

## **REGULAR NORWALK PLANNING AND ZONING MEETING 09-28-2020**

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held electronically due to COVID-19 (Coronavirus) State of Emergency WHEREAS, Iowa Code Section 372.14(2) and the Norwalk City Code Chapter 15.02(2) grant the Mayor powers in emergency circumstances when public danger exists to take extraordinary steps to protect the public health and safety; therefore, all in attendance met via google hangout, Monday, September 28, 2020. 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, Elizabeth Thompson, Megan Regennitter, John Fraser and Donna Grant. Absent: None

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

### **Approval of Agenda – 20-79**

Grant made a motion to approve the Agenda and Fraser seconded. Approved 7-0

### **Approval of the September 14, 2020 Minutes – 20-80**

Regennitter motioned to approve the September 14, 2020 Minutes and Thompson seconded. Approved 7-0

### **Welcome of Guests**

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

### **Discussion and recommendation on a potential development of 1008 North Avenue**

City staff sought input from the Commission on a possible development at 1008 North Avenue and other development opportunities within the Founder's District. Peter Cutler, Capital Homes, 475 SE Alice's Rd Waukee, was available for questions. For the possible development on 1008 North Avenue, two separate variances would be necessary but hard to attain due to lack of hardship. An alternative would be for City Staff to introduce an ordinance that would allow for smaller PUD's which would also create more possibilities for redevelopment opportunities of other commercial properties throughout the City along Highway 28. P&Z Commissioners were in agreement with Staff recommendations of the creation of smaller "infill" PUD ordinance or the creation of a Founder's R-2 District.

### **Request from Timbercrest Homes LLC for the approval of the Preliminary Plat of Brody's Landing South Plat 2 —20-81**

This request is for the approval of a preliminary plat for 84 residential lots and lots for Brody's Landing South Apartments as well as remaining outlots located east of East 27<sup>th</sup> Street/80<sup>th</sup> Avenue and south of North Avenue/Hwy G-14. Also identified in the preliminary plat are a right-of-way extension and four new streets, with the right-of-way extension serving as access to the new streets and to the Latitude 41 Apartments which had been approved in early 2020.

Samuelson made a motion to approve the Preliminary Plat of Brody's Landing South Plat 2 and Grant seconded. Approved 7-0

### **Request from Timbercrest Homes LLC for the approval of the Final Plat of Brody's Landing South Plat 2 —20-82**

This request is for the approval of a Final Plat for Brody's Landing South Plat 2 which consists of Brody's Landing South Apartments and the remaining outlots. The plat will contain a variety of housing types and lot sizes as well as trail connections to future facilities to the north. Staff recommends approval. Regennitter made a motion to approve the Final Plat of Brody's Landing South Plat 2 and Thompson seconded. Approved 7-0

**Request from Timbercrest Homes LLC for the approval of the Site Plan for the Brody's Landing Apartments—20-83**

This request is for the approval of the site plan for an apartment development which would consist of two 30-unit buildings and two 28-unit buildings in the southwest portion of the Brody's Landing development. The property is zoned R-4 which is appropriate for the use and is subject to buffer requirements on the eastern side of the property between the R-4 High Density Multi-Family and R-1 Single-Family Residential. Grant motioned to approve the Site Plan for Brody's Landing Apartments and Samuelson seconded. Approved 7-0

**Request from Signature Development of Iowa LLC for the approval of the Preliminary Plat and Site Plan for the Shadow Creek Estates Townhomes Plat 1 —20-84**

This request is for the approval of the Preliminary Plat and Site Plan of 132-lot townhome development for Shadow Creek Estates Townhomes Plat 1 located south of Beardsley Street and a quarter mile west of Hwy 28. Jared Murray, Civil Design Advantage, 3405 SE Crossroads Ste. G in Grimes was available for questions.

Regennitter motioned to approve the Preliminary Plat and Site Plan for Shadow Creek Estates Townhomes Plat 1 and Grant seconded. Approved 7-0

**Request from Hubbell Realty Company for the approval of Holland Pointe Preliminary Plat 2—20-85**

This request is for the approval of a preliminary plat for 163 lots in the Holland Pointe development south of Beardsley Street and east of Highway 28. Some inefficient layouts were discovered with the preliminary plat; therefore, revisions have been made to correct the inefficiencies and are now available for review in this new preliminary plat. Holland Pointe Preliminary Plat 2 will also provide multiple styles of housing to the community. Steve Moseley, Hubbell Realty Company, was available for questions as well as Emily Harding, Civil Design Advantage, 3405 SE Crossroads Ste. G.

Samuelson made a motion for the approval of Holland Pointe Preliminary Plat 2 and Webster seconded. Approved 7-0

**City Council Update-** None

**Economic Development Update-** Purchase agreement is now complete for Cobblestone/North Shore area – the next step is to complete the development agreement with Cobblestone Developers. Working with a 2<sup>nd</sup> developer on the sports campus to figure what will work best. Subway will be moving soon and Mahalo's Donuts & Coffee will be opening soon. The City is working with a 3<sup>rd</sup> party developer to help establish the Town Center area. Kosovo Partnership – some really great game changing trade and economic opportunities developing at this time, Kosovo Consulate possibility of becoming its own Embassy here and is in close competition with Chicago area. Culver's is looking at a site near the City State Bank off of Colonial Pkwy—a new owner is at the helm.

**Community Development Update-**The online Comprehensive Plan outreach was not as well attended as was hoped and the City will continue to find other ways to acquire community input.

**Next meeting Date –October 12, 2020**

**Adjournment – 20-86**

Motion by Grant and seconded by Fraser to adjourn the meeting at 6:44 p.m. Approved 7-0

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Judy McConnell, Chairperson

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Elliot Klimowski, City Planner

Date: \_\_\_\_\_