

REGULAR NORWALK PLANNING & ZONING MEETING 8-24-2011

A regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk Easter Public Library, 1051 North Avenue, Wednesday, August 24, 2011. The meeting was called to order at 5:45 P.M. by Chairperson Stephanie Riva. Those present at roll call were Jim Huse, John Fraser, Dan Schulz, Melissa Hill-Anderson, Kim Leonhardt, and Stephanie Riva. Absent: Rodney Martinez.

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

11-37 Motion by Huse and seconded by Hill-Anderson to approve the agenda. Approved 6-0.

11-38 Motion by Huse and seconded by Hill-Anderson to approve minutes from the August 10, 2011 regular meeting. Approved 6-0.

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

The first item on the agenda was Site Plan Review – Capital City Fruit. Mr. Johnson explained to the Commission that the City has received a request from Confluence, Food Facility Engineering, McClure Engineering and Hyvee Weitz on behalf of Capital City Fruit for site plan review at the proposed Capital City Fruit location at the eastern end of the Colonial Parkway extension and on the south side of the property currently platted as CCF Industrial Commerce Park. The proposed building would be approximately 79,000 square feet.

Mr. Johnson noted that the current layout exceeds all setback requirements. The submittal illustrates 8 semi truck loading bays and 2 van delivery/UPS bays which are all behind the building and outside of street view as per code requirements.

As far as parking spaces, 39 spaces required based on the square footage of the building plus an additional 71 spaces for the employee requirement. The submittal of 105 parking stalls is five short of the amount required but provides significant room for expansion when an addition to the building occurs in the future. Staff feels comfortable recommending approval on the parking spaces as proposed currently.

Per code requirements, all buildings constructed in the district shall have as a primary element of the exterior being fascia glass, brick, concrete panels, textured concrete block, architectural steel or stone panels with all sides of any building within public view compatible in design and use of materials. Staff recommends waiving this requirement with the understanding that future additions to the structure will need to comply with Code requirements. Commission discussed that they would like to see a time limit placed on this, requiring Capital City Fruit to appear back before the City Council to address future plans for expansion and meeting architectural standards for north side of the building.

Mr. Johnson stated that the applicant's submittal currently does not satisfy the required tree county by 7 trees but exceeds the shrub requirement by 21. Staff is comfortable with recommending a waiver on the amount of trees required due to the extra shrubs provided and the substantial buffer grading shielding the loading docks and the waste collection point on the west side of the building.

Staff also recommends that the applicant provides an approved storm water calculations per code for the temporary retention and/or detention ponds prior to construction documents being issued or approved.

Staff would like applicant to submit and have approved a site lighting plan before construction documents are issued or approved.

Staff also would like applicant to satisfy the formatting requirements for each individual plan sheet with the official stamped and signed site plan submitted to the City.

Staff would recommend the Commission require the site development adhere to the approved development review and construction processes within the City.

11-39 Motion by Leonhardt and seconded by Schulz to approve Site Plan Review – Capital City Fruit with the following conditions: that applicant submits and has approved a site lighting plan before construction documents are issued or approved; that the Commission waives the architectural standards requirement on the warehouse/storage portion of the building as proposed with the understanding that future additions to the structure will need to comply with Code requirements with the requirement that CCF will be required in three years of approval date to come back before City Council to address future plans for expansion and meeting architectural standards for north face of building; that CCF provides and has approved storm water calculations per code for the temporary retention and/or detention ponds prior to construction documents being issued or approved; that applicant satisfies the formatting requirements for each individual plan sheet within the official stamped and signed site plan submitted to the City; and the site development will adhere to the approved development review and construction processes within the City. Approved 6-0.

The next item on the agenda was Site Plan Review – Norwalk Park II Apartments Commons Building. Mr. Johnson informed Commission that the City received a request from ASK Studio on behalf of Norwalk Park II Apartments for site plan review of a proposed commons building to be constructed at the existing apartment complex. The proposed commons building would be approximately 920 square feet and replace the existing gazebo on the site.

The proposed building meets height regulations and is in compliance with setback requirements. The Code states that there are two parking spaces required for each dwelling unit and all parking and loading spaces are to be at least 15 feet from the right-of-way. The complex has 16 total dwelling units and provides for 32 existing parking stalls. As the applicant is not adding any additional dwelling units and the proposed commons building is for residents of the complex only, staff is comfortable not requiring an additional four spaces to achieve compliance with current Zoning Code.

The applicant's submittal currently provides for six trees which exceeds the requirement of four trees. The applicant is working on providing staff with a landscaping plan detailing the number and location of shrubs to be replaced/installed as part of the design build process. Staff is comfortable recommending approval with the condition that the applicant provide and have staff approve a landscaping plan showing the location of shrubs.

Zoning Code requires that all construction be compatible in architecture to surrounding residential development. The redevelopment of this site is consistent with neighboring residential use in building materials.

A SWPPP plan is not required on this project as the area disturbed is less than one acre in size.

11-40 Motion by Huse and seconded by Schulz to approve Site Plan Review – Norwalk Park II Apartments Commons Building with the following conditions: that applicant provide and have staff approve a landscaping plan detailing the location and number of shrubs to be located on site; and the site development will adhere to the approved development review and construction processes within the City. Approved 6-0.

Chairperson Riva asked Mr. Johnson if he had any further information for the Commission on future items. Mr. Johnson asked the Commission if they would be interested in inviting the City Attorney to attend the next meeting to ask him about putting a time frame on items such as the

Capital City Fruit Site Plan. The Commission agreed that they would like the City Attorney to attend the next meeting for a Study Session.

Mr. Johnson informed the Commission that in the next month or two there will be a study session in which the comp plan group will be involved.

Mr. Johnson also noted that the Commission will be discussing Movie in the Park in the future. So far there have been issues with weather and such trying to hold the event. The Park and Rec office isn't even sure if there will be another one held this season.

11-41 Motion by Fraser and seconded by Hill-Anderson to approve adjournment at 6:42 p.m.
Approved 6-0.

Stephanie Riva, Chairperson

Mike Johnson, City Planner