developer.

(Public Hearing closed at 5:55 p.m.)

Grant motioned to approve the request from Kenyon Hill Ridge, LLC for a PUD amendment to the Brody's Landing PUD, while Fuller seconded. Approved 5-0

Request from Kenyon Hill Ridge LLC to approve the preliminary plat of Brody's Landing Plat 1 —19-15

This request from Kenyon Hill Ridge, LLC is for the preliminary platting of 114 single family lots as part of the Brody's Landing PUD located south of Highway G14 and east of E. 27th street/80th Avenue.

This preliminary plat will add several streets with sufficient stop signage to limit speeding due to the increase in traffic to the area. Brody's Landing Plat 1 will be the first of several phases of the PUD which sits on land that was annexed into the City in March of 2018. Future phases will bring about the construction of a trail to the west of the development along E. 27th/80th Avenue in addition to single family and multi-family residential as well as commercial development for that area. Staff recommends approval.

Grant motioned to approve the preliminary plat request from Kenyon Hill Ridge, LLC per staff recommendations, Fuller seconded. Approved 5-0

Request from Nelson Construction & Development LLC for the issuance of a grading permit for a senior living project located at 2800 Sunset Drive—19-16

This request from Nelson Construction & Development, LLC is for the permission to grade the site of the proposed Farms of Holland Senior Living located west of Elizabeth Holland Park. This comes before the submission of the preliminary plat and also prior to Council approval. The applicant has been made aware that if permission is granted, all risk and responsibility will fall on the applicant due to requesting prior to any final review and final approvals. Because the project is quite the undertaking, the developer would like to start as soon as possible. Jacob Wolfgang, 218 6th Avenue Suite 200, Des Moines spoke regarding the desire to start as early as April. The reason being; dirt will need to be moved, dirt will need to be brought in, and settling would need to occur due to the 40 foot drop in grade from the southwest corner to the northeast corner of the site before construction of the project could even begin. McConnell inquired about the facility. Wolfgang described the layout and tweaks of the facility since it was last brought before Planning & Zoning. McConnell entertained a motion to approve, Grant made a motion, Fraser seconded. Approved 5-0

Request from H-CM LLC for the approval of the Preliminary Plat for Legacy Commercial Plat 9 —19-17

This request from Hubbell Realty Company is for the approval of a preliminary plat for the site of a future daycare building. This site fronts Highway 28 and is located north of Warrior Place 1, LLC which houses Anytime Fitness as well as Norwalk Family Dentistry. Access to plat 9 would be granted by an easement of the private drive located behind Warrior Place 1, LLC. This would become a frontage road in the future connecting Chatham Avenue with Colonial Parkway. The zoning for the area falls under C-2 and TC which is the appropriate use to move forward. Jake Becker, McClure Engineering, explained reasons for the preliminary plat and due to the nature of the project it was most appropriate to separate the parcel by a subdivision process rather than a plat of survey. Becker also answered questions for agenda numbers 8 and 9 because the items coincide. Grant inquired about an access agreement for the private drive of Warrior Place and whether one existed. Becker explained that an easement did exist. Grant requested proof of the agreement. Fuller, McConnell and Baker expressed concern of increased traffic causing congestion as well as additional wear and tear on the private drive. Baker asked about the road being too narrow. Becker explained that the proposed road would be 26' which is larger than a standard 24' road. Grant expressed additional concern of traffic with emergency services being across Chatham Avenue. The Commissioners were unable to come up with a solution or appropriate recommendation and determined to table items 8 and 9 until more information could be provided.

Samuelson made a motion to table this item with a request to McClure to bring back different options for ingress/egress to Site. Fraser seconded.

Approved—0-0; Tabled-5

Request from Lil Scholars Preschool & Childcare for the approval of the Lil Scholars Preschool & Childcare Site Plan—19-18

This request is for the approval of a site plan for a new daycare building for Lil' Scholars Preschool & Daycare. This site is located west of Iowa Highway 28, just north of Chatham Avenue. The intent at present is to access the parcel using a private drive that exists behind a building known as Warrior Place1, which houses Anytime Fitness & Norwalk Family Dentistry. This private drive has an easement in place to allow for access and was originally intended to become a frontage road connecting Chatham Avenue to Colonial Parkway in the future to allow access to any future C-2 and TC type buildings that would be built along the west of Iowa Highway 28. The building use as a

daycare is appropriate for the location and follows all City code regulations according to this site plan. Staff recommends approval.

P&Z Commissioners express concern of additional traffic along the private drive off Chatham Avenue. They request additional information from McClure to provide additional ingress/egress options to avoid congestion and lessen wear and tear on the private drive. Jake Becker, McClure Engineering, spoke and provided possibilities that McClure could request from Hubbell.

Mark Tiessen, Angelo Architectural Associates, 12314 Ridgeview Drive spoke. Marci Johnston, 5438 SE 29th Ct Des Moines, Director of Lil' Scholars spoke. The Commission could not find a resolution or make a recommendation at that time and opted to table the item for further discussion at a later date.

Samuelson motioned to table item with a recommendation to McClure to provide additional ingress/egress options due to traffic concerns. Fuller seconded. Approved—0-0; Tabled 5

City Council Update- No update

Economic Development Update- No update

Community Development Update- No Update

Next meeting Date – March 11, 2019.

Adjournment – 19-19

Motion by Fraser and seconded by Grant to adjourn the meeting at 6:55 p.m.
Approved 5-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director