

R/ City of Norwalk
705 North Ave.
Norwalk 50211

WARREN COUNTY, IOWA
FILED FOR RECORD

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2000 PAGE 3170
BOOK JUDITH K. LATHROP, RECORDER

JB DEPUTY

Chg.
City of
Norwalk
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Ordinance 99-04

**AN ORDINANCE AMENDING THE MASTER PLAN AND RULES REGULATIONS
AND GUIDELINES FOR THE COLONIAL MEADOWS PLANNED UNIT
DEVELOPMENT AS CONTAINED IN ORDINANCE NO. 98-09**

Sections:

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|------------|-----------------|
| Section 1. | Purpose. |
| Section 2. | Amendment |
| Section 3. | Changes. |
| Section 4. | Repealer. |
| Section 5. | When Effective. |

Be it ordained by the City Council, City of Norwalk, Iowa:

Section 1. Purpose. The purpose of this ordinance is to amend specific requirements and specifications contained in Ordinance No. 98-09 relating to the Master Plan for the Colonial Meadows Planned Unit Development, legally described below, and its associated rules, regulations and guidelines for its development all pursuant to Section 17.10.170 Norwalk City Code.

Legal Description

The Northeast Quarter (NE 1/4), and the North One-half of the Southeast Quarter (N 1/2 SE 1/4), and the East one-half of the Northwest Quarter (E 1/2 NW 1/4) of Section Twelve (12), Township Seventy-seven North, Range Twenty-five West of the 5th P.M. in Linn Township, Warren County, Iowa.

Section 2. Amendment. The following amendments to Ordinance 98-09 are hereby approved.

1. Section two (2) is hereby amended by changing the Master Plan document for the "Colonial Meadows" Planned Unit Development. An amended master plan document, as reflected by the Preliminary Plat dated April 26, 1999, attached hereto as exhibit "A", is hereby made a part hereof. Lot numbers 1 through 269 of the development shall conform to the R-1 (60) bulk regulations and Lots 270 through 287 shall conform to the R-100 bulk regulations as contained in the Norwalk Zoning Ordinance. However, all lots shall conform to the lot dimensions as shown on the final Plat.
2. Section three (3) Subsection four (4) is hereby amended by reducing the

required right of way width of the Colonial Circle from ninety (90) feet to eighty(80) feet. As a result of the reduced right of way, all on street parking shall be eliminated from the plan. Additional off street parking shall be made available for public use. The total amount of parking provided shall exceed city standards by a minimum of ten (10) percent. Exhibit "B", which is attached hereto, and made a part hereof, illustrates the design concept which shall be used as the basis design improvements within Colonial Circle. Colonial Circle shall also contain, at a minimum, two controlled pedestrian crossings for pedestrians to cross from the center of the circle to the parking areas. All other provisions contained in Subsection four (4) shall remain in full force and effect and shall not be affected by this amendment.

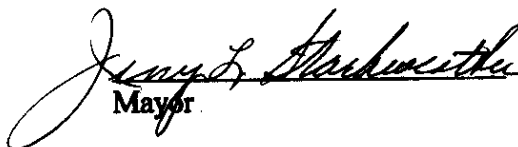
3. Section three (3) Subsection eight (8) is hereby amended to provide that Lexington Drive and Bristol Drive, which have been designated as collector streets, shall have a required right of way of sixty (60) feet. The developer shall also grant the City a five (5) foot easement adjacent to the right of way for sidewalk, bike path or other trail improvements. Additionally, Crescent Lane is hereby designated a minor collector street and shall conform to the standards as contained in the original ordinance.

Section 3. Changes. That all zoning ordinances, amendments and official zoning maps relative hereto are hereby directed changed and amended to reflect the amendments heretofore referred to.

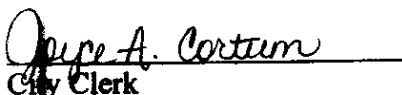
Section 4. Repealer. Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5. When Effective. This ordinance shall be in full force and effect upon final passage, approval, and publication as provided by law.

Passed and approved this 20th day of May, 1999.


Mayor

Attest:


City Clerk

ORDINANCE NO.	<u>99-04</u>
Activity	Date
1st Reading	<u>5-6-99</u>
2nd Reading	<u>5-20-99</u>
3rd Reading	<u>waived</u>
Tabled	_____
Defeated	_____

Published 5-27-99