



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JUNE 12, 2024
5:30 PM AT CITY HALL, 220 CLAY STREET

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes for May 22, 2024

Public Comments

Old Business

New Business

2. **PC-2 District Master Plan Amendment – 924 Viking Rd (MP24-001)**
Petitioner: HI YIELD LLC
Previous discussion: none
Recommendation: *Approval*
P&Z Action: *Hear public comments and make a recommendation to City Council*

3. **Minor Plat – Geisler Minor Plat No. 1 (MPT24-003)**
Petitioner: Jake Geisler
Previous discussion: none
Recommendation: *Approval*
P&Z Action: *Hear public comments and make a recommendation to City Council*

4. **College Hill Neighborhood Overlay District Design Review – 2511 Franklin St. (DR24-005)**
Petitioner: Jake Geisler
Previous discussion: none
Recommendation: *Approval*
P&Z Action: *Hear public comments and make a recommendation to City Council*

Commission Updates

Adjournment

Reminders:

- * June 26 and July 10 - Planning & Zoning Commission Meetings
- * June 17 and July 1- City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
May 22, 2024
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on May 22, 2024, at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Hartley, Henderson, Johnson, Moser, Sorensen and Stalnaker. Grybovyeh and Leeper were absent. Karen Howard, Planning and Community Services Manager and Thomas Weintraut, Planner III, were also present.

1.) Chair Hartley noted the Minutes from the May 8, 2024 regular meeting are presented. Johnson made a motion to approve the Minutes as presented. Alberhasky seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Hartley, Henderson, Johnson, Moser, Sorensen and Stalnaker), and 0 nays.

2.) The first item of business was an MU District Master Plan amendment to the Western Homes portion of Pinnacle Prairie. Chair Hartley introduced the item and Mr. Weintraut provided background information. He explained that the amendment pertains to the current Western Homes portion of the Pinnacle Prairie Master Plan development. There is a request to change an area that had previously been for multi-unit dwellings to twin homes “villas”, and to expand a parking lot in that area. They also would like to update the Master Plan to indicate that the park should be considered private and to acknowledge the additional two-units dwelling constructed in the Western Home Communities Ninth Addition. Mr. Weintraut displayed the proposed master plan changes and explained the proposal further. Staff recommends that the amendment be approved.

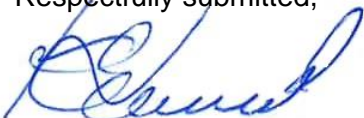
Stalnaker asked for clarification on the park and if it was always intended to be private. Weintraut stated that it was. Henderson asked about prior amendments and Weintraut briefly discussed those.

Hartley made a motion to approve the item. Alberhasky seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Hartley, Henderson, Johnson, Moser, Sorensen and Stalnaker), and 0 nays.

3.) As there were no further comments, Sorensen made a motion to adjourn. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Hartley, Henderson, Johnson, Moser, Sorensen and Stalnaker), and 0 nays.

The meeting adjourned at 5:39 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8600
 Fax: 319-273-8610
 www.cedarfalls.com

MEMORANDUM Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Jaydevsinh Atodaria (JD) AICP, City Planner II
DATE: June 12, 2024
SUBJECT: PC-2 District Master Plan Amendment and Site Plan – 924 W. Viking Road

REQUEST: Request to approve a PC-2 Planned Commercial District Master Plan Amendment and approve a site plan to add a natural turf soccer practice field on the property at 924 W. Viking Road.

PETITIONER: Dirtworks Construction; Applicant; HI YIELD LLC; Owner

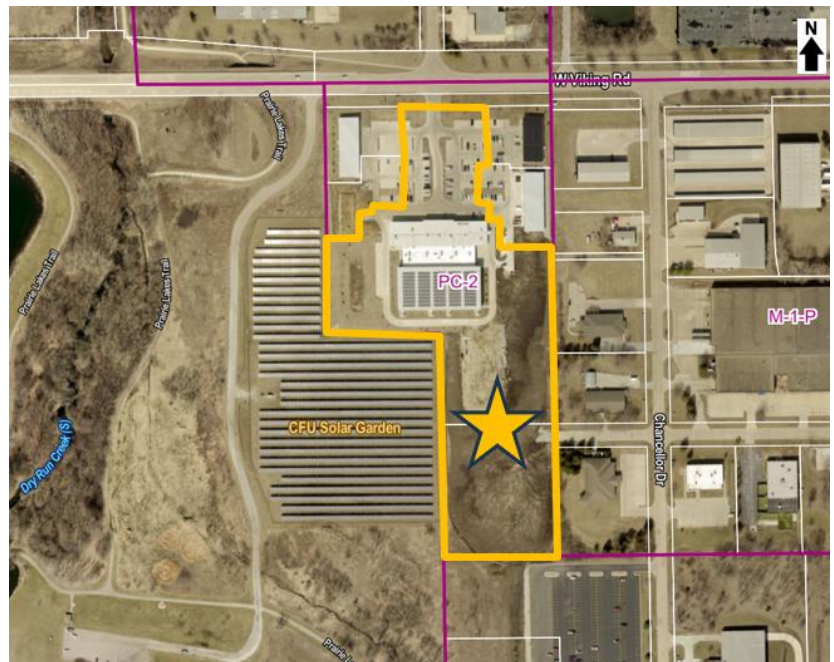
LOCATION: 924 W. Viking Road

PROPOSAL

It is proposed to amend the PC-2 Master Plan for the property at 924 W. Viking Road to include a practice soccer field south of the parking lot that is behind the large gymnasium building. The proposed practice soccer field will be accessed from the parking lot.

BACKGROUND

The property was rezoned by the City Council from A-1 Agricultural District to PC-2 Planned Commercial District on September 19, 2016. Since 2016, the development has been progressing steadily with the completion of 3 outbuildings and the larger gymnasium building on site. The site plan for the last outbuilding at 918 W. Viking Road was approved in early 2023. The site plan approval also included completing several missing items (from previous commitments) including the parking lot (south of 924 W. Viking Rd.



building), landscaping, sidewalks along W. Viking Road, trash enclosures, etc. Currently, the outbuilding is under construction and the site work has been progressing well with the completion of certain missing previous commitments including sidewalks along W. Viking Road, landscaping, and the parking lot behind the 924 W. Viking Road building. The owner now intends to add a practice soccer field in the southern area of the property.

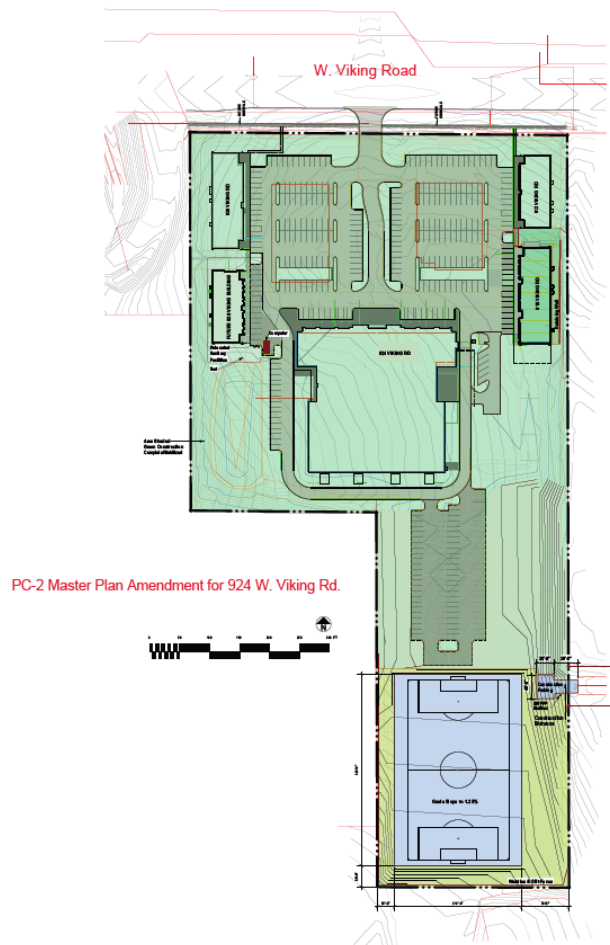
ANALYSIS

The property is zoned PC-2, Planned Commercial District. As per code, all major or substantial changes including but not limited to land use changes, building locations, residential densities, street alignments, parking lot arrangements, interior traffic patterns, landscaping plans, signage plans, and building design elements shall be referred to the Planning and Zoning Commission and the City Council for review.

The applicant proposes to grade the site to level the area for a natural grass soccer practice field as shown below and attached. There will be no other changes to the site. Staff notes that a small temporary construction access is proposed from the end of Enterprise Drive. Once the site is graded and seeded, this temporary construction access will be restored to grass and the dead end signage and barrier will be installed at the end of Enterprise Drive to prevent unauthorized vehicular access and parking in this location.

Following is a review of the zoning ordinance requirements:

- 1) Proposed Use: Proposed soccer field will be considered as an outdoor recreational use, which is a permitted use in the PC-2 District. **Use permitted.**
- 2) Setbacks: The setbacks apply to the building, parking lot, and signage, so do not apply to an outdoor soccer field. There is also a 20-foot open space buffer setback around the perimeter of the district, as approved by the City Council in 2017. The proposed soccer field will remain open green space so is compliant with the buffer requirement. **The proposed placement of the soccer field will maintain the required 20-foot open space buffer.**
- 3) Parking: The parking requirement was previously calculated for the entire development, which included the gymnasium building and 4 outbuildings. Based on the anticipated uses and sizes



of the buildings within this development, the total parking required for all of the uses is 340 parking stalls. The overall site plan shows 443 parking stalls, which exceeds the minimum requirement. **As per the code, there is no required parking for the proposed soccer field use. However, the site has plenty of parking to meet the needs of the proposed use.**

- 4) Access: The access to the soccer field will be from the parking lot located between the 924 W. Viking Road building and the proposed placement of the soccer field.

Landscaping, building design elements, lighting, sidewalks, signage, etc. do not apply as the proposal is just to update a land use change for the site. Overall, the applicant has indicated that the proposed project will have minimal grade elevation changes and no changes to the impervious area or require a retaining wall. Natural grass will be grown on the soccer field and no trees will be disturbed.

TECHNICAL COMMENTS

The City Engineering Division notes that a Stormwater Prevention (SWPPP) permit is required and SWPPP controls must be maintained properly. Staff also notes that Enterprise Drive dead ends at the east property line. To prevent unauthorized vehicular access to the site from the end of this street, the applicant will be required to install permanent dead-end signage and a barrier. The applicant has confirmed that the turnaround will be eliminated, and signage will be installed after the project is completed.

STAFF RECOMMENDATION

Staff has reviewed the proposed amendment to the PC-2 Master Plan and site plan to add a practice soccer field on the property at 924 W. Viking Road, and recommends approval, subject to any comments or direction specified by the Planning and Zoning Commission.

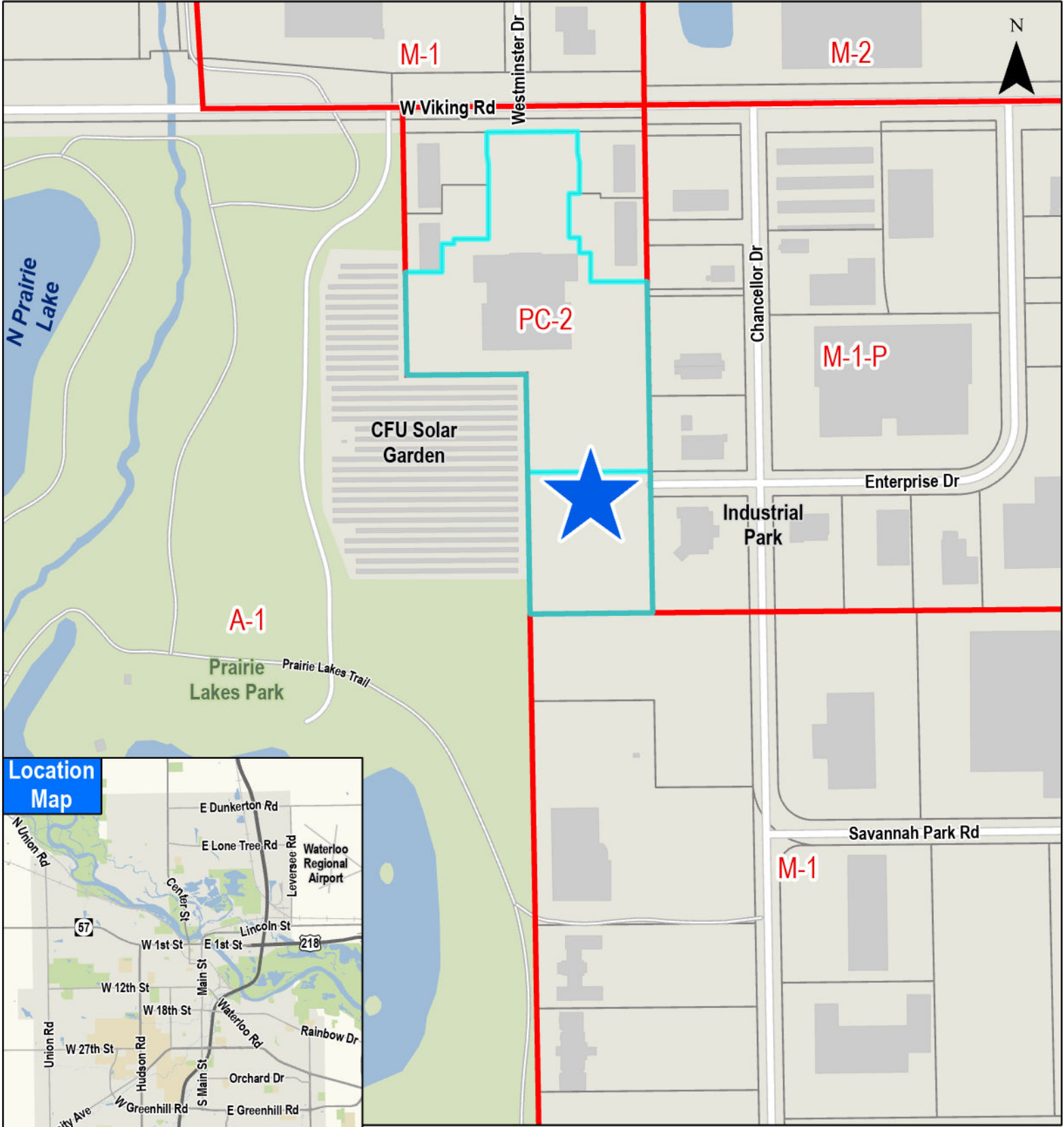
PLANNING & ZONING COMMISSION

Discussion/Vote

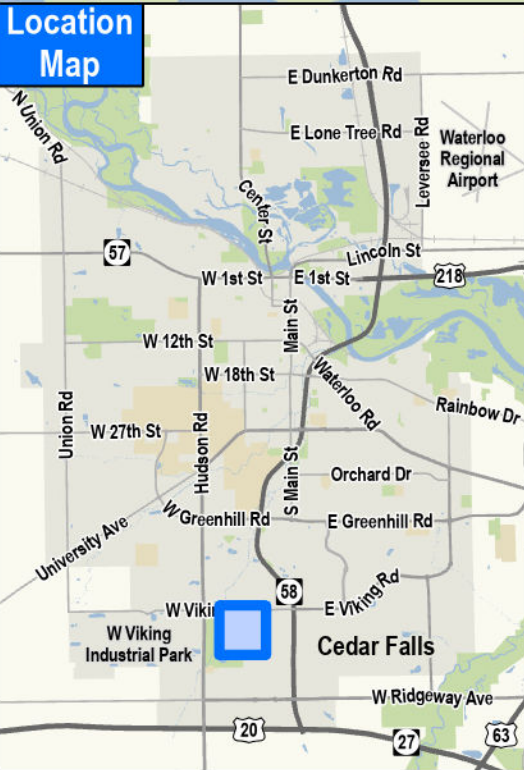
6/12/2024

Cedar Falls Planning and Zoning Commission June 12, 2024

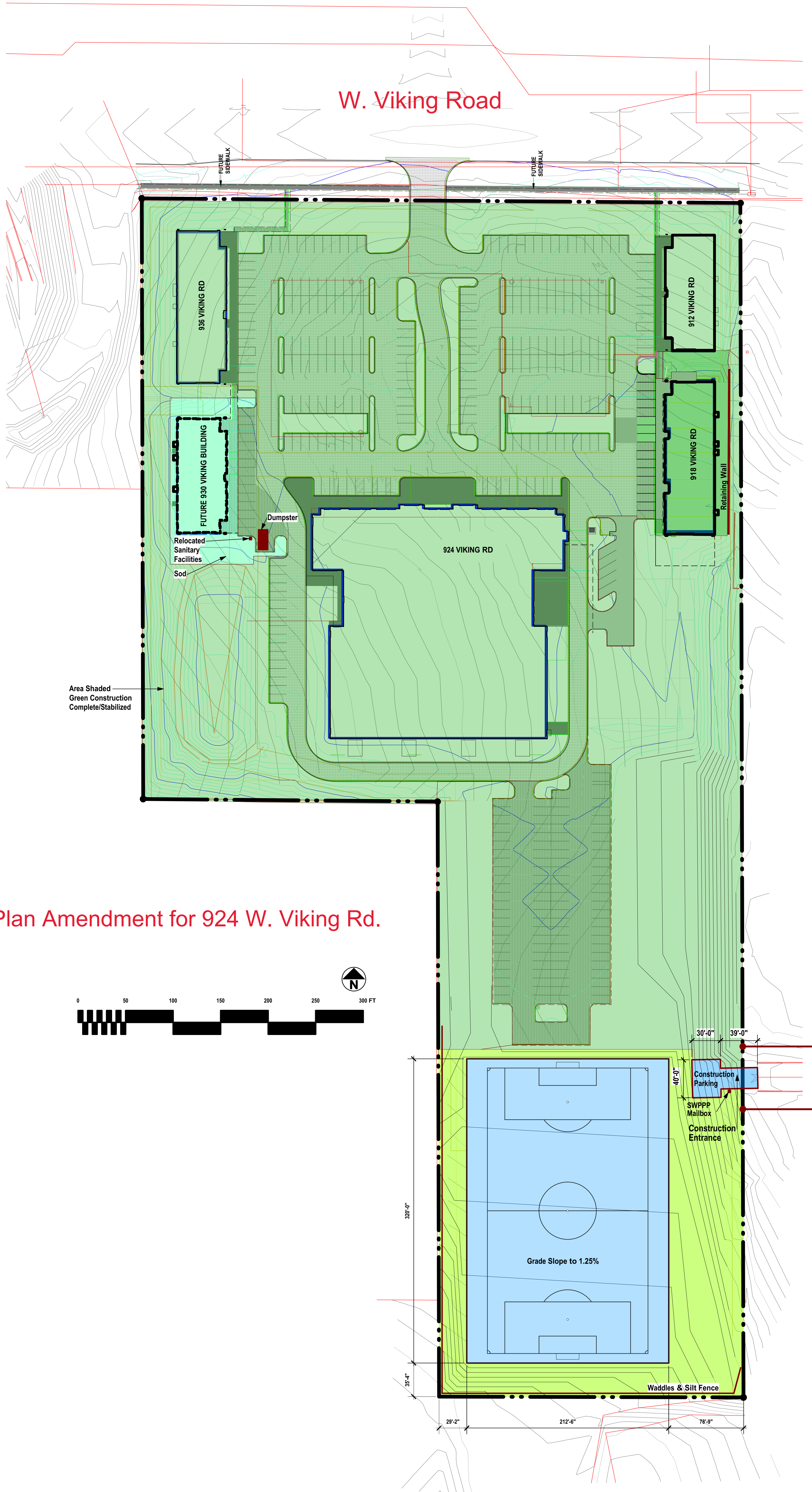
Item 2.



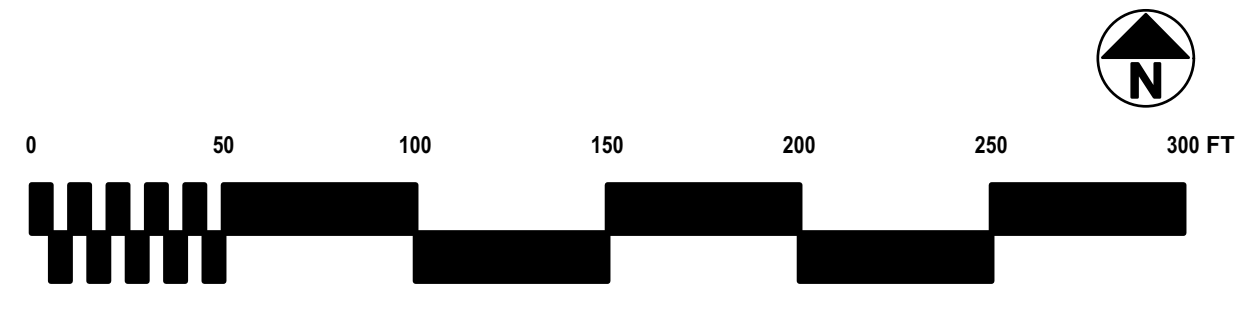
Location Map



PC-2 Master Plan Amendment for 924 W. Viking Road MP-001)



PC-2 Master Plan Amendment for 924 W. Viking Rd.





DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8600
 Fax: 319-268-5126
 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Chris Sevy, AICP, Planner II
 Matthew Tolan, EI, Civil Engineer II
DATE: June 12, 2024
SUBJECT: Replat of lots 7, 8, & 9 of the Normal Addition

REQUEST: Geisler Minor Plat No. 1 - Replat of lots 7, 8, & 9 of the Normal Addition to Cedar Falls, Iowa (Case # MP24-003)

PETITIONER: Jake Geisler, Owner

LOCATION: 2511 Franklin Street

PROPOSAL

Jake Geisler purchased 2511 Franklin (Normal Addition Lots 7 & 8) and the neighboring vacant lot to the south (Normal Addition Lot 9) with the intent to demolish the existing house and garage, move the lot line to make two lots of similar width, and build a duplex on each of the resulting lots. Mr. Geisler requests a minor plat to create two lots that are each more than 97 feet wide which will meet the dimensional standard for duplexes in the R-2 Residence District where these properties are located. Review of the duplexes and their design will be a separate consideration.

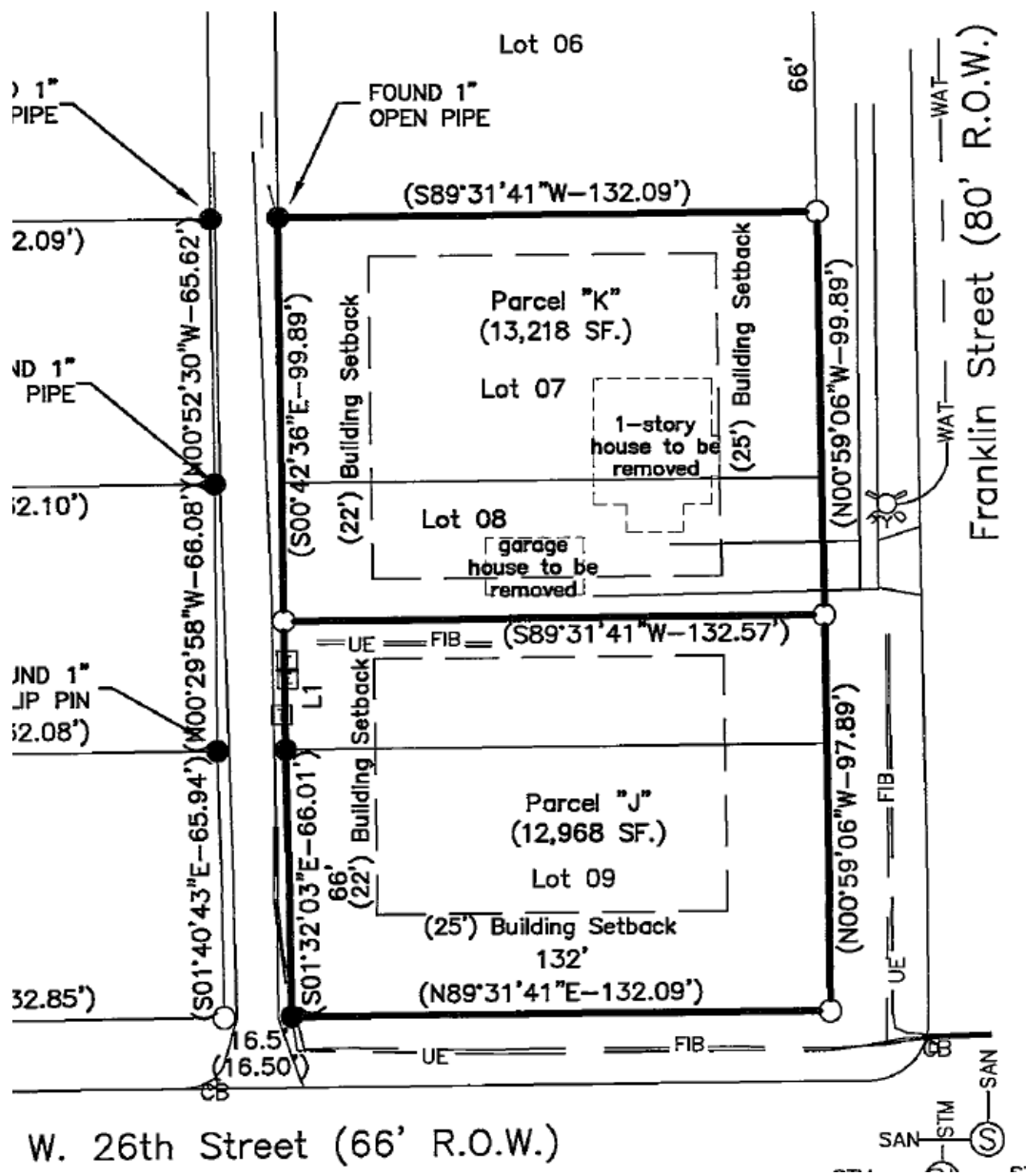
BACKGROUND

Lots 7, 8, & 9 of the Normal Addition were created back in 1893. At some point, lots 7 & 8 were combined, possibly when the existing residence was built in 1950. The three lots have been sold together since that time. A home was never constructed on Lot 9. Staff notes that small adjustments to lot lines may be approved administratively with a plat of survey as long as the amount of land deeded or transferred from one lot to another is less than 25% of the area of the enlarged lot after such transfer. Since the proposed shift in the lot lines exceeds this threshold, a minor plat is required to reconfigure the lot lines.

ANALYSIS

The minimum lot size for a two-unit dwelling in the R-2 Residence District is 8,000 square feet with a minimum lot width of 70 feet. The proposal meets the minimum lot size requirement as

the applicant proposes Parcel K to be 13,218 square feet and 99.89 feet wide, And Parcel J to be 12,968 square feet and 97.89 feet wide.



The proposed setback lines meet zoning requirements: 25 feet from the right of way along street frontages, 10 feet from the side lot lines and 22 feet from the rear property line. The rear setback is typically 30 feet. However, when there is a rear alley, up to half of the width of the rear alley (in this case 8 feet) may count toward the rear yard requirement as per City Code Section 26-88.

A second sheet provided shows proposed building footprints, public sidewalks in the right of way (as required to be installed), and paved pedestrian connections to the housing units. As per Engineering requirements, a pedestrian curb ramp connecting eastward to the street will be provided which provides an accessible connection/crossing to the trailhead on the other side of the street. This connection and the work done will avoid the need to remove street trees currently in the city right of way.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, have reviewed the minor plat for 2511 Franklin Street. Water, electric, gas, and communications utility services are available to 2511 Franklin in accordance with the service policies of CFU. Electric, gas, and communications utility services are available to lot at the corner of W 26th Street and Franklin Street in accordance with the service policies of CFU. The developer will need to install a water service from the water main that dead ends at the hydrant in front of 2511 Franklin St to the corner lot.

The property is located outside the floodplain overlay district.

A courtesy mailing was sent to the neighboring property owners.

STAFF RECOMMENDATION

Staff reviewed Minor Plat case #MP24-003, and recommends approval with the following stipulations:

1. Any comments or direction specified by the Planning and Zoning Commission.
2. Conformance with all city staff recommendations and technical requirements.

Staff recommends that if the Commission has no questions or concerns that require further review, the Commission make a recommendation to the Council.

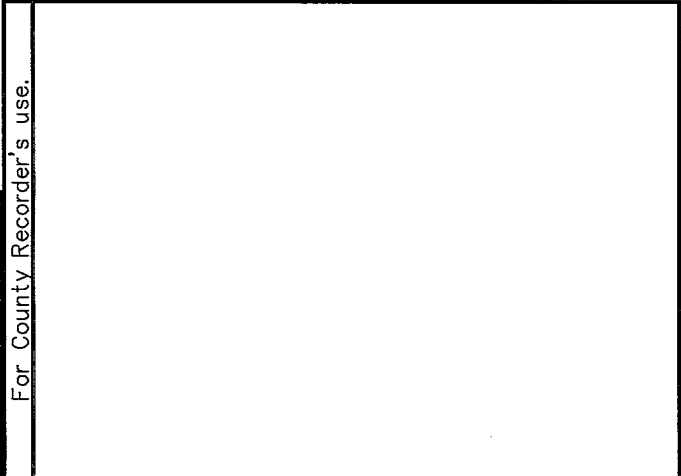
PLANNING & ZONING COMMISSION

Discussion
6/12/2024

Attachments:

Proposed Minor Plat

Proposed Deed of Dedication



For County Recorder's use.

INDEX LEGEND

General Description: Lots 7, 8 & 9, Block 17, Normal Add., Cedar Falls
 Surveyor: David L. Scheil (#16775)
 Surveying Company: Wayne Claassen Engineering & Surveying, Inc.
 2705 University Avenue (P.O. Box 898)
 Waterloo, Iowa 50704
 (319)235-6294
 Survey Requested By: Jake Geisler
 Proprietor: Jake Geisler

GEISLER MINOR SUBDIVISION PLAT No. 1

Parcels "J" & "K"

SHEET 1 OF 4

LEGAL DESCRIPTION Parcel "J"

That part of Lot Nine (09) and Lot Eight (08), Block Seventeen (17), Normal Addition, in the City of Cedar Falls, Black Hawk County, Iowa, described as follows:

Beginning at the Southeast corner of aforesaid Lot Nine (09);
 thence N00°59'06"W Ninety-seven and Eighty-nine Hundredths (97.89) feet along the East line of said Lot Nine (09), and along the East line of aforesaid Lot Eight (08);
 thence S89°31'41"W One Hundred Thirty-two and Fifty-seven Hundredths (132.57) feet to the West line of said Lot Nine (09);
 thence S00°42'36"E Thirty-one and Eighty-nine Hundredths (31.89) feet along said West line to the Northwest corner of aforesaid Lot Nine (09);
 thence S01°32'03"E Sixty-six and One Hundredth (66.01) feet along the West line of said Lot Nine (09) to the Southwest corner of said Lot Nine (09);
 thence N89°31'41"E One Hundred Thirty-two and Nine Hundredths (132.09) feet along the South line of said Lot Nine (09) to the point of beginning containing 12,968 square feet.

LEGAL DESCRIPTION Parcel "K"

That part of Lot Seven (07) and Lot Eight (08), Block Seventeen (17), Normal Addition, in the City of Cedar Falls, Black Hawk County, Iowa, described as follows:

Commencing at the Southeast corner of Lot Nine (09), aforesaid Block Seventeen (17);
 thence N00°59'06"W Ninety-seven and Eighty-nine Hundredths (97.89) feet along the East line of said Lot Nine (09), and along the East line of aforesaid Lot Eight (08) to the point of beginning;
 thence N00°59'06"W Ninety-nine and Eighty-nine Hundredths (99.89) feet along said East line of Lot Eight (08) and along the East line of aforesaid Lot Seven (07) to the Northeast corner of said Lot Seven (07);
 thence S89°31'41"W One Hundred Thirty-two and Nine Hundredths (132.09) feet to along the North line of said Lot Seven (07) to the Northwest corner of said Lot Seven (07);
 thence S00°42'36"E Ninety-nine and Eighty-nine Hundredths (99.89) feet along the West line of said Lot Seven (07) and along the West line of aforesaid Lot Eight (08);
 thence N89°31'41"E One Hundred Thirty-two and Fifty-seven Hundredths (132.57) feet to the point of beginning containing 113,218 square feet.

NOTES:

- The basis of bearings for this Plat of Survey is the South line of Lot 09 assigned a bearing of N89°31'41"E as per Iowa State Plane Coordinate System, North Zone, 2011 adjustment.

This Plat or Subdivision has been reviewed by (City of Cedar Falls)

Signature of (City of Cedar Falls)
Zoning Ordinance Administrator

Date

CEC FILE NO. _____ ml

CUES

CERTIFICATION

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Date of Survey: June 7, 2024

Signature: David L. Scheil, P.L.S.

Date: _____, 20____ License No. 16775

Pages or Sheets Covered by this Seal: 3

My license renewal date is December 31, 2024

WAYNE CLAASSEN ENGINEERING AND SURVEYING, INC.
P.O. BOX 898 WATERLOO, IOWA 50704-0898

PHONE: (VOICE) 319-235-6294
(FAX) 319-235-0028

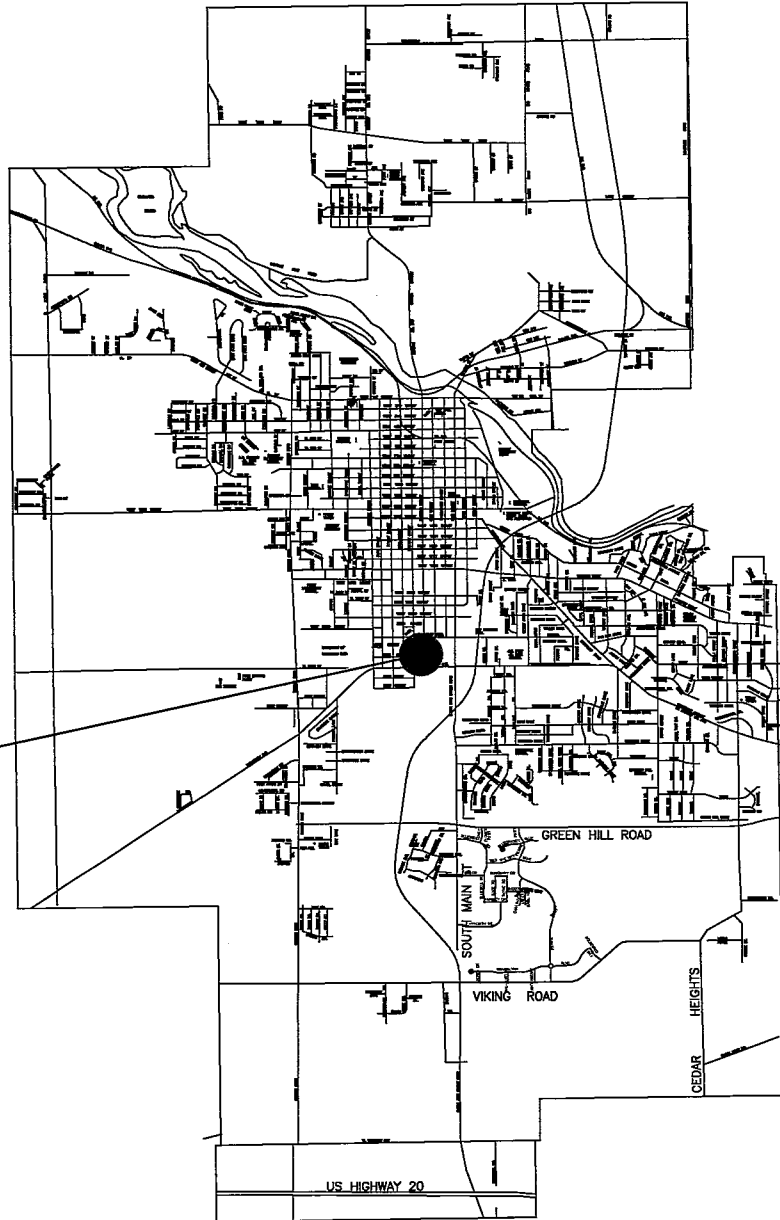
GEISLER MINOR SUBDIVISION PLAT No. 1

SHEET 2 OF 4

Parcels "J" & "K"
Lots 7, 8 & 9, Block 17, Normal Add.
Cedar Falls, Black Hawk County, Iowa
Survey for: Jake Geisler
Proprietor: Jake Geisler



1 INCH = 50 FEET



KEY MAP: CEDAR FALLS, IA.

GENERAL NOTES:

1. Owner: Jake Geisler
5373 S. Hudson Road
Cedar Falls, Iowa 50613
2. Engineer/Surveyor: Wayne Claassen Engineering and Surveying, Inc.
2705 University Ave. (P.O. Box 898)
Waterloo, Iowa, 50704
Phone: 319.235.6294
3. Current zoning is R-2 Residential District. Front setback is 25.
Side setback is 10% lot width. Rear setback is 30.

LEGEND:

- ⊙ DENOTES METAL LIGHT POLE
- ⊠ DENOTES TELEPHONE BOX
- ⊞ DENOTES ELECTRIC BOX
- ⊙ DENOTES SANITARY SEWER MANHOLE
- CB ⊙ DENOTES STORM CATCH BASIN
- ⊙ DENOTES STORM MANHOLE
- ⊙ DENOTES FIRE HYDRANT
- ⊙ DENOTES WATER VALVE
- SAN— DENOTES EXISTING SANITARY SEWER
- GAS— DENOTES EXISTING GAS MAIN
- UE— DENOTES UNDERGROUND ELECTRIC
- FIB— DENOTES EXISTING FIBER OPTIC CABLE
- OHE— DENOTES OVERHEAD WIRES
- STM— DENOTES EXISTING STORM SEWER
- WAT— DENOTES EXISTING WATER MAIN

WCESS

GEISLER MINOR SUBDIVISION PLAT NO. I

SHEET 3 OF 4

Parcels "J" & "K"
 Lots 7, 8 & 9, Block 17, Normal Add.
 Cedar Falls, Black Hawk County, Iowa
 Survey for: Jake Geisler
 Proprietor: Jake Geisler

SURVEY LEGEND:

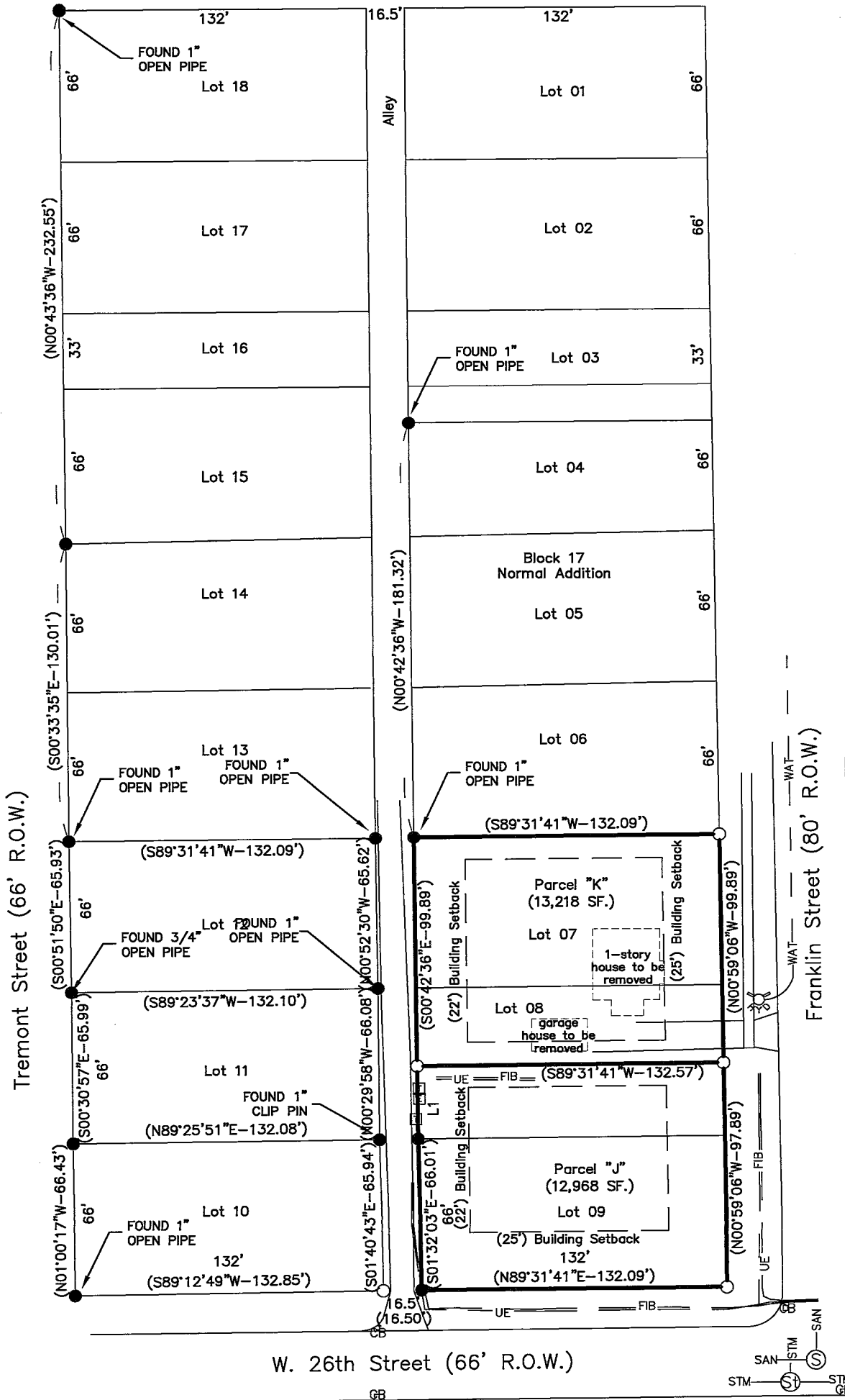
- DENOTES FOUND 1/2" REBAR (UNLESS NOTED OTHERWISE)
- DENOTES 1/2" X 24" STEEL REBAR W/ RED PLASTIC CAP W/ NO. 16775 SET
- 000.00 DENOTES RECORD DIMENSION
- (000.00) DENOTES FIELD DIMENSION



1 INCH = 60 FEET

LINE TABLE		
LINE	DISTANCE	BEARING
1	(31.89')	(S00°42'36"E)

Seerley Blvd. (99' R.O.W.)



S.M.S.

GEISLER MINOR SUBDIVISION PLAT NO. I

SHEET 4 OF 4

Parcels "J" & "K"

Lots 7, 8 & 9, Block 17, Normal Add.
Cedar Falls, Black Hawk County, Iowa
Survey for: Jake Geisler
Proprietor: Jake Geisler

SURVEY LEGEND:

- DENOTES FOUND 1/2" REBAR (UNLESS NOTED OTHERWISE)
- DENOTES 1/2" X 24" STEEL REBAR W/ RED PLASTIC CAP W/ NO. 16775 SET
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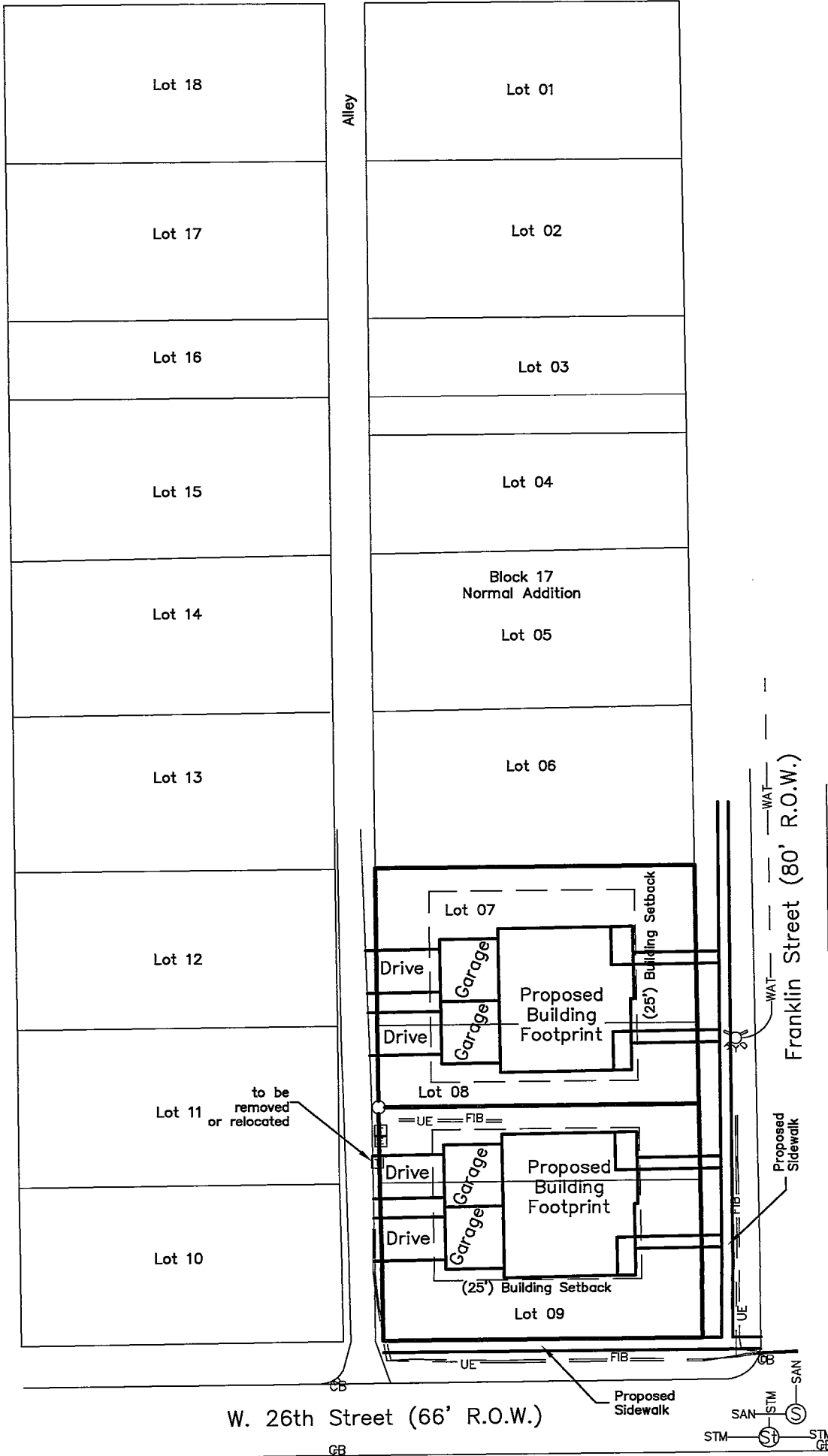
1 INCH = 60 FEET

Seerley Blvd. (99' R.O.W.)

Tremont Street (66' R.O.W.)

Franklin Street (80' R.O.W.)

W. 26th Street (66' R.O.W.)



CS

Deed of Dedication

KNOWN ALL MEN BY THESE PRESENTS:

That Jake Geisler, being desirous of setting and platting into lots the land described in the attached Certificate of Survey by Claassen Engineering, a licensed Land Surveyor, do by these presents designate the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa, described as follows:

Parcel "J"

That part of Lot Nine (09) and Lot Eight (08), Block Seventeen (17), Normal Addition, in the City of Cedar Falls, Black Hawk County, Iowa, described as follows:

Beginning at the Southeast corner of aforesaid Lot Nine (09);
 thence $N00^{\circ}59'06''W$ Ninety-seven and Eighty-nine Hundredths (97.89) feet along the East line of said Lot Nine (09), and along the East line of aforesaid Lot Eight (08); thence $S89^{\circ}31'41''W$ One Hundred Thirty-two and Fifty-seven Hundredths (132.57) feet to the West line of said Lot Nine (09);
 thence $S00^{\circ}42'36''E$ Thirty-one and Eighty-nine Hundredths (31.89) feet along said West line to the Northwest corner of aforesaid Lot Nine (09);
 thence $S01^{\circ}32'03''E$ Sixty-six and One Hundredth (66.01) feet along the West line of said Lot Nine (09) to the Southwest corner of said Lot Nine (09);
 thence $N89^{\circ}31'41''E$ One Hundred Thirty-two and Nine Hundredths (132.09) feet along the South line of said Lot Nine (09) to the point of beginning containing 12,968 square feet.

Parcel "K"

That part of Lot Seven (07) and Lot Eight (08), Block Seventeen (17), Normal Addition, in the City of Cedar Falls, Black Hawk County, Iowa, described as follows:

Commencing at the Southeast corner of Lot Nine (09), aforesaid Block Seventeen (17); thence $N00^{\circ}59'06''W$ Ninety-seven and Eighty-nine Hundredths (97.89) feet along the East line of said Lot Nine (09), and along the East line of aforesaid Lot Eight (08) to the point of beginning; thence $N00^{\circ}59'06''W$ Ninety-nine and Eighty-nine Hundredths (99.89) feet along said East line of Lot Eight (08) and along the East line of aforesaid Lot Seven (07) to the Northeast corner of said Lot Seven (07);
 thence $S89^{\circ}31'41''W$ One Hundred Thirty-two and Nine Hundredths (132.09) feet to along the North line of said Lot Seven (07) to the Northwest corner of said Lot Seven (07);
 thence $S00^{\circ}42'36''E$ Ninety-nine and Eighty-nine Hundredths (99.89) feet along the West line of said Lot Seven (07) and along the West line of aforesaid Lot Eight (08); thence $N89^{\circ}31'41''E$ One Hundred Thirty-two and Fifty-seven Hundredths (132.57) feet to the point of beginning containing 113,218 square feet.

The undersigned hereby agrees as follows:

EASEMENTS: The owner does hereby grant and convey to the City of Cedar Falls, Iowa, its successors and assigns, to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, storm drain, drain tile, surface drainage, gas, electricity, communication service or cable television, perpetual easements for the erection, laying, building, and maintenance of said services over, across, on and/or under the property as shown on the attached map.

RESTRICTIONS: Be it also known that the undersigned does hereby covenant and agree for itself and its successors and assigns that each and all of the residential lots in said subdivision be hereby made subject to the following restrictions upon their use and occupancy as fully and effectively to all intents or purposes as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or its successors in interest may hereinafter make for any of said lots such that such restrictions shall run with said land and with each individual lot thereof for the length of time and in all particulars hereinafter stated, to wit:

1. All lots in said subdivision shall be subject to R-2 zoning limitations in the City of Cedar Falls
2. No building should be erected on any lot nearer to the front line than that of the building line shown on attached plat, which is set at 25 feet.
3. No trailer, basement, shack, tent, garage, barn or other outbuilding erected in said Subdivision shall at any time be used as a residence, either temporarily or permanently.
4. Neither old nor used buildings shall be moved upon any of the lots in said Subdivision for any purpose and all buildings on any lot in said Addition shall be kept in a reasonable state of repair and upkeep.
5. The owner of each lot or tract, vacant or unimproved, shall keep the lot or lots free of weeds and debris.
6. With the exception of household pets, no animals, poultry, rabbits, or livestock of any kind shall be kept or raised, nor shall any kennels be maintained on any lot in said Subdivision.
7. No trailers, campers, boats, busses, recreational vehicles, semi-tractors, or trucks of any kind except what is commonly described as a "pick-up truck," shall be kept or parked on any lot or street in said subdivision, unless completely stored within the garage of the dwelling, and provided further that this prohibition shall not apply to such vehicles driven in said Addition in pursuit of and in conducting the usual business of the lot owner.
8. No lot or residence shall be used as a place of business, except an in-home office will be allowed, if in compliance with the Cedar Falls Zoning Ordinance. Permanent business signs of any kind shall not be allowed in the subdivision.
9. The undersigned and all persons and entities hereafter acquiring any right, title or interest in any of the lots in said subdivision shall be held to have agreed and covenanted with the owners of all other lots in this subdivision and with the respective successors and assigns of all of the rest of such other lots to conform to and observe all of the foregoing covenants, restrictions, and stipulations as to the construction and building thereon, for a period of twenty-one years from the date of record filing of said plat and this Deed of Dedication. Within the period of twenty-one years and in accordance with Iowa Code Sections 614.24 and 614.25, 2024 Code of Iowa or any successor provisions, these covenants, restrictions and stipulations may be extended for an additional period of twenty-one years upon compliance with the above Code Sections. In the event an extension of the covenants, restrictions and stipulations is not filed within the initial period of twenty-one years or successive twenty-one year periods, then the covenants,

restrictions and stipulations contained herein shall terminate at the end of the existing period of twenty-one years.

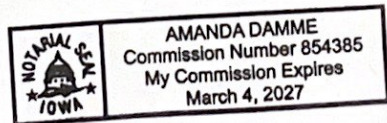
- 10. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning property in said Subdivision to prosecute any proceedings at law or in equity against the persons or person violating or attempting to violate any such covenants or restrictions and for the purpose of preventing such acts or to recover damages for such violations, or both, and for costs and reasonable attorney fees as determined by the court and not the statute.
- 11. Invalidation by any of these covenants by judgment, decree or court order shall in no way affect any of the other provisions of this dedication and such other provisions shall remain in full force and effect.
- 12. All buildings erected on any lot in said subdivision shall be constructed in accordance with Building, Plumbing and Electrical Codes of the City of Cedar Falls, Iowa.
- 13. The undersigned agrees:
 - A. That handicap sidewalk ramps will be provided as required by Iowa law.
 - B. That a minimum of 4-foot-wide concrete sidewalk 4 inches thick and a concrete surface or hard surface entrance will be installed during or immediately after the construction of the residence on any particular lot and that the sidewalk will be across the full width of the lot and on corner lots also, across the full length of the lot. That any lots remaining vacant for five years after the date of formal approval of the plat, shall be improved with sidewalks as soon as the construction season permits.

Witness my hand at Cedar Falls, Iowa, this 29 day of May, 2024

(State of Iowa)
 (Black Hawk County) SS

By: Jake Geisler
 Jake Geisler

This document was acknowledged before me on the 29 day of May, 2024, by Jake Geisler



✓ Amanda Damme
 Notary in and For the State of Iowa



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8600
 Fax: 319-273-8610
 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Chris Sevy, AICP, Planner II
DATE: June 12, 2024
SUBJECT: College Hill Neighborhood Overlay Design Review for two new duplexes.

REQUEST: Request to approve College Hill Neighborhood Overlay District design review application for two new duplexes at 2511 Franklin Street (#DR24-005)

PETITIONER: Jake Geisler, Owner

LOCATION: 2511 Franklin Street and adjacent vacant lot

PROPOSAL

It is proposed to demolish the existing dwelling and accompanying garage in order to construct two new two-family dwellings, one on the property at 2511 Franklin Street and one on the adjacent vacant lot. A minor plat to make both lots equal in size is being considered separately. If the minor plat is approved, this proposal to build two duplexes of equal size will be possible.

BACKGROUND

The subject properties, highlighted in the image on the right, are located within the R-2 Residence Zoning District (Section 26-165) and the College Hill Neighborhood Overlay Zoning District (Section 26-181). The College Hill Neighborhood Overlay District was established to stabilize and preserve the neighborhood character. Due to the mix of uses and changes that have occurred over time, design review by the Planning and Zoning Commission and City Council is required when substantial changes are made to existing structures and when new structures are proposed to ensure that neighborhood character is preserved.



ANALYSIS

The criterion listed in the Overlay requires that the following be considered in this design review: architectural compatibility; neighborhood character; building materials; façade details; parking; open space/landscaping requirements; and other provisions as applicable in the code.

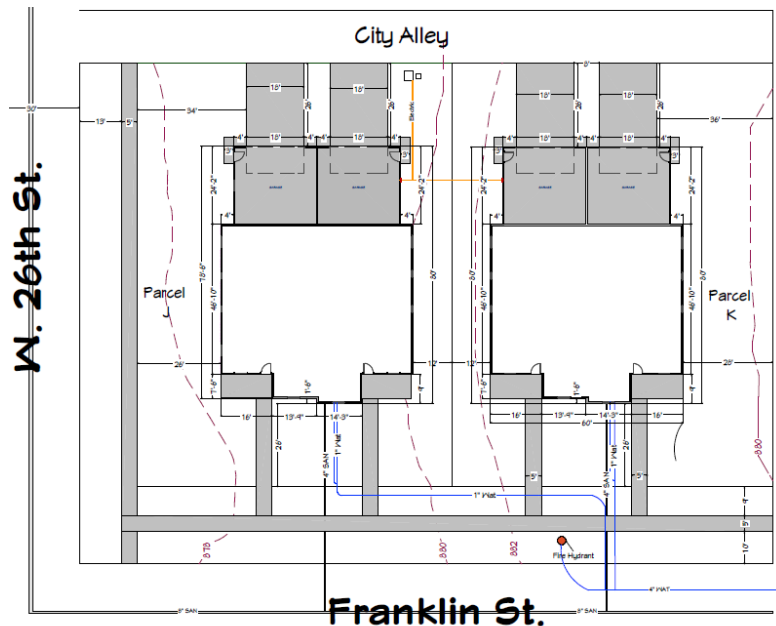
The property at 2511 Franklin Street currently contains a 4-bedroom single-unit dwelling and detached one-stall garage built in 1950. The applicant intends to tear down the existing house and garage and build two duplexes, one on each lot. Both proposed duplexes have 3034 sq ft of living space (1517 sq ft per unit). Each unit consists of 3 bedrooms and 2 bathrooms and an attached 2-stall garage that is accessed from the alley. Each unit will have a 16' x 6' covered front porch that provide front pedestrian access to each unit. In addition to the buildings there will be a new public sidewalk constructed along the frontage, which will connect at the corner of 26th and Franklin, where city sidewalk is currently absent. New landscaping is also being proposed with 12 new overstory trees and 9 shrubs which will be added to increase curb appeal and meet the College Hill Neighborhood landscaping and street tree standards. As per code, the following analysis has been done to review the proposal.

Lot width/area:

In the R-2 residential zoning district, a two-family dwelling is permitted on any lot that is at least 70 feet wide with a lot area of at least 8,000 square feet. If the associated minor plat is approved, the project area will consist of two lots that are each approximately 97 feet wide and 13,000 square feet. The lot widths and lot areas of both lots satisfy the minimum R-2 zoning district requirements for two-family dwellings.

On-site parking:

As per code, the minimum on-site parking required for a two-unit dwelling is two stalls per dwelling unit plus one additional stall for each bedroom over two bedrooms. It is proposed that each unit will contain three bedrooms, which requires a minimum of three parking spaces. For each unit the applicant is proposing a two-car garage and a driveway off the alley, which provides room for two cars parked tandem behind each garage. For duplexes the tandem spaces may count toward the required parking, so altogether each unit will have 4 parking spaces. This parking arrangement satisfies the ordinance requirement. Each driveway will be 18 feet wide and paved with concrete.

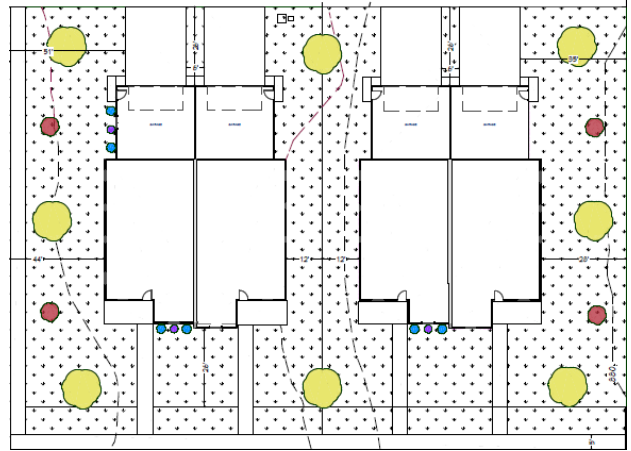


Landscaping:

As per code, all newly constructed single-unit dwellings, two-unit dwellings, or multiple dwellings in residential districts shall provide on-site landscaping within the required yard areas of the property at the rate of 0.04 points per square foot of the total lot area of the site under consideration for the proposed residential development. Staff encouraged the owner to preserve the mature trees on the site and the right-of-way trees in the parkway to the extent possible.

Above is the proposed landscaping plan that shows the location of proposed plantings.

The project area is approximately 26,136 square feet which requires 1045.44 landscaping points ($26,136 * 0.04$). The proposed landscaping points are 1050 points, achieved with twelve proposed overstory trees and 3 shrubs adorning each street-facing façade (9 total).



Building Design:

- **Building Entrances:**

In the College Hill Overlay, the primary front entrances of all residential buildings must face toward the public street. As per the proposal, the main building entries are accessed from front porches oriented toward and visible from Franklin Street. The building design is configured in a way that the garages are accessed from the rear alley, allowing the residential character to predominate on the street-facing facades. This is similar to other designs generally found in the neighborhood.

- **Building Scale:**

Other houses around the proposed site include a mix of one-story homes and two-story homes. The proposed two-unit dwellings will be one-story high and have front façades approximately 60 feet wide (each unit 30-feet wide). The façade is articulated with a front porch for each unit and two front-facing gables, which help to reduce the scale of the building visually. Staff finds that the proposed variation will align with the character of buildings in immediate surroundings.

- **Building Materials:**

The proposed design shows the building layered with a stone veneer on the lower level of the façade facing Franklin Street which are contrasted by vinyl lap siding topped with shakes within the gables. All other façades of the building will be vinyl lap siding with some shakes under select roof lines. Vinyl siding is a common material on other homes in the neighborhood, along with brick and wood siding. Staff finds that the building materials and the variation of materials on the façade will fit in well with the neighborhood.



- Architectural compatibility with surrounding buildings:
The majority of houses in the neighborhood represent ranch and bungalow-style architecture (See example to the right) with a mix of attached and detached garages. The garages on nearby properties are either in the line with the main house façade or are detached and tucked behind the front of the house on long narrow driveways or accessed from the alley. More example pictures were provided by the applicant and are included in accompanying materials.



Similar to the example above, the applicant is proposing front porches to define the front entries. Porches provide protection from inclement weather and usable outdoor space for the residents. Accessing the garages from the rear alley allows the street-facing façade to reflect the residential human-scaled nature of the neighborhood with windows and doorways and other architectural elements. Given the variation in architectural styles and designs in the neighborhood, staff finds the proposed design will be complementary to the residential character of the neighborhood.

- Neighborhood Character:
The College Hill neighborhood area is one of the City's oldest and most densely populated neighborhoods and being near the University of Northern Iowa, the preservation of neighborhood character (including uniformity of building size, scale, bulk, varying appearances, etc.) are of primary concern regardless of the nature of the proposed building use. The proposed two-unit dwelling is similar in terms of size and scale comparison to other dwelling units in the immediate neighborhood. Staff finds that the proposal meets the standards of the Overlay and the Code overall.

TECHNICAL COMMENTS

Notification of this case was sent to adjacent property owners within 200 feet on June 5th, 2024. Water, electric, gas, and communications utility services are available to 2511 Franklin in

accordance with the service policies of CFU. Electric, gas, and communications utility services are available to lot at the corner of W 26th Street and Franklin Street in accordance with the service policies of CFU. The developer will need to install a water service from the water main that dead ends at the hydrant in front of 2511 Franklin St to the corner lot.

Staff notes that, once platted, the applicant will have to apply for a demolition permit and building permits to execute the proposal.

STAFF RECOMMENDATION

City Staff has reviewed the proposed site plan and design review application for building two new duplexes at 2511 Franklin Street and on the adjacent vacant lot and recommend approval, subject to the following conditions:

1. Approval of the Geisler Minor Plat No. 1 (MPT24-003) considered under separate report.
2. Any comments or direction specified by the Planning and Zoning Commission
3. Conformance with all City staff recommendations and technical requirements

Attachments:

Proposed Site Plan
Landscaping Plan
Building Elevations
Surrounding Neighborhood Examples
Letter of Intent

Site Plan

Franklin Street Duplexes

Table of Contents

1. Cover Page
2. Site Plan
3. Landscaping Plan
- 4-6 Landscaping Views
- 7-13 Architectural Review
14. Surrounding Neighborhood

N. 26th St.

City Alley

Site Plan

Franklin St. Duplexes

Site Address
2511 Franklin St.
Cedar Falls IA, 50613

Owner
Jake Geisler
5373 S. Hudson Rd
Cedar Falls, IA 50613

Zoning: R-2

Proposed Land Use: Residential Duplexes

Building Height
Grade to Peak: 19.5 ft
Grade to Top Sill: 9.5 ft

Setback Requirements
-Front: 25 ft
-Side: 10% of width
-Rear: 30 ft (Exception of 22 ft per Cedar Falls city code Sec. 26-88)

Total Dwelling Units: 4

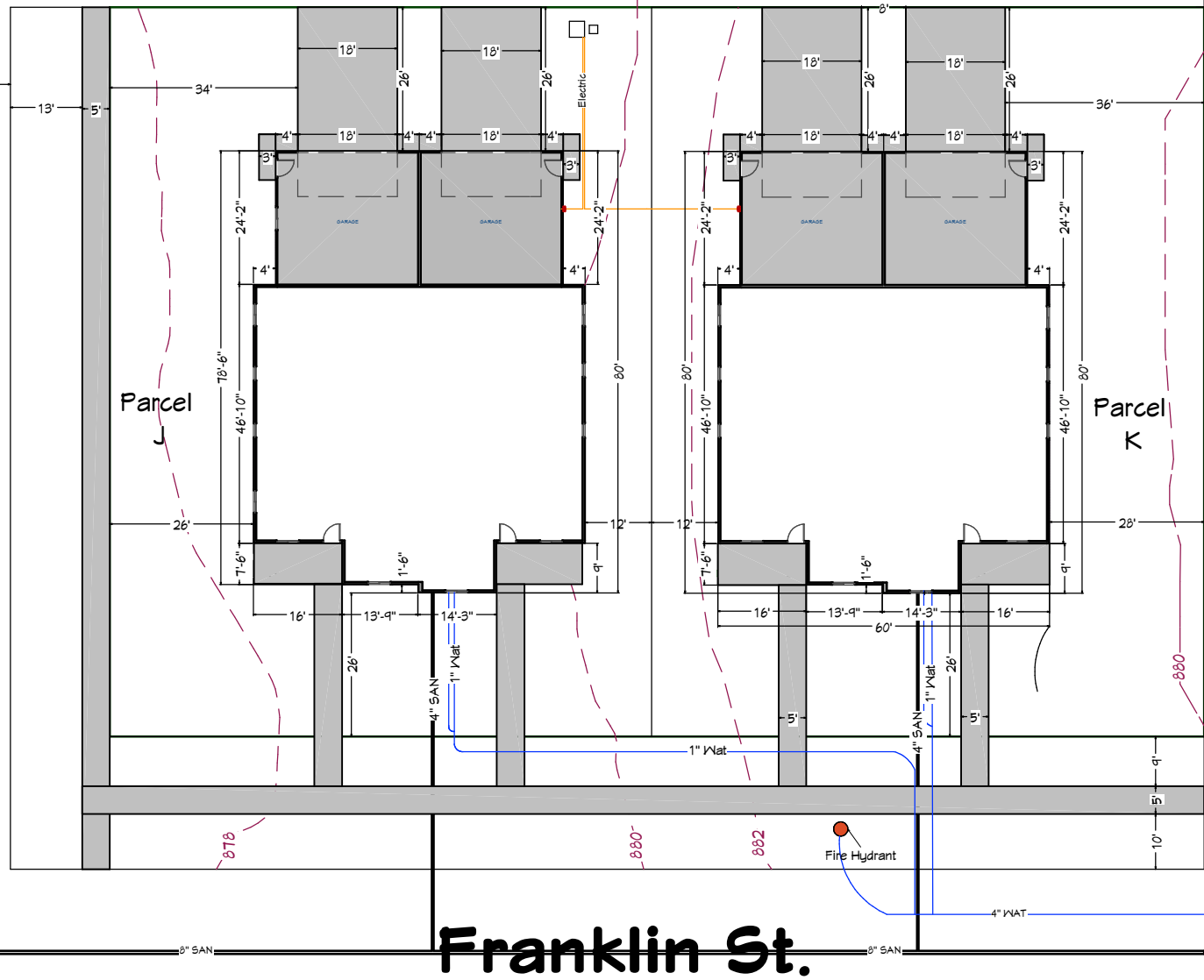
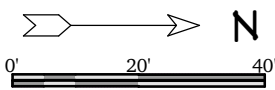
Lot Area Utilization
Parcel K: 13200 SF
- Building Footprint: 4482 SF (34%)
- Pavement and Sidewalks: 1404 SF (10.6%)
- Total Impervious Surface: 5886 SF (45%)
- Vegetative Surfaces: 7314 SF (55.4%)

Parcel J: 12936 SF
- Building Footprint: 4482 SF (34.6%)
- Pavement and Sidewalks: 1404 SF (10.9%)
- Total Impervious Surface: 5886 SF (46%)
- Vegetative Surfaces: 7050 SF (54.5%)

Current Easements: City of Cedar Falls Easements

Parking
- Required Parking: 12 Spaces
- Provided Spaces: 16 Spaces

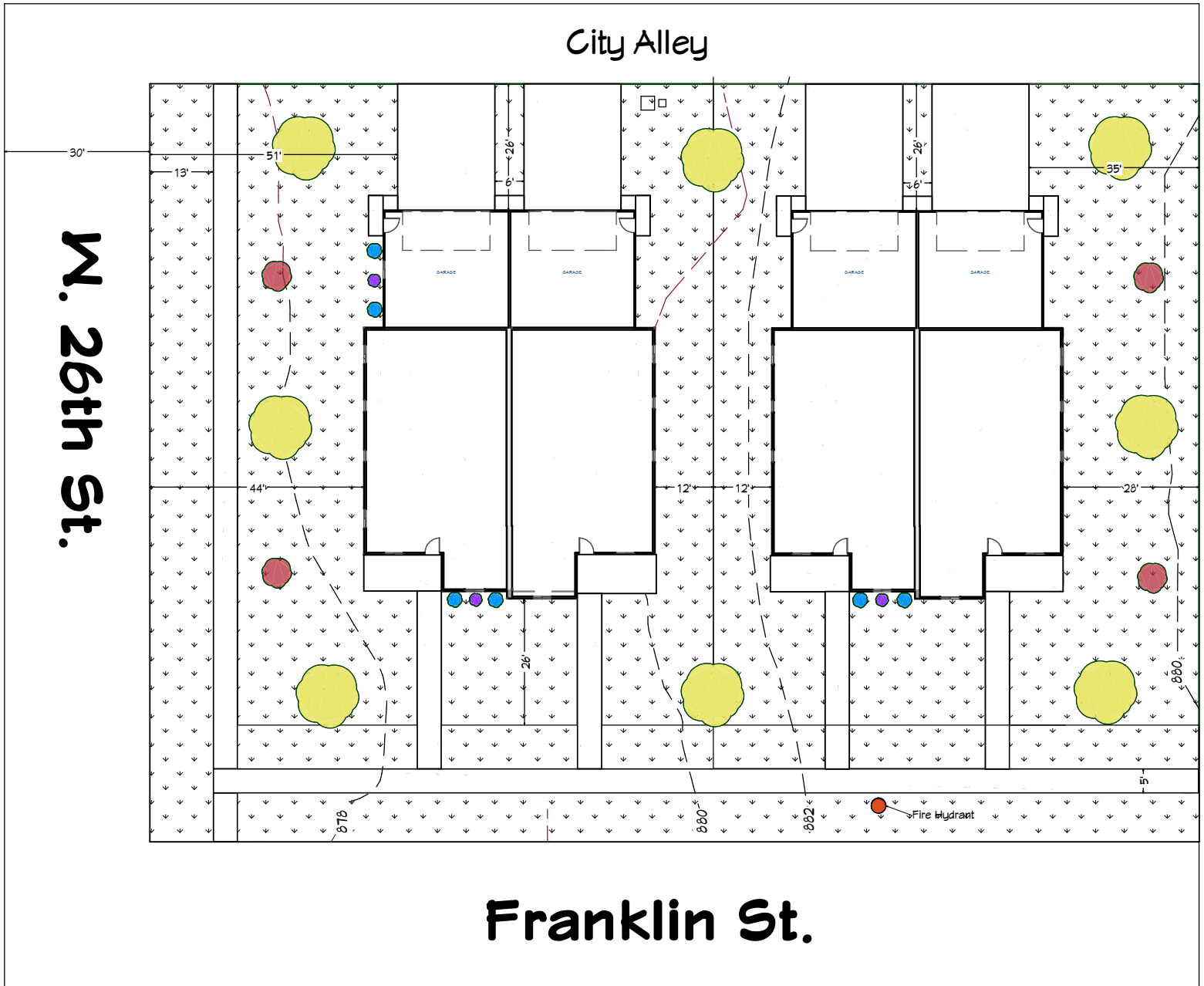
Concrete Surfaces



Franklin St.

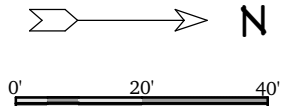
Landscaping Plan

Item 4.



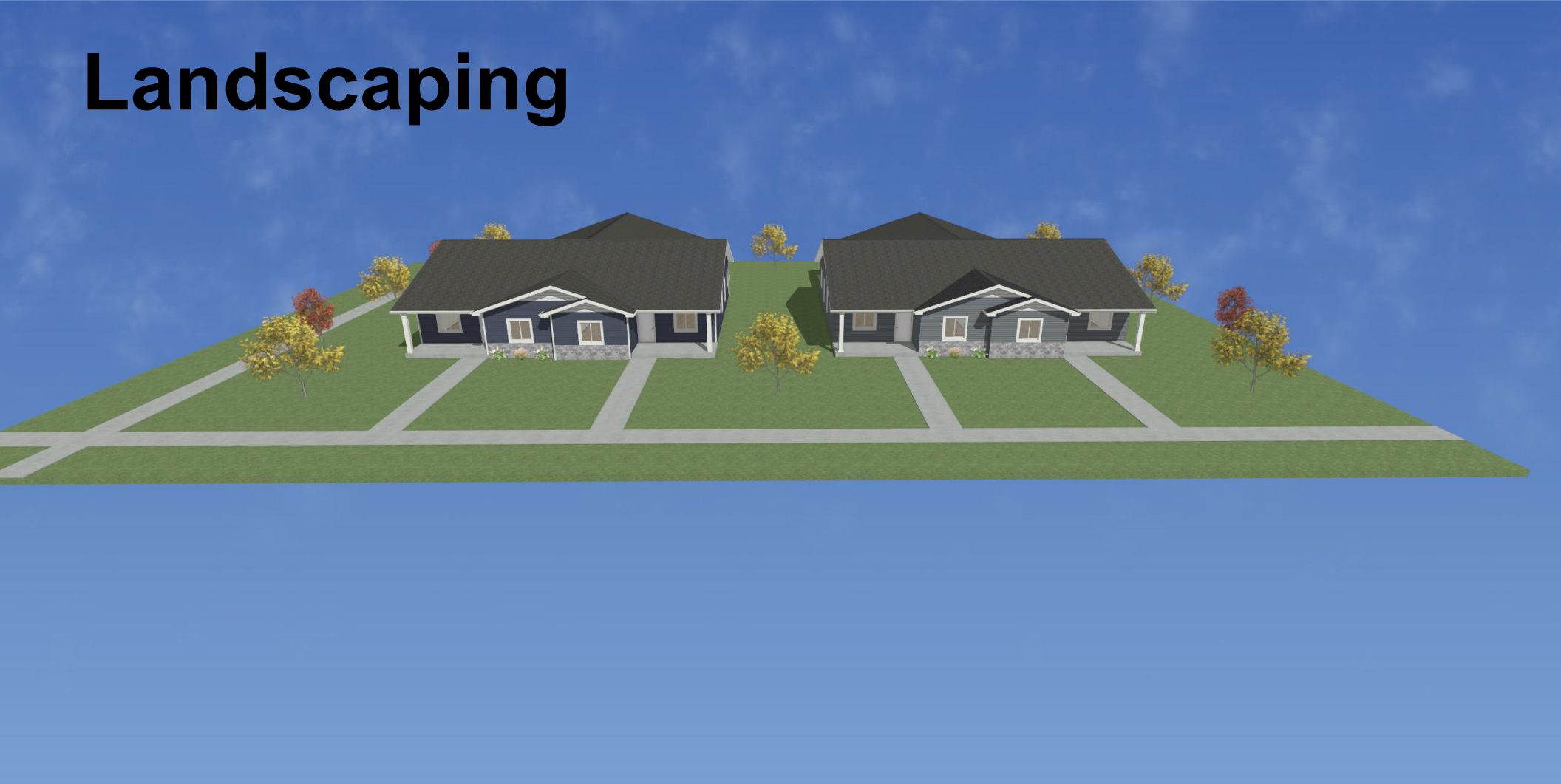
Description	Size	Quantity	Points	Total
New Imperial Honey Locust	2"	8	80	640
New Autumn Blaze Maple	2"	4	80	320
New Hydrangea	#5	6	10	60
New Spirea	#5	3	10	30
Required Points: 1045.44 (26,136 SF x .04 points/SF)			Total Points:	1050

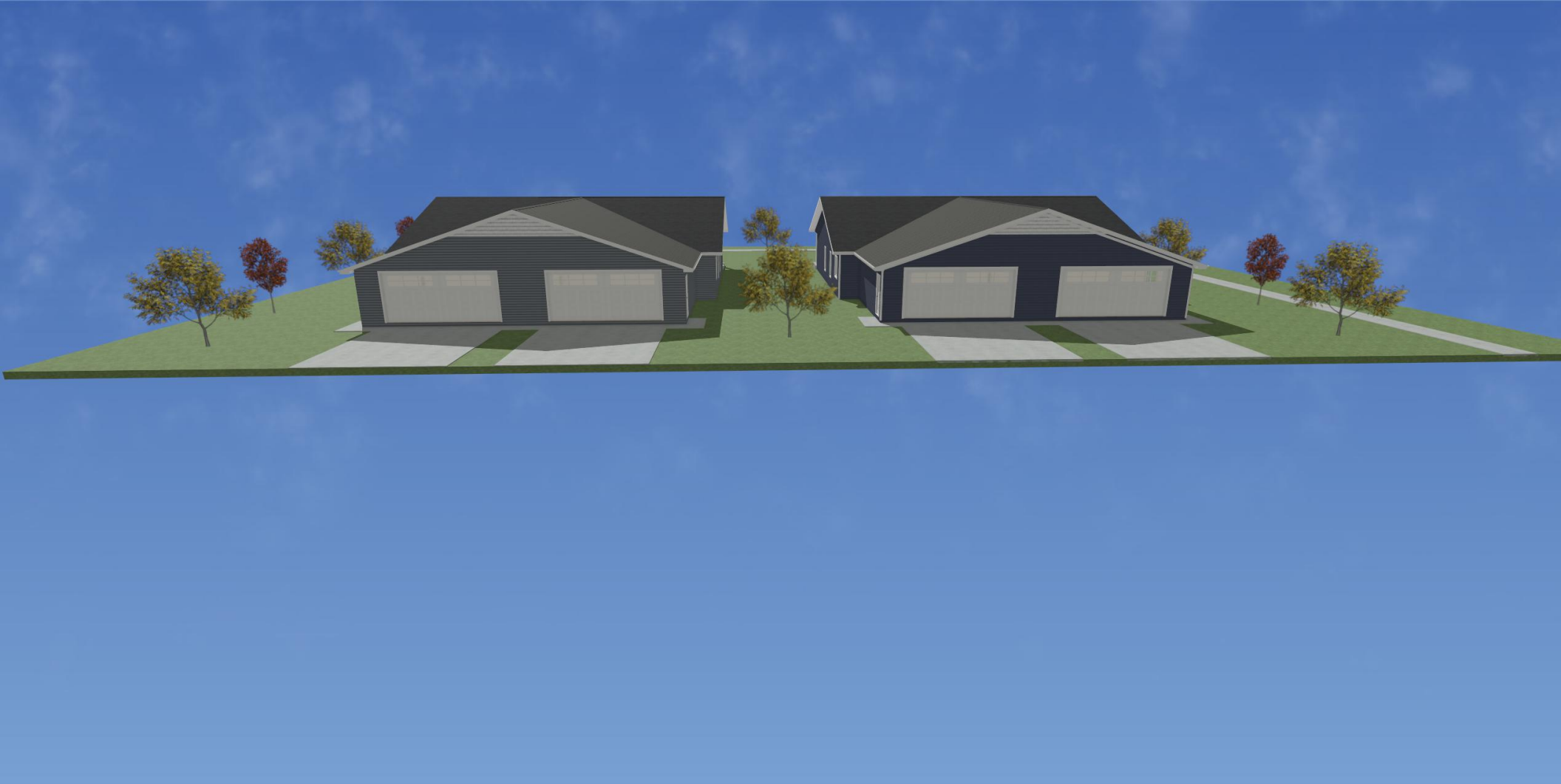
- Plant Maturity**
- Imperial Honeylocust
-35 ft height
-30 ft spread
 - Autumn Blaze Maple
-40 ft height
-30 ft spread
 - Hydrangeas
-4' x 4'
 - Spirea
-3' x 3'

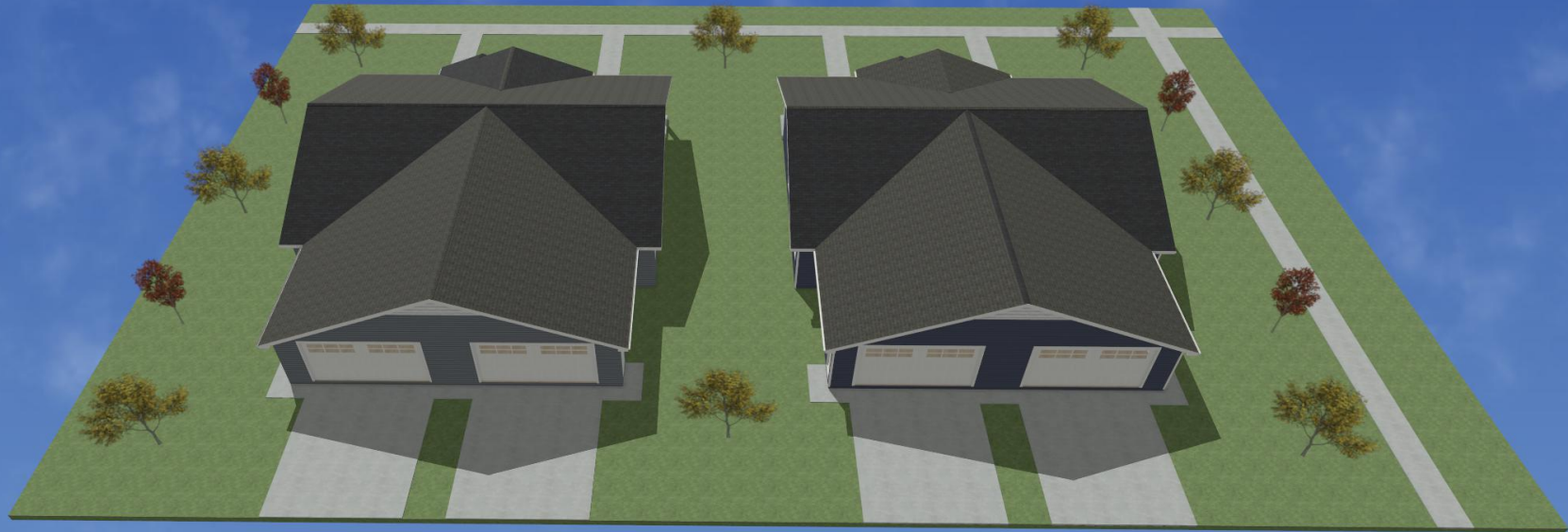


Open Space Calculation
- 14,264 SF

Landscaping



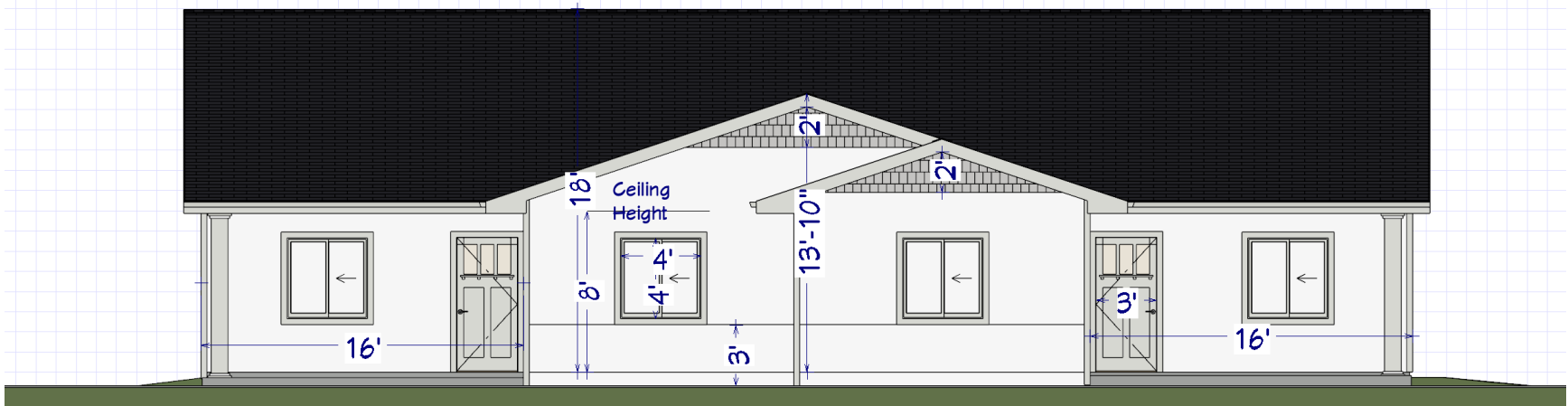
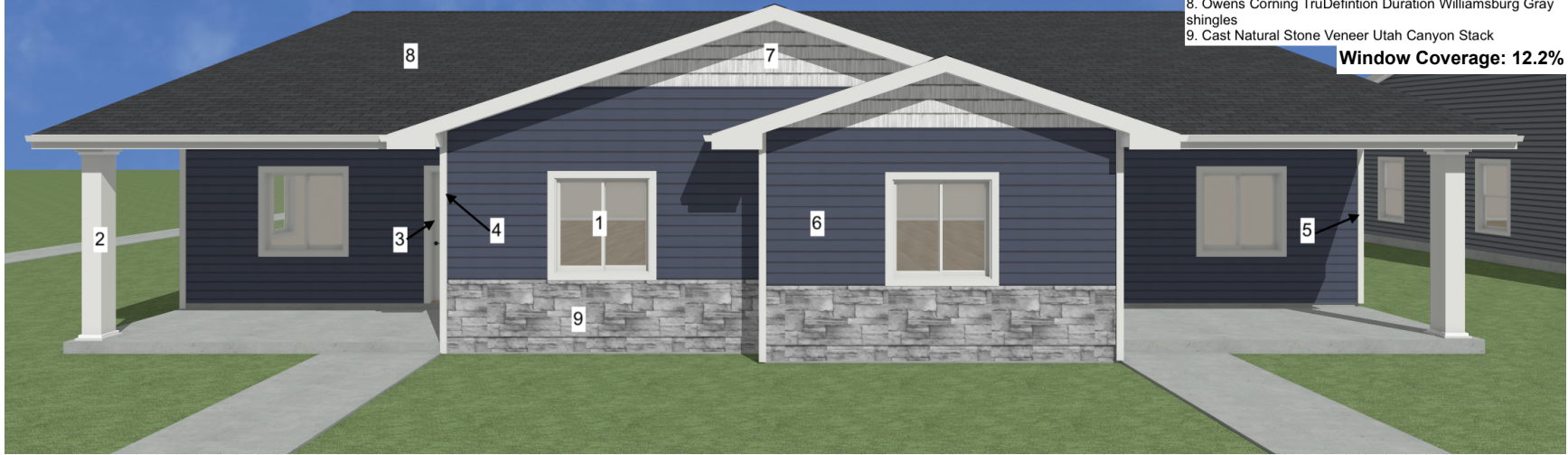




Franklin Street Facade

- 1. JELD-WEN Better Series 48" x 48" Vinyl Siding Window
- 2. 5" x 5" white Vinyl Square Column Porch Post
- 3. MasterCraft 36" x 80" white 6 panel door
- 4. 3" x 3" white PVC Trimboards for corner boards adjacent to stone
- 5. Certainteed Outside Colonial White Woodgrain Corner Post, 3" x 3", Vinyl
- 6. Certainteed Monogram 46 Midnight Blue Vinyl Siding
- 7. Certainteed Cedar Impressions Double 7" rough split shakes Colonial White
- 8. Owens Corning TruDefinition Duration Williamsburg Gray shingles
- 9. Cast Natural Stone Veneer Utah Canyon Stack

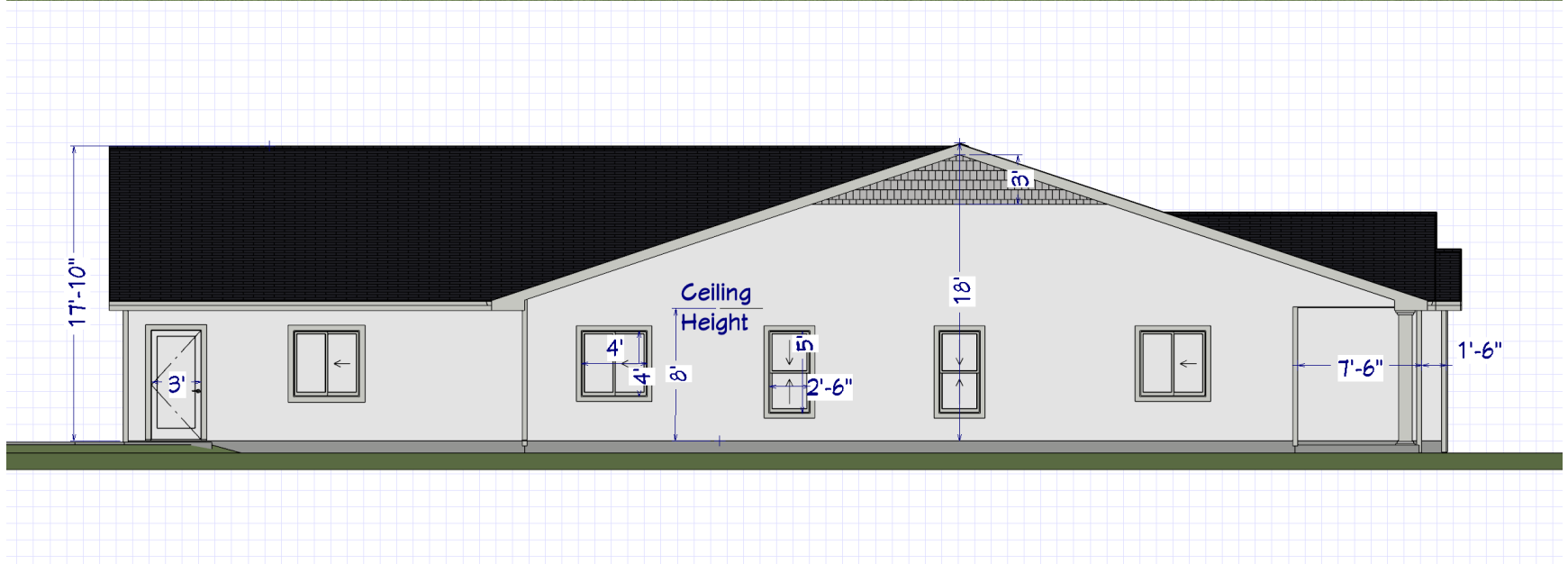
Window Coverage: 12.2%

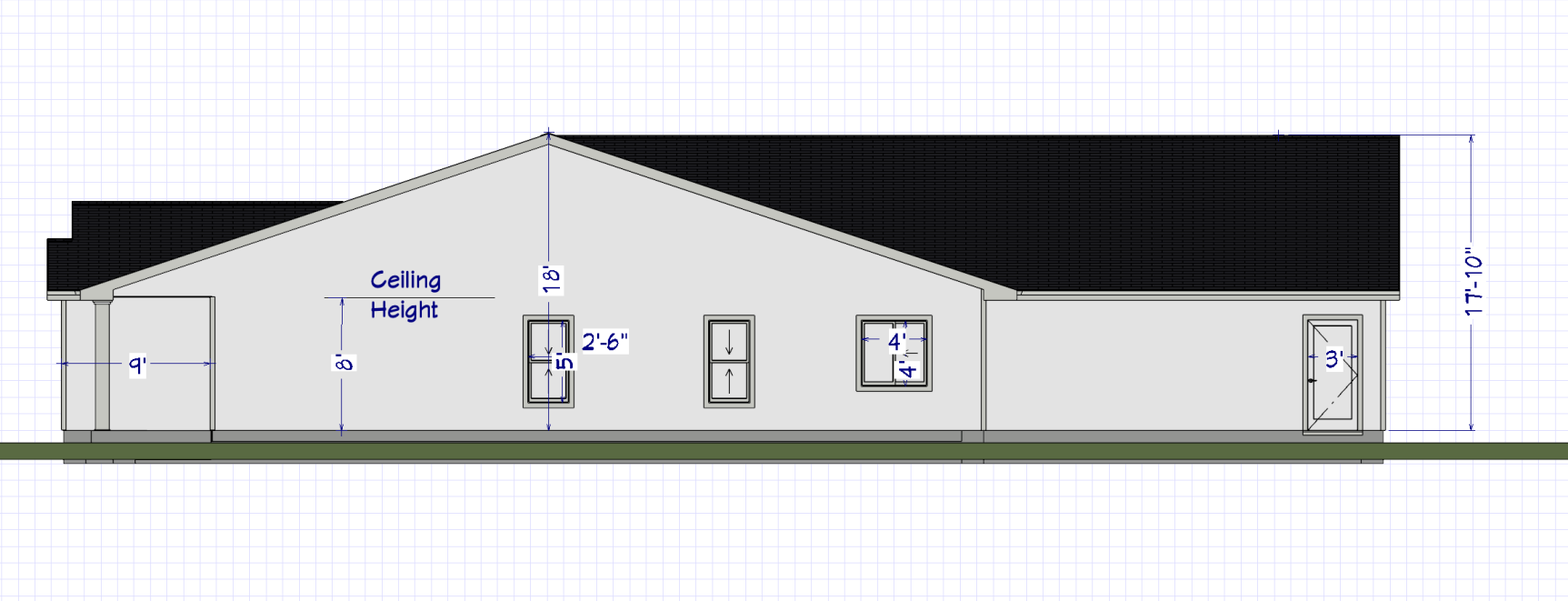
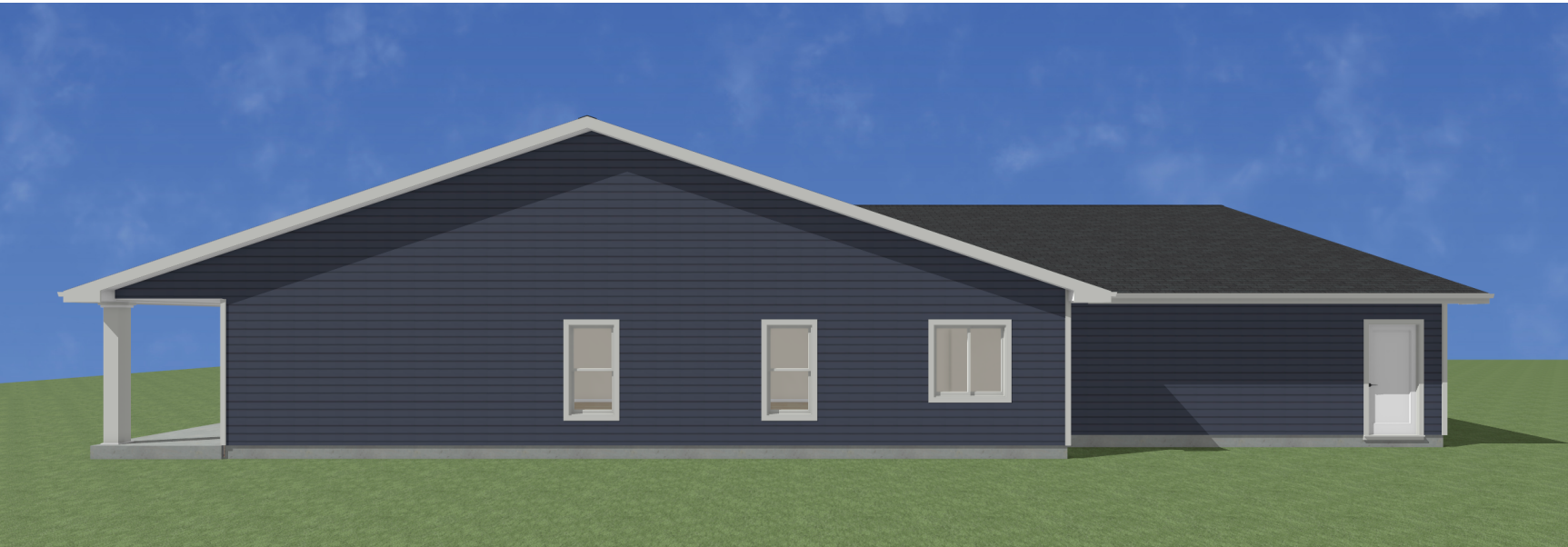


26th Street Facade

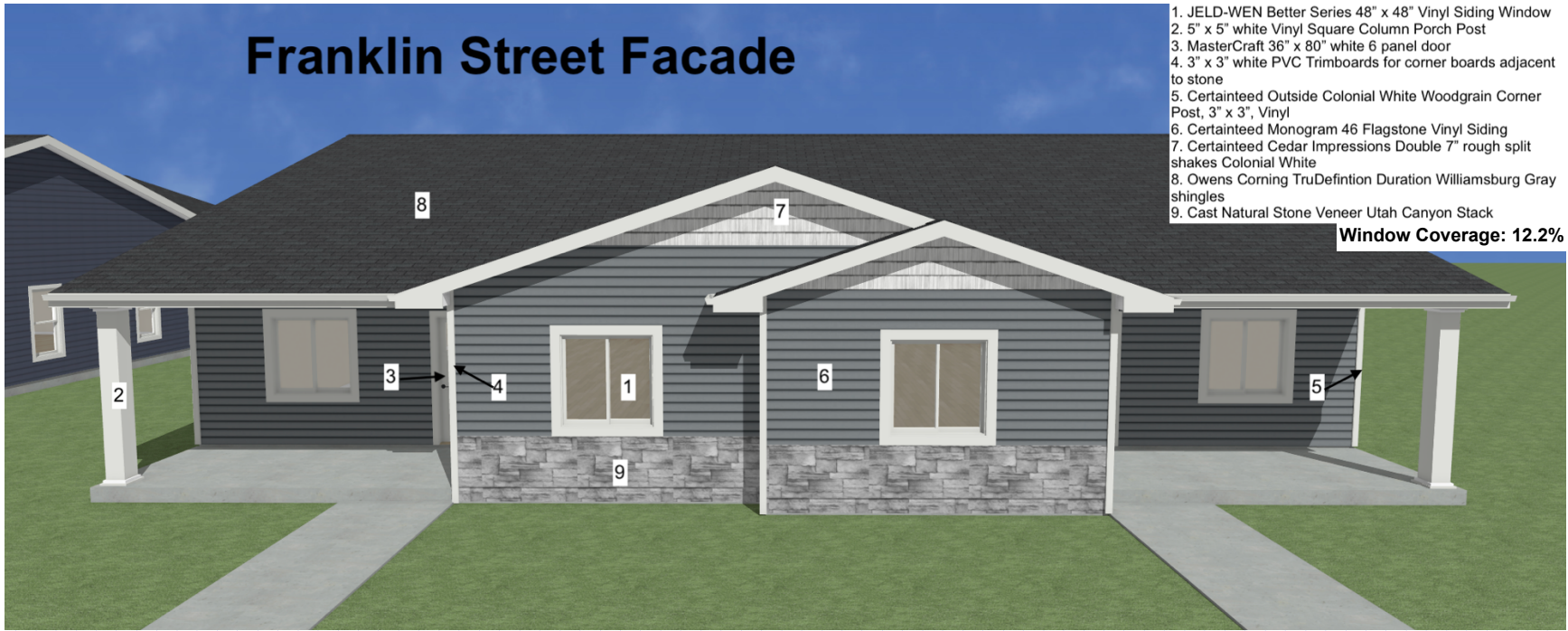
- 1. JELD-WEN Better Series 48" x 48" Vinyl Siding Window
- 2. JELD-WEN Better Series 30" x 60" Vinyl Single Hung Window
- 3. MasterCraft 36" x 80" white 6 panel door
- 4. Owens Corning TruDefinition Duration Williamsburg Gray shingles
- 5. CertainTeed Outside Colonial White Woodgrain Corner Post, 3" x 3", Vinyl
- 6. CertainTeed Monogram 46 Midnight Blue Vinyl Siding
- 7. CertainTeed Cedar Impressions Double 7" rough split shakes Colonial White

Window Coverage: 8.5%



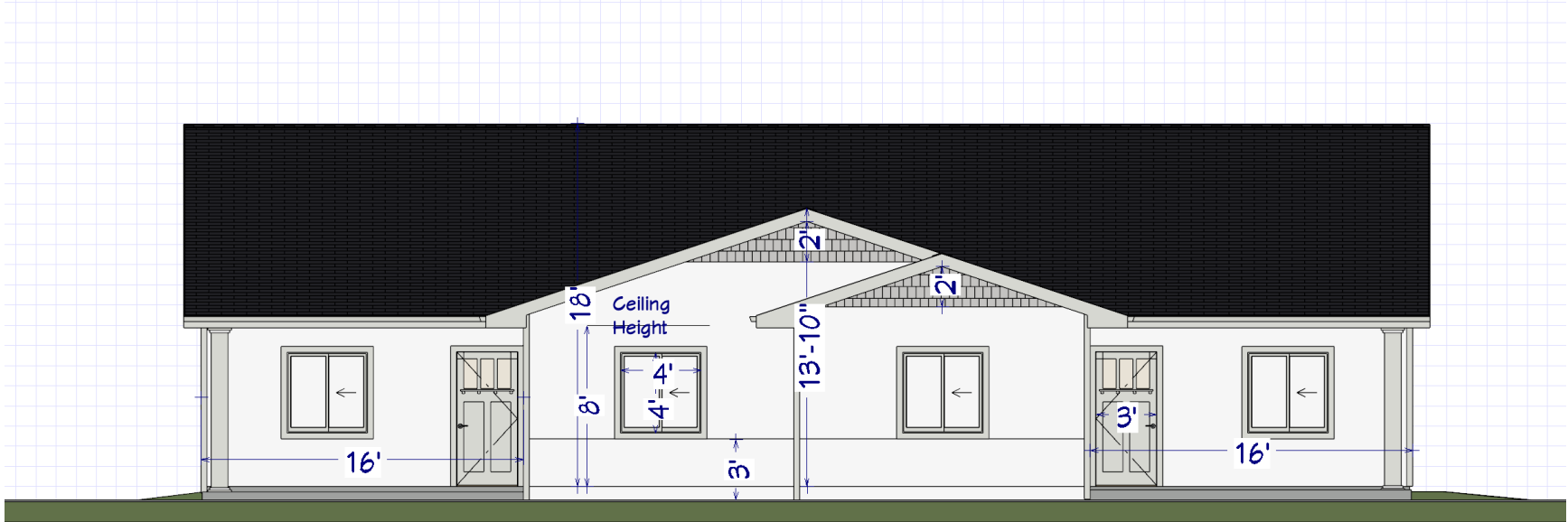


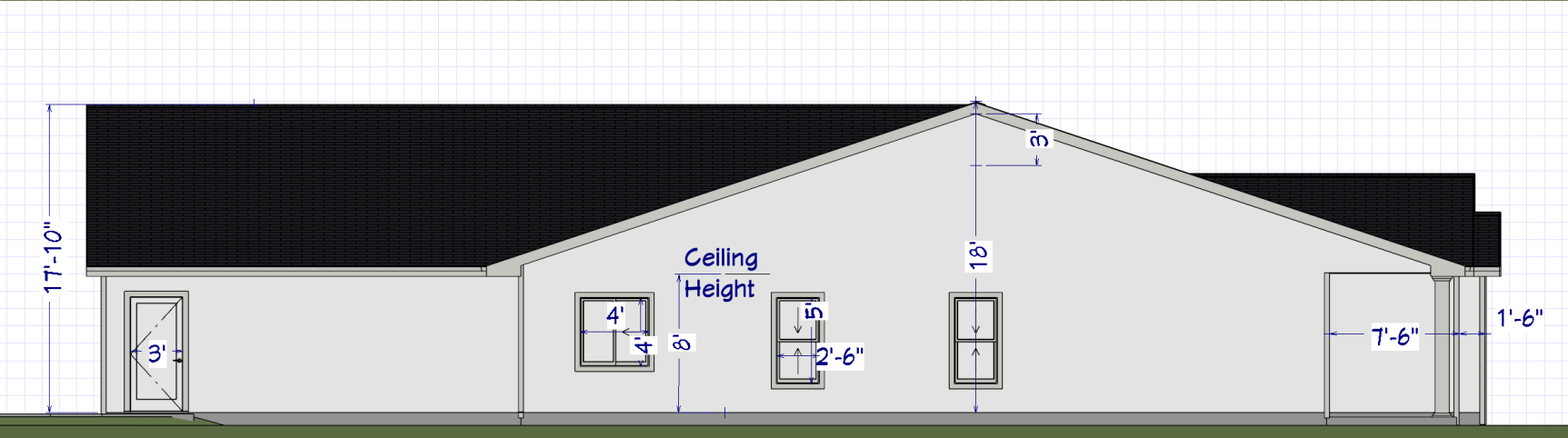
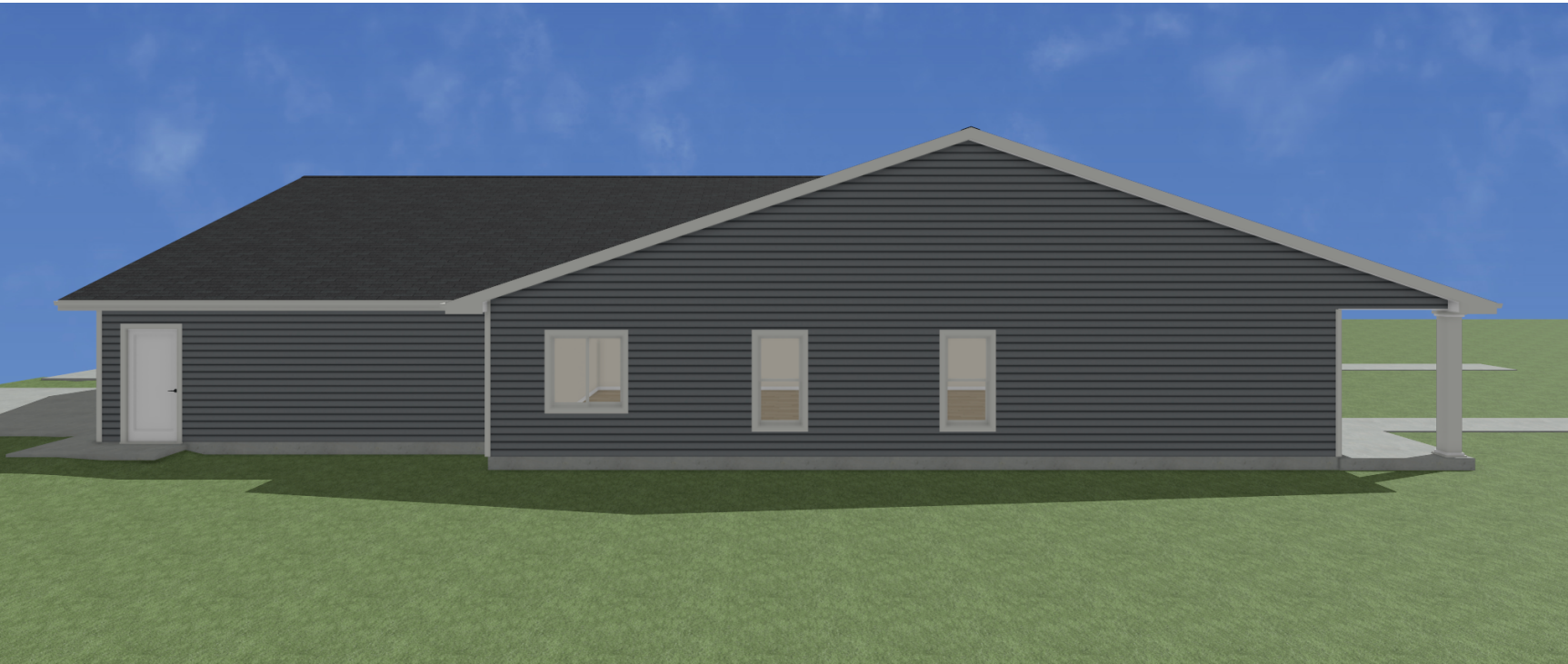
Franklin Street Facade

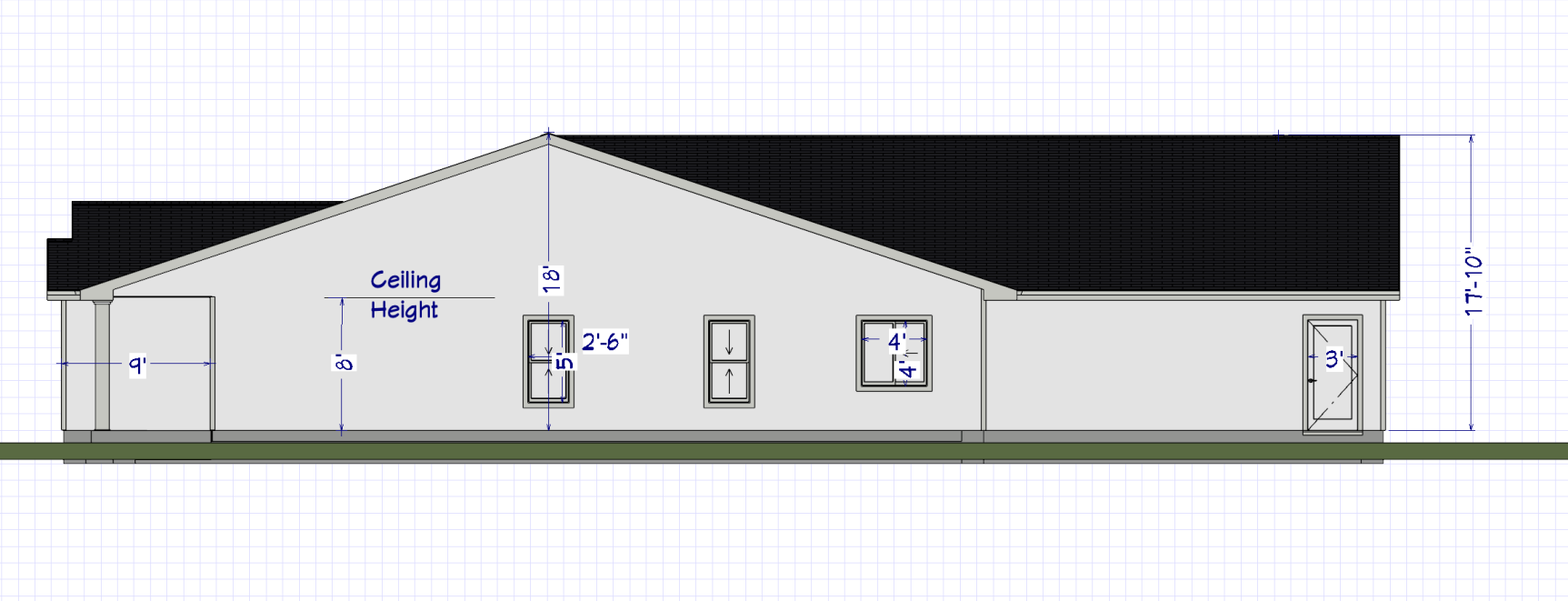


- 1. JELD-WEN Better Series 48" x 48" Vinyl Siding Window
- 2. 5" x 5" white Vinyl Square Column Porch Post
- 3. MasterCraft 36" x 80" white 6 panel door
- 4. 3" x 3" white PVC Trimboards for corner boards adjacent to stone
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- 6. Certaineed Monogram 46 Flagstone Vinyl Siding
- 7. Certaineed Cedar Impressions Double 7" rough split shakes Colonial White
- 8. Owens Corning TruDefintion Duration Williamsburg Gray shingles
- 9. Cast Natural Stone Veneer Utah Canyon Stack

Window Coverage: 12.2%

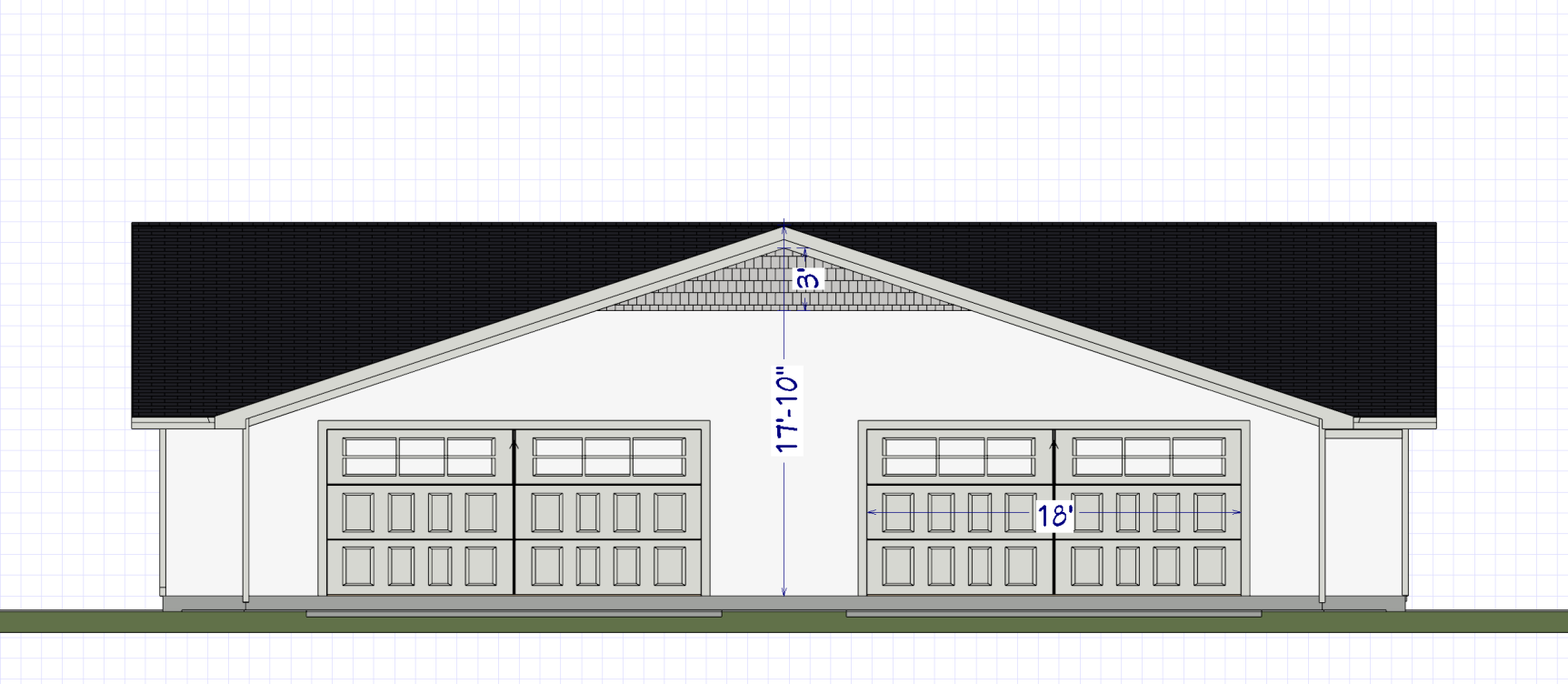
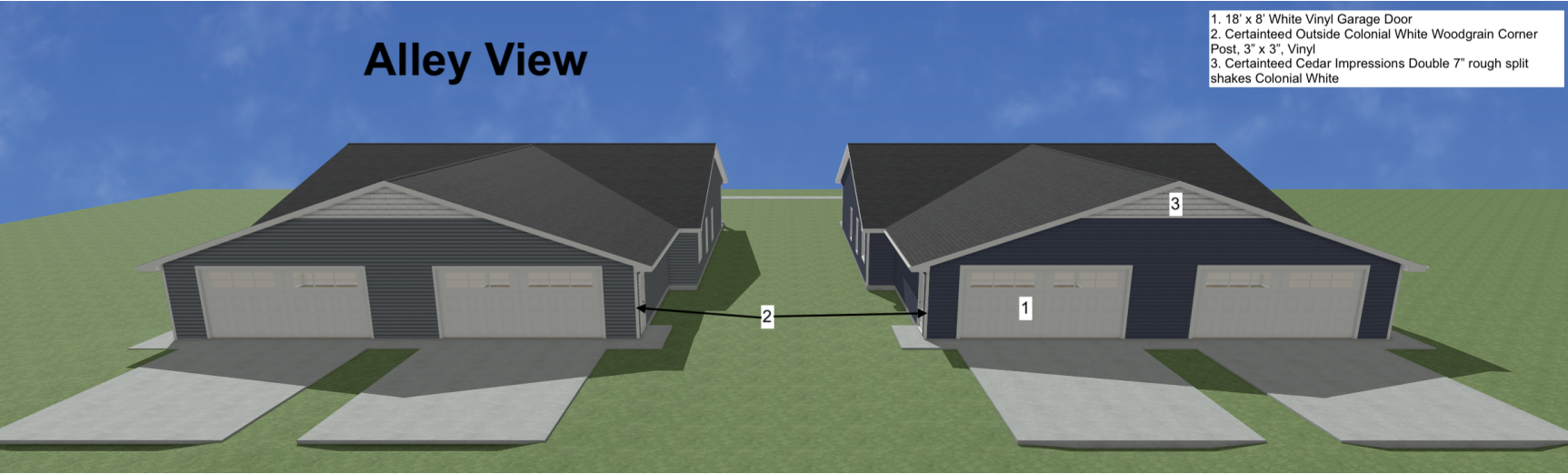






Alley View

- 1. 18' x 8' White Vinyl Garage Door
- 2. Certainteed Outside Colonial White Woodgrain Corner Post, 3" x 3", Vinyl
- 3. Certainteed Cedar Impressions Double 7" rough split shakes Colonial White



Character of the Neighborhood

All neighboring properties have some type of horizontal siding. A couple of the houses have a stone or brick element incorporated into the design. The roof pitches as vary throughout the neighborhood with multiple low pitch roofs as well as a couple steep. There is also a mixture of ranch and two-story homes. None of the houses have frieze boards or corner boards.



Proposed Work and Land Use

I am proposing to construct two duplexes with nearly identical floorplans on two neighboring lots on Franklin St. Parcel K currently has a 4-bedroom house (registered rental) and detached garage on it that would need to be torn down prior to construction. Both proposed duplexes have 3034 SQ FT of living space (1517 SQFT/Unit). Each Unit consists of 3 bedrooms and 2 bathrooms as well as an attached 2 stall garage that is accessed from the alley. Each unit will have large 16' x 6' covered front porches on opposite sides of the duplex designating front access to each unit. In addition to the buildings themselves there will be a new 5 ft wide city sidewalk added which will connect at the corner of 26th and Franklin, where city sidewalk is currently absent. New landscaping will be composed of 12 new overstory trees and 9 shrubs which will be added to increase curb appeal and meet the college hill neighborhood landscaping standards.

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