

REGULAR NORWALK PLANNING AND ZONING MEETING 02.28.2022

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, February 28, 2022. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were: Elizabeth Thompson (via Zoom), AJ Samuelson, Jason Brown, and Andrew Steiger. Absent: Donna Grant & Megan Regennitter

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

Approval of Agenda – 22-18

Motion by Brown to approve the Agenda, and Steiger seconded. Approved 5-0

Approval of Minutes – 22-19

Motion by Steiger and seconded by Samuelson to approve the minutes from the February 14, 2022 meeting. Approved 5-0

Consideration and recommendation on the Preliminary Plat/Site Plan of Marketplace Townhomes at Echo Valley– 22-20

This request is for the approval of a Preliminary Plat and Site Plan for a townhome development east of Marketplace Drive. The proposed development will eventually contain 40 units and is projected to be completed in three phases. The proposed plat, located within Parcel J of the Echo Valley PUD, is considered R-3 zoning and will also conform to those PUD guidelines.

Dean Roghair, Civil Design Advantage, 4121 NW Urbandale Dr. was available to answer questions. Brandon Foldes, Market Place Townhomes, LLC. 1300 Walnut St. Suite 100 spoke and was available for questions about the project.

Motion by Brown and seconded by Samuelson to approve the Preliminary Plat/Site Plan of Marketplace Townhomes at Echo Valley. Approved 5-0

Consideration and recommendation on the Preliminary Plat of Hughes Century Crossing Plat 5 —22-21

This request is for the approval of a preliminary plat to create a lot of record and accompanying right-of-way north of Gordon Avenue and Hughes Century Crossing Plat 1.

The plat is located in Parcel F of the Hughes Century Crossing PUD and is designated for C-2 uses with TC setbacks. The proposed plat will create right-of way for Chatham Avenue and an extension of Hughes Drive. The introduction of the Chatham Avenue right-of-way to the plat area is crucial to the planning and development of the Hughes Century Crossing PUD.

Steiger motioned to approve the Preliminary Plat and Brown seconded. Approved 5-0

Consideration and recommendation on the Preliminary Plat of Hughes Century Crossing Plat 6 —22-22

This request is for the approval of a preliminary plat which would create two lots of record, two outlots, and coinciding right-of-way for High Road and Hughes Drive. This proposed plat is located in Parcels F and H in the southwest corner of the Hughes Century Crossing PUD. The zoning designations for the two parcels are as follows: Parcel F is for C-2 uses with TC setbacks and Parcel H is for R-2 uses. This plat will create a through connection for High Road to Cherry Parkway, the proposed primary transportation corridor in the Hughes Century Crossing and neighboring developments. Also created will be the right-of-way extensions for High Road and Hughes Drive.

The right-of way connections created with this plat are crucial to the planning and development of the southwest corner of Hughes Century Crossing PUD.

Brown motioned to approve the Preliminary Plat and Steiger seconded. Approved 5-0

City Council Update- (Ed Kuhl –via Zoom) the vacation of right-of-way property along Hwy 28 near North Shore area will allow for the proposed hotel to sit closer to the road. Expansion of Capital City Fruit, Urban Renewal Program to help fund some projects, Rezoning at Beardsley Street and 50th Ave

Economic Development Update — Roads going into Hughes Century Crossing project will be put in by the developer but will ultimately be taken care of by the TIF program.

Community Development Update — PUD will come to P&Z for Property south of Beardsley Street and west of Shadow Creek development. Beardsley intersection project will be revised in order to create right-of-way for new project behind Git-N-Go. Next Steering Committee meeting is scheduled for Comp Plan.

Next meeting Date – March 14, 2022 at 5:45 p.m.

Adjournment – 22-23

Motion by Brown and seconded by Samuelson to adjourn the meeting at 6:13 p.m.
Approved 5-0

Judy McConnell, Chairperson
Date:_____

Luke Parris, Community Development Director