

NORWALK PLANNING AND ZONING MEETING 4-8-2019

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, April 8, 2019. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were AJ Samuelson, John Fraser, Zach Webster, Donna Grant and Barbara Bellizzi. Absent: Elizabeth Thompson.

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

Approval of Agenda – 19-34

Grant motioned to approve the Agenda and Fraser seconded. Approved 6-0.

Approval of the March 29, 2019 Minutes – 19-35

Samuelson motioned to approve the March 29 Minutes and Grant seconded. Approved 6-0.

Welcome of Guests

With 3 guests present, but no one wishing to speak, the business portion of the meeting was opened.

New Business

Consideration and recommendation on the 812 North Avenue façade improvements –19-36

With the implementation of the next round of the City's Commercial Improvement Grant Program, business owners have once again begun submitting applications for assistance for façade repairs and improvements. The owner of the building at 812 North Avenue submitted an application to the City seeking assistance for the addition of stucco to the existing brick walls on the sides of the building. City staff reviewed the request and the façade improvements do meet the City's Architectural Standards, therefore, staff recommends approval.

Samuelson motioned to approve the consideration on façade improvements to 812 North Avenue and Grant seconded. Approved 6-0

Public hearing and recommendation regarding a request from Cort Landing LLC for a PUD amendment to the Dobson PUD to reduce the R-1 side yard setbacks in Parcel D —19-37

Public hearing opened at 5:48 p.m.

The original Dobson PUD was zoned C-2 Community Commercial and went through a rezoning in June 2015 and again in May 2016 to create R-1 (60) single family lots. The final platting in 2017 resulted in 37 lots set using standard bulk regulations from the City Zoning Ordinance. These bulk regulations show the side yard setbacks of 15' total (minimum 7' one side). This request from Cort Landing LLC, is for the reduction of side yard setbacks of Parcel D to 12' total (minimum 5' one side). In February and March of 2019, two homes were issued Occupancy Certificates and though the properties are affected, it should not cause concern because the larger setbacks allow for larger homes or homes with three car garages to be built. Kelly Cortum, 360 Wright Road, spoke regarding the issues with 15' setbacks and by changing the side yard setbacks the lots are more enticing to buyers. McConnell expressed concern for the two new homeowners due to the proposed side yard setbacks. Bellizzi inquired if front or rear setbacks would change and if there is a fire code that could change the allowance. Parris answered that this change would not require any additional provisions when building homes within the proposed setbacks.

Jenifer Hart, 305 Cortland Drive spoke of concern with the change after just purchasing one of the two homes that have received the Occupancy Certificates in 2019 and will the lot shrink? Parris explained the property lines would not change; the neighboring homes would have the ability to build closer to the property line but there would still need to be 12' between homes.

Public hearing closed at 5:59 p.m.

With no additional discussion, McConnell entertained a motion. Bellizzi made a motion to approve the request from Cort Landing, LLC for a PUD amendment to reduce the R-1 side yard setback in Parcel D of the Dobson PUD and Grant seconded. Approved 6-0

Request from Nelson Development 1, LLC for the approval of the site plan of Farms of Holland Senior Living—19-38

This request is for the approval of the site plan of Farms of Holland Senior Living for a 100 unit senior housing and memory care project along Sunset Drive/Iowa Highway 28 west of Elizabeth Holland Park. The west half of the building will contain 40 units for memory care while the east half of the building will contain 60 units for assisted living of varying levels. A grading plan for this site was approved by P&Z in February 2019. Due to the change in grade, the requirement of retaining wall(s) will run parallel with the building and come to a point by a trail that crosses through Elizabeth Holland Park. Staff recommends approval of the Site Plan for the Farms of Holland Senior Living. Grant inquired about a retaining wall and how to keep kids from the trail or residents of the senior living safe from falling or jumping.

Caleb Smith, McClure Engineering, 1360 NW 121st Street, Clive spoke as a representative recently taking over the project. Smith explained that due to the height of the wall(s) a rail would be required and should detour unsafe activities.

With no additional discussion, McConnell entertained a motion. Grant motioned to approve the Site Plan of the Farms of Holland Senior Living and Samuelson seconded. Approved 6-0

City Council Update- No Update

Economic Development Update- No update

Community Development Update-Klimowski made a book recommendation for P&Z to read for future discussions.

Next meeting Date – April 22, 2019.

Adjournment – 19-39

Motion by Samuelson and seconded by Grant to adjourn the meeting at 6:14 p.m.
Approved 6-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director