

## REGULAR NORWALK PLANNING AND ZONING MEETING 4-22-2019

### 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 22, 2019. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were AJ Samuelson, Zach Webster, Donna Grant and Elizabeth Thompson. Absent: Barbara Bellizzi and John Fraser

Staff present included: Luke Parris, Community Development Director.

### Approval of Agenda – 19-40

Thompson motioned to approve the Agenda and Grant seconded. Approved 5-0.

### Approval of the April 8, 2019 Minutes – 19-41

Samuelson motioned to approve the March 6 Minutes and Grant seconded. Approved 5-0.

### Welcome of Guests

There were 6 guests present; with no one wishing to speak, the business portion of the meeting was opened.

### New Business

#### **Public hearing and recommendation on a request from United Properties Investment Co LC for a Comprehensive Amendment to change an area along Echo Valley Drive from Commercial to Low Density Residential–19-42**

*Public hearing opened at 5:47 p.m.*

United Properties is working with Vista on a potential single-family residential development in the area south of Echo Valley Drive spanning about 55 acres. In order to consider a change to the Echo Valley Community PUD, the City needs to consider a change to the Comprehensive Plan from Commercial to Low-Density Residential. Since 2003, the area has been zoned to allow for a mix of Commercial, Office, limited Industrial Commerce, and has the ability for a limited amount of High Density Residential. McConnell asked about the land use plan of 2013 and about the residential versus commercial because that was a concern at that time. Parris agreed that it was a priority in 2013 to have balance of residential and commercial and at that time more commercial was needed.

Scott McMurray, United Properties, 4521 Fleur Drive, Suite C spoke regarding the proposed development The Vale at Echo Valley.

Parris added that an email was received at the City, from Micheleen Maher, 8010 Echo Drive. The email spoke to the concern of ponds that adjoin the property increasing in size but not being cared for at present and becoming worse with the proposed project. Also mentioned in the email was the desire to have trees that border Maher's property remain as a buffer and not be removed.

Parris explained that a lot of Maher's concerns will be looked into at the time of preliminary platting.

McMurray explained that there is a pond maintained by United Properties and another is mistaken for a pond because it holds water at times but it is a silt basin to catch silt from the golf course.

McMurray spoke with the home owner's association regarding the silt basin and the cleaning of it every five years and the President was satisfied with the explanation

Dave Harmeyer, Vista Real Estate, spoke regarding the plan for the development and that the silt pond would not be expanded which would also save trees from being removed.

*Public hearing closed at 5:58 p.m.*

With no discussion, McConnell entertained a motion, Grant motioned to approve the Comprehensive Plan amendment and Samuelson seconded. Approved 5-0

**Public hearing and recommendation on a request from United Properties Co LC for a zoning amendment to the Echo Valley Community PUD to rezone Parcel J and H from Commercial and Multi-Family Residential to R-1 Single Family Residential—19-43**

*Public hearing opened at 5:59 p.m.*

This request from United Properties is for the rezoning of approximately 55 acres south of Echo Valley Drive, and between old Iowa Highway 28 corridor and Echo Valley Country Club. The proposed amendment would create new parcel S in place of current parcels H & G. The current parcels H & G intended to house mostly Commercial, Limited Industrial, Office and High Density Residential. With this rezoning, Parcel S would become Single-Family Residential and would allow for a proposed development of around 130 homes. Parris included the email that the City received from 8010 Echo Drive which was added to the official P&Z packet. Parris explained a phone conversation had occurred earlier in the day with home owner Micheleen Maher of 8010 Echo Drive, and she was supportive of the rezoning. Staff would recommend approval of the amendment request.

*Public hearing close at 6:04 p.m.*

With no additional discussion, McConnell entertained a motion, Thompson motion to approve the zoning amendment, and grant seconded. Approved 5-0

**Request from Keystone Equity Group LLC for the approval of the Final Plat of Arbor Glynn Plat 6 —19-44**

This request from Keystone Equity Group LLC is for the approval of a final plat of Arbor Glynn Plat 6 and would create 43 single-family lots. This will also add private street right-of-way for Aspen Drive. The location is north of Wright Road and west of Iowa Hwy 28. The plat is consistent with the recent trend of residential development in the Dobson PUD & is the last phase of Arbor Glynn. The developer will meet with Public Works to work out any infrastructure issues that may need to be addressed.

Jason Ledden, Snyder & Associates, 2727 S.W. Snyder Blvd spoke about the lots, drainage and detention areas. Thompson and McConnell inquired about addresses and the staff report notes. J.D. Albright, 1027 Norwood Ct spoke to clarify that during the preliminary phase of the project, P&Z recommended a continual street name and not changing street names as it loops in a circle, therefore, it is addressed as one street that loops around.

Commissioners were satisfied and no additional discussion was necessary. McConnell entertained a motion, Samuelson motion to approve the final plat for Arbor Glynn plat 6 and Grant seconded. Approved 5-0

**Discussion on proposed development at the northwest corner of G-14 and 50<sup>th</sup> Avenue**

Diligent Development Group LLC is exploring a development of approximately 40 acres of property northwest of the intersection of G14 and 50<sup>th</sup> Avenue. Diligent has proposed a potential subdivision that would consist of single-family and space for townhome development. This proposal would require a rezoning and comprehensive plan amendment because it is currently identified as a future Sub Area style of development. The typical uses are described as:

Townhouse development

-Multi-family residential

-Upper level residential

-Retail uses

-Office uses

-Educational facilities

-Municipal facilities

-Necessary accessory uses and structures that are subordinate to the primary structure

-Religious uses and structures

-Community/Recreational Center

This does not include single-family residential as is being proposed by Diligent. Blooming Heights, an existing Diligent Development west of 50<sup>th</sup> and north of the proposed area, has a road that looks like it could naturally extend through the proposed area. The City is bound by the Comprehensive Plan until a developer approaches the City and requests an amendment.

Brad Cooper, Cooper Crawford & Associates, 475 S 50<sup>th</sup> Street, West Des Moines spoke regarding the prospect of the property directly to the east of Blooming Heights but there were no utilities to tie into, so Diligent looked to the south of Blooming Heights because it could continue those utilities. Grant inquired about 50<sup>th</sup> and if it is moving in the direction of what the City had planned? Parris explained where anticipated Sub Area 2 is as well as a possibility of changes that could happen with the comprehensive plan to Sub Area 3. McConnell commented on the inability to go back to commercial once residential has been established, if a developer proposes a development, there is no reason to rush into projects and at present residential carries the brunt of the taxing. Parris would like to see smaller swaths of Sub Areas when the next comprehensive planning takes place. There was a discussion of the extension of West High Road sometime in the future and if round-a-bouts would be incorporated somehow. The discussion was not well received by Commissioners. McConnell expressed concern of deciding on projects too quickly. Thompson inquired if a commercial project approached the City, would the City turn down projects because the Land Use Plan has not been revised. Parris explained that there is a Land Use in place and that plan would be followed. Commissioners could visualize commercial where Diligent proposed plan shows townhomes.

**City Council Update-** Ragbrai coming through Norwalk on July 23rd, expected number of bicyclists has doubled since first meeting about City preparation.

*(Grant left 6:55 p.m.)*

**Economic Development Update-** No Update

**Community Development Update-**Reminder of P&Z Workshop. Issuance of a book for Commissioners to read regarding walkability.

**Next meeting Date – May 13, 2019.**

**Adjournment – 19-28**

Motion by Thompson and seconded by Webster to adjourn the meeting at 6:58 p.m.  
Approved 4-0.

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Judy McConnell, Chairperson

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Luke Parris, Community Development Director