

REGULAR NORWALK PLANNING AND ZONING MEETING 7-08-2019

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, July 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, Barbara Bellizzi, and Donna Grant. Absent: Zach Webster, John Fraser and Elizabeth Thompson

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

Approval of Agenda – 19-71

Bellizzi motioned to approve the Agenda and Grant seconded. Approved 4-0.

Approval of the June 24, 2019 Minutes – 19-72

Samuelson motioned to approve the June 24, 2019 Minutes and Bellizzi seconded. Approved 4-0.

Welcome of Guests

There were 18 guests present; with no one wishing to speak, the business portion of the meeting was opened.

New Business

Removal of tabled item—19-73

McConnell entertained a motion to remove the Paxton Pointe PUD from being tabled at the June 24, 2019 meeting. Bellizzi motioned to remove the tabled item and Samuelson seconded. Approved 4-0

Public hearing and consideration of a request from HRC Norwalk, LLC to rezone property south of Beardsley Street and east of Elizabeth Holland Park and Colonial Parkway to the Paxton Pointe PUD—19-74

Klimowski provided a brief overview of the request before turning it over to the applicant. This request is to rezone approximately 120 acres of property south of Beardsley Street and east of Elizabeth Holland Park and Colonial Parkway to the Paxton Pointe PUD which would consist of a combination of R-1, R-2, R-3 and R-4 land uses.

Public hearing opened at 5:50 p.m.

Steve Moseley, Hubbell Realty Company, 6900 Westtown Parkway West Des Moines, along with Katie Maki of Hubbell Realty and Jake Becker of McClure Engineering described the request to rezone 120 acres of property to form style PUD. Moseley described the different residential homes that would be built throughout the 120 acres, pocket parks in various areas as well as a greenbelt corridor and trail system. Becker explained to the Commission that the rezoning requested would not be the typical, uniform Euclidean style zoning but Form style zoning which would allow the developer more flexibility to change uses within the PUD that reflect what the market at that time is demanding without having to request an amendment. This style of zoning has not been allowed at present time by Norwalk City Council, the language would be spelled out in a PUD, which would eliminate the need for PUD amendments like what might happen with Euclidean style zoning. Grant requested clarification on the possibility of quick change in zoning without having to go through P&Z first. Becker explained no amendment would be required, but all Preliminary plats would have to be review by P&Z before a project could move forward. Parris interjected for clarification that both parties were correct in what they were describing. Grant was correct that this style would allow the developer much flexibility and Becker was correct that Preliminary plats would have to go before P&Z, but anything brought to P&Z would be reviewed against the City's platting standards and not the appropriateness of its use. Brian Baker, Council Liaison, spoke

regarding the concept presented during this meeting being dramatically different than what was presented weeks ago to Council regarding the approval of a lift station agreement. Becker explained that the previous concept presented to Council was a rough conceptual presentation. Grant asked about Beardsley Street and additional traffic. Becker looked to City Staff for information regarding the widening of Beardsley Street. Klimowski mentioned it is in the future CIP several years down the road. Grant inquired about the drainage area that was shown on Norwalk's Comprehensive plan of SubArea 1 and why it is relocated on the Paxton Pointe concept being presented. Becker explained topography and grade in the area would ultimately determine the drainage and area of placement. Katie Maki, Hubbell Realty, spoke to give detail of the concept and the different "Tracts". Bellizzi asked about units, if the streets were public or private, and if an HOA would be present for maintenance. Maki stated that there would be a Home Owners Association present to perform all maintenance which would include: care of private streets, yard and exterior home maintenance for the first Phase of PUD. Grant inquired about it being called a "concept" when what is being described seems set. Maki explained that Tract A and partial of Tract B were more than a concept and has been firmly settled on amongst the developers and engineers. Grant also inquired about low income housing; Maki ensured all will be market rate. Baker inquired again about areas of the PUD being allowed to change whenever the developers deems necessary, eliminating any approval ever. Jim Dougherty, City Attorney, spoke regarding the misnomer of saying that P&Z will have a second chance to review what is brought forward. Parris recommended that zoning should be limited during this point of the process and spelled out now in the PUD instead of relying on a second chance later.

Grant inquired about the loss of commercial tax revenue due to the rezoning of the area that is zoned commercial at present in the SubArea 1 Comprehensive Plan. City staff answered that the loss in tax revenue is not as significant as it would seem.

Citizens who spoke out of the 18 guests present were:

Cynthia Zielke, 9441 Coneflower Circle

Herman Riva, 3720 Bluestem Road

Dusty Dickey, 9427 Bottlebrush Road

Marvin Johnson, 2934 Prairie Rose Drive

Kimberly Foltz, 3705 Bluestem Road

Baker expressed concern that what was being presented did not comply with the Comprehensive Plan. Dougherty added that an amendment to the Comprehensive plan would need to be made for a rezoning to take place.

Public hearing closed at 7:03 p.m.

Bellizzi requested clarification on how P&Z could vote, Parris clarified the options would be to table, deny, approve, or approve with conditions.

Samuelson expressed concerns of additional traffic on Beardsley Street, private streets policing and maintenance, and the form style zoning that was being presented.

McConnell expressed skepticism & cynicism with all the changes in the short weeks of the concept that was presented to Council and then to P&Z.

Grant expressed concern for private and public streets from a development unloading to an industrial area and busy traffic areas for young children and families walking or on bikes.

McConnell entertained a motion to approve the request to rezone the property south of Beardsley Street and east of Elizabeth Holland Park and Colonial Parkway to Paxton Pointe PUD, Bellizzi motioned to approve and Samuelson seconded. Vote: 1 Aye and 3 Nay, Motion Failed.

City Council Update- No Update

Economic Development Update- No Update

Community Development Update-Several items will be brought forward at the next meeting.

Next meeting Date – July 22, 2019.

Adjournment – 19-75

Motion by Samuelson and seconded by Bellizzi to adjourn the meeting at 7:20 p.m.
Approved 4-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director