

SPECIAL NORWALK PLANNING & ZONING MEETING 12-15-2010

A special meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk Easter Public Library, 1051 North Avenue, Wednesday, December 15, 2010. The meeting was called to order at 5:30 P.M. by Stephanie Riva. Those present at roll call were Stephanie Riva, John Fraser, Jim Huse, Dan Schulz and Rodney Martinez. Absent: Kim Leonhardt.

Staff present: Mike Johnson, Associate City Planner and Shelley Heisdorffer, Development Services Clerk.

10-47 Motion by Huse and seconded by Fraser to approve the agenda. Approved 5-0.

Kim Leonhardt arrived at 5:32 p.m.

10-48 Motion by Schulz and seconded by Fraser to approve minutes from the October 13, 2010 regular meeting. Approved 6-0.

With no guests present, the business portion of the meeting was opened.

Frank Curtis arrived at 5:38 p.m.

The first item on the agenda was Site Plan Review – 705 North Avenue. Mr. Johnson informed the Commission that Foth Infrastructure & Environment LLC and FEH Associates, INC have submitted on behalf of the City of Norwalk a proposed site plan of the property located at 705 North Avenue. The applicant is asking for the Commissions recommendation of approval on the site plan to enable the City to commence renovations and improvements to the current city hall building and property.

The proposed site improvements do not alter the size or shape of the building but do include significant improvements to the parking lot and complete demolition to the existing garage building to the east of City Hall (711 North Avenue).

The zoning for the property referenced is C-4 (Old Town Business District). The C-4 provides for flexibility in some areas with the understanding that many of the older commercial buildings that are located in this zone would not meet the code requirements of newer commercial districts. While there is some flexibility in this district, there are requirements in place to improve and preserve the central business district concept with its original character.

The site plan submitted meets or exceeds all setback requirements. In addition, the footprint of the existing building will remain unchanged.

The existing structure is currently all brick and will retain brick if approved. A brick stain is being proposed to the entire structure to enhance the visual appeal to the building as well as better mask differences in the current brick colors.

The proposed dumpster enclosure would also be comprised of the proposed stained brick and have doors to conceal the dumpster and its contents.

The site as proposed provides for greater than 40% green space which is in excess of the code requirement.

The landscaping plan has not yet been completed or submitted but will be compliant with code requirements once the bid documents are finalized.

The proposed renovation would require a buffer on the west side of the property because it abuts an R-2 residential zoning district. The Commission does have the authority to waive this

requirement as long as the "...waiver does not permit the exposure of undesirable characteristics of land use to the adjoining zoning district." The City would request a waiver to this requirement with the consideration that parking spaces would not face the adjoining property and would clean up the area where currently a trailer is being stored. The City, as part of the landscaping requirements will look to provide significant landscaping to serve as a buffer as well.

No parking space on the proposed site is within 8 feet of an adjoining lot line. Code also requires that the site provide for 33 parking stalls. The proposal satisfies this requirement by providing 33 stalls as well as 8 on-street parking spaces.

Staff recommends approval with following conditions: 1) That applicant submit and have approved a landscaping plan which is in compliance with the landscaping requirements set forth in the Norwalk Zoning Code; and 2) That applicant provide an adequate landscaping buffer to shield the residential property to the west from the parking area.

10-49 Motion by Huse and seconded by Leonhard to approve Site Plan Review – 705 North Avenue with the following staff recommendations: 1) That applicant submit and have approved a landscaping plan which is in compliance with the landscaping requirements set forth in the Norwalk Zoning Code; and 2) That applicant provide an adequate landscaping buffer to shield the residential property to the west from the parking area. Approved 6-0.

10-50 Motion by Fraser and seconded by Martinez to approve adjournment at 5:47 p.m. Approved 6-0.

Stephanie Riva, Chairperson

Mike Johnson, Associate City Planner