

REGULAR NORWALK PLANNING AND ZONING MEETING 7-22-2019

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, July 22, 2019. The meeting was called to order at 5:46 p.m. by Chairperson Judy McConnell. Those present at roll call were AJ Samuelson, Barbara Bellizzi, John Fraser, Zach Webster and Elizabeth Thompson. Absent: Donna Grant

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

Approval of Agenda – 19-76

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

Approval of the July 08, 2019 Minutes – 19-77

Samuelson motioned to approve the July 08, 2019 Minutes and Fraser seconded. Approved 6-0.

Welcome of Guests

There were 28 guests present; with no one wishing to speak, the business portion of the meeting was opened.

New Business

Public hearing regarding a Future Land Use Plan Amendment to the SubArea 1 Master Plan to change Office-Business to Medium Density Residential; and 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—19-78

Public hearing opened at 5:48 p.m.

Parris gave a short report regarding the request from HRC Norwalk, LLC to have property in the SubArea 1 Master Plan amended. The motion failed during the Planning and Zoning meeting of July 8, 2019, the applicant contacted the City to see if anything could be brought forward again, Parris indicated that substantial changes would need to take place in order for the item to be brought before P&Z Commission.

Caleb Smith, McClure Engineering, spoke on behalf of HRC Norwalk, LLC. Smith explained that the previous submission showing the Form Base zoning wasn't received well and the plan was re-evaluated to determine what may work well or received well. Modifications will reflect a more traditional style of zoning, the reworked streets and moving of an intersection can also be noted as well. Pedestrian trails have been changed to allow access from Echo Valley. Bellizzi inquired about specifications of private streets, Smith stated they will meet SUDAS requirements. McConnell inquired about the zoning and due to the density allowed, would it allow for any type of higher density units. Smith indicated that due to the zoning, several types of higher density units would be allowed per this amendment request. Joe Pietruzynski, Hubbell Realty Company, spoke.

Pietruzynski explained that the 42 acres of Office-Business space shown in the SubArea Master Plan would not be viable due to its situation on the map invisible from main streets; the transition does not make sense. Fraser expressed concern about losing 42 acres of commercial space. Thompson inquired about private streets and why private streets were being brought forward. Parris explained that private streets are allowed, they should not be used between two main streets because it may be used as a through way for public. Herman Riva, 3720 Blue Stem Road, spoke regarding some sort of connecting trail/pathway from Echo to other portions of Norwalk. Caleb Smith, McClure Engineering, spoke again regarding the trail concept that is planned throughout the development along the south side of Beardsley but also a path that runs east/west through the more central part of the development. McConnell expressed concern of the possibility that a trail would not be

created by the developer for several years out. Pietruzynski –if P&Z would recommend to Council to have the trail installed quickly, Hubbell would accommodate. Cynthia Zielke, 9441 Coneflower Circle spoke regarding safety, widening, and roundabouts on Beardsley Street. Zielke also discussed loss of commercial property, and the type of housing that would go into the development. Fraser explained it all comes down to money to widen Beardsley, and it takes more time than citizens would like. Dusty Dickey, 9427 Bottlebrush Road spoke regarding buffer and the preservation of the existing tree line, appropriate housing, and safety. Fraser inquired about the size of the trail. Smith responded the intention is 8ft minimum but possibly 10ft along the east/west.

Public hearing closed at 6:27 p.m.

Samuelson spoke to reflect on the changes that have been made since the previous meeting. He added, at present, connectivity is not great from the Echo area to the rest of Norwalk, and ended his comment with residential tax base is better than no tax base if commercial never develops in the area where it's zoned commercial. Thompson questioned the change from commercial after all the time and money was spent on the comprehensive planning. McConnell reiterated concern about a trail not being created, lack of parkland, and more residential than commercial. Fraser inquired about how many years it would take for a trail to be constructed. Bill Wright, CBRE Hubbell, spoke to the use of space and how it is zoned at present and could cause it to sit unused for years to come. Pietruzynski pointed out that the majority of commercial is along Hwy 28. Also added the max amount of time for trail buildout is an anticipated 5 years. Samuelson pointed out that the Future Land Use Plan is different than the current zoning, and current zoning along Beardsley shows all as commercial. Parris explained a corridor study is being done to determine what the needs will be for the widening of Beardsley Street.

Consideration of a Future Land Use Plan Amendment to the SubArea 1 Master Plan to change Office-Business to Medium Density Residential—19-79

McConnell entertained a motion, Samuelson motioned to approve, Bellizzi seconded.
Approved 6-0

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—19-80

Discussion took place among the Board regarding the trail, trail size as well as recommendations that could take place.

McConnell entertained a motion; Samuelson made a motion to approve the PUD subject to a further comprehensive trail plan within the area be developed signifying a minimum 10ft wide trail widths on the main east/west trail prior to Council. Bellizzi seconded. Approved 6-0

**Request from Norwalk Community School District for the approval of the Final Plat of Orchard Hills Elementary Plat 1
–19-81**

This request is for the approval of the final plat which would delineate the lot for the new elementary school on Hwy G-14 as well as the remaining "Outlot A" which is to be developed at a later date. Commission had much discussion regarding sidewalks, lack thereof, and traffic both foot and vehicle in and out of the school. McConnell entertained a motion, Samuelson motioned to approve, Bellizzi seconded. Approval 6-0

Request from Remington Ranch Pet Resort, LLC for the approval of the site plan of Remington Ranch Pet Resort—19-82

This request is for the approval of a site plan for a 7200 square foot pet facility with a fenced-in play area to be located on the vacant lot south of Fareway and west of the car wash on High Road. Access to the facility will be from High Road. The parking required for the property would be 28

spaces, 16 are shown on the site plan, and staff has recommended a waiver of full parking requirements due to the brief stopover of clients at the facility throughout each day. Buffer will be required to the west of the property adjacent to Regency Care Center. Staff has received correspondence from the public with concerns about sounds and smells from the facility. Parris explained that additional information has been requested from the applicant regarding the materials to be used on the outside of the building, to ensure that it's meeting architectural standards in Norwalk's Zoning Ordinance. McConnell expressed that she would not be comfortable moving forward without more definitive material.

Brandon Peterson, 1425 Misty Lane, spoke to explain the material would be changed to fiber cement with board batten. Bellizzi expressed concern and citizen concerns of smells, and sounds that could be considered a nuisance. Stacey Peterson, 1425 Misty Lane, explained there would not be an issue with odor or noise. Some Commissioners expressed concern of the ranch theme/style, Fraser interjected to ask if it should look like the Care Center, the Fareway, the Taco John's, or adjacent properties that are not uniform in the neighborhood; there is no uniformity in the area. McConnell entertained a motion, Bellizzi motioned to table the item until the next meeting, Webster seconded. Item Tabled 6-0

Public hearing and consideration of a zoning amendment to the Brody's Landing PUD to add and modify architectural requirements for the R-4 Parcel B—19-83

Public Hearing opened 7:14 p.m.

This request is for the amendment of Parcel B of Brody's Landing PUD to add and modify architectural requirements. The applicant would like to amend the PUD to remove the balcony and patio requirement from the standard architectural standards for an R-4 Parcel. The removal of the balcony requirement would be unlikely to have major impact on the neighborhood. Clay Garcia, 7933 Coolidge, spoke to the concern of creating standards but then overriding them, he would like the standards to remain. Layth Tabatabai, 7975 Coolidge, spoke to the concern of not receiving notice, no shortage of apartments in Norwalk, and the possibility of multiple low income housing built near his home. Ann Tabatabai, 7975 Coolidge, spoke regarding the wear and tear on already busy, dilapidated streets and the addition of 1,000 cars with 500 new tenants.

Samuelson inquired about the process of how the standards came to be, Parris & McConnell explained the long arduous process that happened with public and Council creating standards of what quality product that Norwalk wanted to have in the community. Webster spoke to managing apartments and balconies would command a higher rent. Tabatabai once again expressed his concern about the quality person that could move into Norwalk with no balcony requirements. Samuelson stressed to be aware of how we speak or categorize people and people who live in apartments at this time feel excluded in the community. He also mentioned that Norwalk has been working towards creating workforce style housing, and there is a middle that is not being met. Samuelson added, from an architectural standpoint, the balconies break up the façade which is more aesthetically pleasing. Parris concluded that Norwalk has a need to provide affordable housing and workforce housing for what is called the "missing middle", new teachers, or people who would work at the new facilities in town-how are we helping those people with affordable housing. Fraser's concern is that in the future, a developer will approach the City with a similar request and when denied, the developer will bring up this modification. Parris agreed that is a concern.

Public Hearing closed at 7:35 p.m.

McConnell entertained a motion, Samuelson approved and Bellizzi seconded. During the vote, all Commissioners voted Nay. Motion failed. Defeated 6-0

Public hearing and consideration of a zoning amendment to a portion of the Blooming Heights development to change the zoning from R-1(100) to R-1(80)—19-84

Public Hearing opened at 7:37 p.m.

This request is for the rezoning of approximately 30 acres west of the current Blooming Heights development from R(100) to R(80) which would allow for an increase in the number of lots. The neighboring development, Timber View, currently includes 70ft lots, which will make sense when the two developments meet to create a neighborhood in the future. The rezoning will not result in a substantial change of density or character, but would translate to a slightly higher number of acres per parkland dedication requirements due to an increase in the number of lots. Council approved Blooming Heights Plat 1 with direction to Diligent to provide parkland in their second phase. This will be reviewed at preliminary platting. Kevin Crawford, Cooper Crawford, spoke and was available for questions.

Public Hearing closed at 7:40 p.m.

McConnell entertained a motion to approve the zoning amendment to a portion of the Blooming Heights development to change the zoning from R(100) to R(80), Bellizzi motioned, Thompson seconded. Approved 6-0

Public hearing and consideration of a zoning amendment to the Givens Property at the northwest corner of G-14 and 50th Avenue to change the zoning from A-R to a new PUD with a mix of single-family and townhome residential—19-85

Public Hearing opened at 7:41 p.m.

This request from Diligent Development is for the rezoning of approximately 36 acres of property northwest of the corner of G14 and 50th Avenue from A-R to the Blooming Heights South PUD. This would allow for R-1(70) lots, narrower R-1 lots with a 55ft lot width and a parcel with the potential to be developed as an R-3 Townhome project or as narrower R-1 lots with a 40ft width. The Comprehensive Plan identifies the area as Commercial/Residential Flex, this PUD is purely residential in nature. The City's Comprehensive Plan shows this area to be a secondary commercial crossroads along the 50th Avenue corridor, residential will eventually need to be commercial. This amendment would eliminate the potential for commercial along this Hwy G14 and 50th Avenue frontage. The City is currently working on a study of the North Avenue/G14 corridor to determine potential cross sections and what type of intersections would fit the area of G14 and 50th Avenue. The results of the study could impact this development. The PUD does not specify parkland dedication.

Kevin Crawford, Cooper Crawford, spoke on behalf of Diligent. Crawford stated that there is a need for more residential lots that are smaller. Crawford also mentioned the topography of the land being hilly and not a good fit for commercial. Samuelson and Bellizzi inquired about access onto G14, there would not be an ingress/egress onto G14.

Public Hearing closed at 7:52 p.m.

Commission discussion was opened; McConnell expressed concern that there is no parkland dedicated at this time and the loss of commercial space. Parris explained at the time of the first preliminary plat, parkland dedication would have to be included. Samuelson asked about sewer connection or burdening of existing sewer. Parris pointed out that the connection would be through the development to the north. Samuelson echoed the thought of McConnell regarding the loss of commercial development. Crawford requested the item be tabled in order for the owner to be allowed to come back and provide more input. Samuelson motioned to table the zoning amendment, Webster seconded. Item Tabled 6-0

City Council Update- Discussed garage code amendment and it was denied. Also discussed was the change of a zoning to add a new zoning district because what was being used as C-4, was only intended for the original portion of Norwalk (old Norwalk) and no other areas of the community.

Economic Development Update- No Update

Community Development Update- No Update

Next meeting Date –August 12 , 2019.

Adjournment – 19-86

Motion by Samuelson and seconded by Webster to adjourn the meeting at 8:27 p.m.

Approved 6-0

Judy McConnell, Chairperson

Luke Parris, Community Development Director