

## **REGULAR NORWALK PLANNING AND ZONING MEETING 5-13-2019**

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, May 13, 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 Barbara Bellizzi, Elizabeth Thompson and John Fraser. Absent: None

Staff present included: Luke Parris, Community Development Director and Hillarie Ramthun, Community Development Coordinator.

### **Approval of Agenda – 19-46**

Fraser motioned to approve the Agenda and Thompson seconded. Approved 7-0.

### **Approval of the April 22, 2019 Minutes – 19-47**

Grant motioned to approve the April 22, 2019 Minutes and Thompson seconded. Approved 7-0.

### **Welcome of Guests**

There were 7 guests present; with no one wishing to speak, the business portion of the meeting was opened.

### **New Business**

#### **Request from Diligent HCC, LLC for the approval of the preliminary plat of Hughes Century Crossing plat 4 –19-48**

This request is for the extension of a road stub/public right of way adjacent to Lot 1 of Hughes Century Crossing Plat 1. The proposed area of Plat 4 was originally part of Plat 1 but was removed prior to final plat. This section is necessary and is now platted separately. Staff recommends approval. McConnell asked if this was the portion that required a letter of credit, and the answer was yes.

McConnell entertained a motion to approve the preliminary plat of Hughes Century Crossing Plat 4, Bellizzi motioned, Fraser seconded. Approved 7-0

#### **Request from CS Family Properties, LLC for the approval of the final plat of Warrior Run Senior Living —19-49**

This request from CS Family Properties is for the consideration of the final plat of the Warrior Run Senior Living project that will consist of 20 lots for townhome development at the southeast corner of E. 27<sup>th</sup> Street and Carpenter Avenue. A parkland agreement is in negotiations and will be drafted; the final plat will not go to Council until the agreement is complete. McConnell inquired about the Warrior Run Golf Course being considered as parkland. Parris explained that parkland will be associated with Warrior Run Plat 3 and the Freedom Rock Memorial in that area. Thompson asked if it was a gated community, and it is. Paul Clausen, Civil Engineering Consultants, 2400 86<sup>th</sup> Street Des Moines spoke and also answered questions from Thompson regarding the paving of Carpenter Street, and where the gates would be located off of Carpenter Street and East 28<sup>th</sup> Street. There is no talk of paving Carpenter Street at present time. McConnell expressed concern about no green space for children and other residents and feeling a responsibility as a Commissioner to ensure that residents have parkland space. Parris explained that a future trail plan shows trails from the Senior Living area to Windflower Park and also to the park that will be created in the Brody's Landing area which is located south of Iowa Hwy G-14 and east of East 27<sup>th</sup> Street. Grant asked about the difference of Echo Valley Golf Course and parkland dedication in comparison to the Warrior Run area. Parris said the difference in Land Use, Echo Valley is a PUD which spells out different terms whereas Warrior Run is regular zoning per what the City's zoning is. McConnell inquired about a walkability score for this area since this has been a topic and concern

for the City as it grows. Grant asked if seniors could walk the golf trails in the morning/evening in place of green space. Cory Steiner, CS Family Properties spoke to explain sidewalks will be throughout the development and a trail will connect between certain lots. Brian Baker, City Council Liaison mentioned that City Council has discussed a lesser amount of small parks throughout the City due to the cost of the City to maintain many small parks rather than a few larger parks and sometimes if a monetary agreement can be made in lieu of green space, that might be a better alternative.

McConnell entertained a motion to approve the final plat of Warrior Run Senior Living, Grant motioned, Thompson seconded. Approved 7-0

**Request from Diligent Warrior Run, LLC for the approval of the final plat of the Greens at Warrior Run —19-50**

This request from Diligent is for the final plat of the Greens at Warrior Run located east of E 27<sup>th</sup> Street/80<sup>th</sup> Avenue and south of Warrior Run Senior Living Plat 1. This parcel zoned R-3 Medium Density Residential will consist of a 44 lot townhome/row house development west of Warrior Run Golf Course and would create a new public right-of-way for E 28<sup>th</sup> Street. Samuelson inquired about buffer requirements. Parris said that landscaping buffer requirements will be on all sides but the north. McConnell wanted to again express concern regarding parkland dedication and accepting fee in lieu of green space.

McConnell entertained a motion to approve the final plat of the Greens at Warrior Run, Grant motioned and Thompson seconded. Approved 7-0

**Request from Diligent Warrior Run, LLC for the approval of the preliminary plat of Warrior Run Estates plat 3 —19-51**

This proposed preliminary plat of Warrior Run Estates plat 3 would create 26 single-family lots and public street right-of-way for Warrior Run Drive and E 31<sup>st</sup> Street as well as future E 33<sup>rd</sup> Street should future plats be created. Community Development and Engineering will be revisiting proposals for transportation corridors due to the termination of Warrior Run Drive and the possible extension of Fleur Drive to the south; this will be part of the Comprehensive Plan update. A street stub looks as though Warrior Run would develop with additional phases, but the City has no knowledge of additional plats. A lift station would be required for plat 3 and would be removed if additional development should occur because connections could be fed to gravity sewer.

When Warrior Run Plat 2 was developed, an agreement was made that parkland would be dedicated when plat 3 was developed, .79 acres is the required land amount to be dedicated. A parkland dedication agreement has been drafted to grant the City an easement around the current location of the Freedom Rock and future veterans' memorial southeast of Warrior Run clubhouse and the developers would like the City to consider that public access to be the contribution for the two plats. Thompson inquired about the Freedom Rock/veterans' memorial. Samuelson helped to explain the contribution from the City, the County and other entities to create this memorial park for the public to enjoy. Parris added if the Freedom Rock is to be moved, the parkland/easement would be lost, additional language would need to be added to the agreement to protect the required contribution. Fraser pointed out that the owner could be different in the future and the City could lose out on parkland dedication if the agreement isn't written with the correct language, which has happened with past projects. McConnell inquired if this needs to be made a condition with the approval? Parris explained that it is not in the agreement at this time and the Commission can add. McConnell entertained a motion to approve the request for the preliminary plat of Warrior Run plat 3 as presented with the condition that the easement agreement for parkland dedication is written in a way that it will run with the land and obligate future land owners to make that parkland dedication if it isn't Diligent Development.

Bellizzi motioned to approve, Grant seconded. Approved 7-0

*(Thompson left at 6:29 p.m.)*

**Request from the United Properties Investment Co, LLC for the approval of the preliminary plat of the Vale at Echo Valley—19-52**

This request from United Properties Investment Co, Inc. is for the approval of the preliminary plat for a two phase 90 lot housing development located off Echo Valley Drive east of the old Highway 28 right-of way. Originally zoned multi-family and commercial, a PUD amendment was passed in May 2019 to change the zoning to R-1 single family residential. The two separately zoned parcels were merged into one at that time. Staff recommends approval.

Ryan Hardisty, Civil Design Advantage, 3405 SE Crossroads Drive Grimes spoke and answered questions. Baker asked what the squiggly lines were on the map. Hardisty and Scott McMurray of United Properties explained that the squiggly lines indicate the tree line along the golf course. McConnell inquired about the traffic and if a traffic study would need to be conducted. Parris answered that traffic would increase but would not require a traffic study. Baker inquired about the large pines on the course and if they would be removed. McMurray explained the pine trees would remain intact and the plat was pulled back to preserve the tree line along the course. With no additional discussion, McConnell entertained a motion, Grant made a motion and Fraser seconded. Approved 6-0

**City Council Update-** No Update

**Economic Development Update-** No Update

**Community Development Update-** Rezoning will be coming forward soon, garage zoning code amendment will be in the future as well.

Beverly Jans, 918 Ashwood Avenue approached the dais to ask what she can do to stop the dog daycare that will be developed on the lot off of High Road just south of the Fareway Store. Parris explained that she would need to attend and speak at a future P&Z meeting when the dog daycare is back on the agenda.

**Next meeting Date – June 3, 2019.**

**Adjournment – 19-53**

Motion by Grant and seconded by Fraser to adjourn the meeting at 6:48 p.m.  
Approved 6-0.

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Judy McConnell, Chairperson

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Luke Parris, Community Development Director