

NORWALK PLANNING AND ZONING REGULAR MEETING 05.22.2023

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 22, 2023. The meeting was called to order at 5:45 p.m. by Chairperson, Megan Regennitter. Those present at roll call were Elizabeth Thompson, AJ Samuelson, Andrew Steiger and Donna Grant (via Zoom).
Absent: Jason Brown and Carson Forst

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

Grant welcomed the 1 guest present in the Chamber and 4 on Zoom.

Approval of Agenda – 23-47

Steiger motioned to approve the agenda, and Samuelson seconded.
Approved 5-0

Approval of Minutes – 23-48

Motion by Thompson and seconded by Samuelson to approve the minutes from the May 8, 2023 meeting. Approved 5-0

Public hearing and recommendation on a Zoning Amendment related to Chapter 175A.36 Privately Owned Improvements Serving More Than One Property Owner –23-49

Public hearing opened at 5:47 p.m.

Staff has engaged in discussion regarding the intent of section 175A.36 Privately Owned Improvements Serving More Than One Property Owner, and its relevance to commercially zoned properties. Staff is looking specifically at connectivity requirements and compiled examples through research of several metro commercial districts.

The Ordinance states the following for private street connectivity:

“A private street in a development shall not provide a through connection between two separate public streets. A private street in a development shall not connect to an existing private street, if that connection would encourage the use of the private streets as an alternate route to an existing public street.”

The **proposed amendment** would include the following:

Private Streets and Roadways. Except as provided herein this section, all private streets and roadways shall be constructed with a paving design standard and street width consistent with the City standards as if said street were a public street. All typical street appurtenances, including sidewalks, street lights, traffic control and street name signage shall be provided in accordance with City standards for a public street. Private streets shall only be allowed in developments that have been master planned for private streets and where the private streets will be owned and maintained by a common association. **A private street in a residential development shall not provide a through connection between two separate public streets. A private street in a residential development shall not connect to an existing private street, if that connection would encourage the use of the private streets as an alternate route to an existing public street.** A private street for an RE-1, R-1, R-F and R-2 development shall not connect to any private street serving higher intensity zoning districts of R-3, R-4, R-5, C-O, C-1, C-2, C-3, C-4, TC, PC, IC and M-1.

Public hearing closed at 6:13 p.m.

Deliberation brought forth concerns of private drive connecting through commercial properties/development. Commissioners spoke of a review process per scenario/project.

Regennitter entertained a recommendation that the Staff edit the proposed language to account for a case-by-case review of situations involving privately owned improvements serving more than one property owner for commercial businesses/purposes. Thompson motioned to approve, and Samuelson seconded. Approved 5-0

Request from Fareway Stores, Inc. for the approval of the Preliminary Plat of Fareway—23-50

This request is for the approval of a Preliminary Plat to create a lot for Fareway as well as infrastructure layouts for a northward extension of Hughes Drive. This project will align the infrastructure required for accessing the grocery store site and brings the updated mainstay to Norwalk's central commercial corridor. Approval of this preliminary plat would allow for a ten-foot-wide trail to border the development on the west side adjacent to Highway 28.

Adam Schoeppner, Nilles Associates, was available via Zoom for questions.

Regennitter entertained a motion, Steiger motioned to approve the Preliminary Plat and Thompson seconded. Approved 5-0

Request from Fareway Stores, Inc. for the approval of the Final Plat of Fareway —23-51

This request is for the approval of a Final Plat to create a lot for Fareway as well as infrastructure layouts for a northward extension of Hughes Drive. This project will align the infrastructure required for accessing the grocery store site and brings the updated mainstay to Norwalk's central commercial corridor. Approval of this final plat would allow for a ten-foot-wide trail to border the development on the west side adjacent to Highway 28. The Final Plat complies with the Future Land Use Plan and is consistent with the Comprehensive Plan.

Adam Schoeppner, Nilles Associates, was available via Zoom for questions.

Regennitter entertained a motion, Thompson motioned to approve the Final Plat and Samuelson seconded. Approved 5-0

Request from Diligent HCC, LLC for the approval of the Final Plat of Hughes Century Crossing Plat 7 —23-52

This request for a Final Plat of approximately 44 acres would create lots of record and right-of-way around Chatham Avenue east of Highway 28. The right-of-way connection will be between Highway 28 and East 18th Street and the lots of record would allow for both residential and commercial projects. The proposed plat is consistent with the Comprehensive Plan and meets the design of the Hughes Century Crossing PUD.

Joel Jackson, Bishop Engineering, 3501 104th St, Urbandale, was available in person for questions.

Tim Portzen, Diligent Development, was available via Zoom.

Regennitter entertained a motion, Samuelson approved the Final Plat of Hughes Century Crossing Plat 7 and Steiger seconded. Approved 5-0

{Steiger left at 6:52 p.m.}

Request from Diligent Development for the approval of the Site Plan of Norwalk Central Retail building—23-53

This request is for the approval of the Site Plan of a retail building proposed within the Hughes Century Crossing PUD on the south side of Chatham Avenue. The proposed building will be accessible by way of Chatham Avenue and through a shared parking lot off Hughes Drive. No buffering is required due to surrounding land use is also commercial in nature. The proposed building is compliant with the City's architectural standards. Tim Portzen, Diligent Development, was available via Zoom for questions. The Commission spoke of aesthetics of the building being in the new Town Center area, anticipating a different look.

Regennitter entertained a motion to approve the Site Plan of the Norwalk Central Retail Building, Samuelson motioned to approve, Thompson seconded. Approved 3 – defeated 1.

Request from CBRE for the approval of the Site Plan of Fairfield Inn—23-54

This request is for the approval of the Site Plan of a hotel in the Hughes Century Crossing PUD located at the corner of Chatham Avenue and Hughes Drive. The site will be accessible by way of Hughes Drive and does not require any buffering due to commercial uses surrounding the property. Architectural regulations were recently amended in the City allowing a greater amount of Class 3 and 4 materials on upper stories of multi-floor commercial structures allowing for less expensive modifications to large projects such as this. This will be the first hotel in the City of Norwalk. Ryan Jensen of CBRE was available via Zoom. Mitch Buschkopf of ADCI was also available via Zoom to assist with questions.

Regennitter entertained a motion, Thompson motioned to approve the Site Plan of the Fairfield Inn and Samuelson seconded. Approved 4-0

City Council Update-No update

Economic Development Update-No update

Community Development Update- The owner of Dimples Family Dentistry will repair the private drive access to Colonial Pkwy, west of the building. With the steady construction throughout the City, appropriate personnel are working diligently to keep the streets clean and clear of debris. Housing affordability analysis was done to see what the different amounts were for “new builds” in the last year or so. The median sale price was \$376,000. Twenty homes under \$300,000 and out of those twenty – only 5 were houses and 15 townhomes selling at \$240,000.

Next meeting Date – June 12, 2023 @ 5:45 p.m. (Lines up poorly with Council and will most likely be cancelled.)

Adjournment – 23-55

Motion by Samuelson and seconded by Thompson to adjourn the meeting at 7:05 p.m.
Approved 4-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date:_____