

NORWALK PLANNING AND ZONING REGULAR MEETING 07.10.2023

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, July 10, 2023. The meeting was called to order at 5:45 p.m. by Chairperson Megan Regennitter. Those present at roll call were AJ Samuelson, Elizabeth Thompson, and Donna Grant.

Absent: Andrew Steiger, Jason Brown, and Carson Forst

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

Regennitter welcomed the 18 guests present in the Chamber, 5 guests via Zoom.

Approval of Agenda – 23-66

Thompson motioned to approve the agenda; Grant seconded.

Approved 4-0

Approval of Minutes – 23-67

Motion by Samuelson and seconded by Thompson to approve the minutes from the June 26, 2023 meeting. Approved 4-0

{Brown arrived at 5:46 p.m.}

Public hearing and recommendation on a Zoning Amendment to establish a Planned Unit Development on 118 Acres on and east of Parcel 64025020460

-23-68

Public hearing opened at 5:47 p.m.

This amendment request from Lone Tree Land & Development, LLC is to establish a planned unit development on 118 acres east of 50th Avenue and would contain C-1, C-5, R-1, R-2, R-3, and R-3 apartment uses. The proposed PUD would consist of single-family detached homes, duplex units, townhomes, and medium-density apartments with a commercial area bordering to the west near 50th Avenue. The proposal will bring developmental diversity providing a platform for staging Accessory Dwelling Unit (ADU) potential on a neighborhood scale from the start as well as several rear-loaded properties with alleyways. There will be two commercially zoned lots intended to be used for child/youth care services along the northern section of the development. Additional commercial space would be located along 50th Avenue as envisioned by the City as a second commercial corridor.

Brad Cooper, Cooper Crawford and Associates, 475 S. 50th St #800, was available in person for questions.

Christopher Shires, Vice President of Confluence, 525 17th St. spoke in person on behalf of Road Contractors Inc., a neighboring property to the proposed development.

Public hearing closed at 5:57 p.m.

Regennitter entertained a motion to approve the Zoning Amendment, Grant motioned to approve, and Thompson seconded. Approved 5-0

Public hearing and recommendation on an Amendment to the Legacy Planned Unit Development regarding PUD land use parcels 3 and 4

—23-69

Public hearing opened at 6:01 p.m.

This request from Nelson Construction & Development is for an amendment to the Legacy PUD use of Parcel 3 in relation to an R-4 product. The amendment would dismiss the balcony/patio requirement for the studio units (20 units out of 189) and cap the number of homes per acre at 25. Parkland uses would be located primarily in Parcel 4. Alexander Grguich, Nelson Construction & Development, 405 6th Ave Suite 201 was in person to discuss the request. Eric Cannon, Snyder &

Associates, 2727 SW Snyder Blvd was available in person to answer questions. Brad Hartman of Hartman Trapp Architecture Studio, 1011 Locust St #307 was available in person to answer questions. Prior to this Planning & Zoning meeting, Nelson Construction & Development held a public meeting to attain feedback from the neighboring property owners.

David Nowicki, 868 Sawgrass Dr, spoke against the proposed PUD amendment. Allen Coyle, 872 Sawgrass Dr. spoke against the proposed PUD amendment. Jaime Paca, 2849 Lexington Dr. spoke in favor of the project.

Public hearing closed at 6:36 p.m.

Regennitter entertained a motion to approve the amendment, Brown motioned to approve, Samuelson seconded. Approved 5-0

{Thompson left at 6:54 p.m.}

Request from Compounding Capital Holdings, LLC for an amendment to the façade elevations of Fairfield Inn—23-70

This request for an amendment to the façade elevations of the Fairfield Inn and would allow for a change of materials from aluminum paneling to fiber cement panel. The architectural regulations to permit a greater amount of Class 3 and 4 materials on upper stories of multi-floor commercial structures were recently amended. The new requirement in the TC district is for any story above the first floor shall incorporate Class 1 or Class 2 materials, together composing at least 15% of the façade area and at least three (3) Class 3 and Class 4 materials that in aggregate shall not exceed 85% of the façade area. Class 4 materials shall not exceed 10% of the façade area. The first floor of a building shall be considered as the first occupied level of a building above grade, regardless of height. This swap would be compliant with the amended regulations.

Regennitter entertained a motion, Brown motioned to approve the amendment and Grant seconded. Approved 4-0

Review of an Amendment to the Norwalk Urban Renewal Area & Plan—23-71

Iowa law requires that the City adopt and amend an Urban Renewal Area and Urban Renewal Plan for Tax Increment Financing (TIF) within the City. The City currently has an URA and Plan in place that are continually amended with the proposal of new projects and developments that would utilize TIF. City Council will consider an amendment to the Norwalk URA and Urban Renewal Plan for the purpose of adding a 3.5-acre project consisting of 43,000 square foot, eighty-two room, four-story hotel with an indoor pool and outdoor patio. Prior to Council approval, State law requires that Planning & Zoning Commission review for conformity.

Regennitter entertained a motion, Samuelson motioned and Brown seconded. Approved 4-0

City Council Update-The Temporary Parking area at the Sports Complex was approved with only one recommendation from P&Z: Requiring screening – immediately.

Economic Development Update-No Update

Community Development Update- 17 Single-Family Residential permits submitted in June.

Next meeting Date – July 24, 2023 @ 5:45 p.m.

Adjournment – 23-72

Motion by Samuelson and seconded by Brown to adjourn the meeting at 7:06 p.m.
Approved 4-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date: _____