



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, DECEMBER 08, 2021
5:30 PM AT CITY HALL AND VIA VIDEO CONFERENCE**

The City is providing in-person and electronic options for this meeting and encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

The meeting will be accessible via video conference and the public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 and when prompted, enter the meeting ID (access code) 886 2008 9534.
- b) iPhone one-tap: +13126266799,,88620089534# or +19292056099,,88620089534#
- c) Join via smartphone or computer using this link: <https://us02web.zoom.us/j/88620089534>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dlEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

Call to Order and Roll Call

Approval of Minutes

- 1. Planning and Zoning Commission Regular Meeting Minutes of November 10, 2021

Public Comments

Old Business - None

New Business

- 2. **College Hill Design Review for Kwik Trip Remodel at 2019 College St. (DR21-009)**
Location: 2019 College Street
Owners: Kwik Trip
Applicant: Chris Nutini, Kwik Trip Store Engineering
Previous discussion: None
Recommendation: *Approval, with conditions*
P&Z Action: *Review and make a recommendation to City Council*

- 3. **Preliminary Plat for Cedar Falls West Viking Road Industrial Park, Phase V (PP21-007)**
Location: 200 acres of land located south of West Viking Road and east of South Union Road; west of the existing West Viking Road Industrial Park.
Owners: City of Cedar Falls
Applicant: Eric Cannon and Lindsay Beaman, Snyder & Associates
Previous discussion: None
Recommendation: *Introduction and Discussion*
P&Z Action: *Discuss and continue to the next meeting*

Commission Updates

Adjournment

Reminders:

- * December 22, 2021 and January 12, 2022 - Planning & Zoning Commission Meetings
- * December 20, 2021 and January 3, 2022 - City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
November 10, 2021
In person and via videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on November 10, 2021 at 5:30 p.m. at City Hall and via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul. Karen Howard, Planning & Community Services Manager, and Chris Sevy, Planner I, were also present.

- 1.) Chair Leeper introduced 3 new Commissioners: Crisman, Grybovych, and Moser. He noted the Minutes from the October 27, 2021 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays. Mr. Larson stated that he will be recusing himself from the remaining cases on the agenda and will therefore leave the meeting.

- 2.) The first item of business was the preliminary and final plats for Creekside Luxury Condos. Chair Leeper introduced the item and Mr. Sevy provided background information. He explained that the petitioner is proposing to create one large developable parcel by combining four lots from two existing subdivisions. He explained that the petitioner's intent is to develop the property with six, twelve-plex condominium buildings that will be owner-occupied. The property recently went through the rezoning process from C-1, Commercial to RP-Residential and is located on 6.38 acres of land. He discussed the easement changes that would need to be made as well as the building lines around the property. Setback requirements are met. A small tract at the corner of Cedar Heights Drive and Valley High Drive is being dedicated to the City for public ROW as part of the platting process. The developer will be constructing sidewalk on that dedicated portion. Staff recommends approval subject to comments or direction from the Commission and conformance to staff recommendations and technical requirements.

Mr. Holst made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved with 7 ayes (Crisman, Hartley, Holst, Leeper, Lynch, Moser and Saul), 0 nays and 2 abstentions (Grybovych and Larson).

- 3.) The next item for consideration by the Commission was a site plan for the Creekside Luxury Condos. Chair Leeper introduced the item and Mr. Sevy provided background information. He explained that site plan conforms substantially to the approved Master Plan. He explained that the buildings are set back appropriately and placed exactly as in the Master Plan as well. Requirements regarding access points and density have been met. Since stormwater drainage has been a topic of interest in the neighborhood, he described in more detail how it will be managed to direct the run-off toward detention basins along Cedar Heights Drive, which should significantly improve the situation versus the sheet flow run-off that is happening now from the undeveloped site. The developer has also modified the phasing plan, per the neighbors' request, to include completion of the entirety of the berm along the west property line in the first phase of the project. However, the landscaping on the berm will be completed in three phases as the site develops as originally proposed. The landscape plan, elevations and materials, and signage plans all meet City requirements. The stormwater management plan has been approved by the Engineering department and the flooding issue identified by

neighbors is anticipated to be significantly improved. A rendering of the plan was provided. Staff recommends approval subject to any comments or direction from the Commission and conformance with all staff recommendations and technical comments.

Dan Levi, Levi Architecture, 1009 Technology Parkway (project architect), explained that the developer has been working on this with the city staff and neighbors for some time to vet out any concerns and work out any issues.

John Lane, 3909 Legacy Lane, stated that he met with Mr. Sevy recently and most of his questions were answered at that time. He asked for clarification that once the site plan is approved no changes can be made by the developer. The Commission confirmed that was the case.

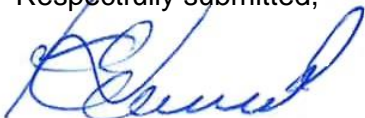
Ms. Lynch expressed her support for the project. Mr. Holst stated that his biggest concern was with the drainage and feels that constructing the berm in the 1st phase will be helpful. Mr. Leeper thanked the neighbors and the developer for working together to make it a better project.

Ms. Lynch made a motion to approve the item. Ms. Saul seconded the motion. The motion was approved with 7 ayes (Crisman, Hartley, Holst, Leeper, Lynch, Moser and Saul), 0 nays and 2 abstentions (Grybovych and Larson).

- 4.) As there were no further comments, Ms. Lynch made a motion to adjourn. Mr. Holst seconded the motion. The motion was approved unanimously with 8 ayes (Crisman, Grybovych, Hartley, Holst, Leeper, Lynch, Moser and Saul), and 0 nays.

The meeting adjourned at 5:49 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
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Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Jaydevsinh Atodaria (JD), City Planner I
DATE: December 3, 2021
SUBJECT: Façade and signage updates in the College Hill Neighborhood Overlay District

REQUEST: Request to approve College Hill Neighborhood Overlay District design review application for exterior remodel work at 2019 College Street (#DR21-009)

PETITIONER: Owner: Kwik Trip

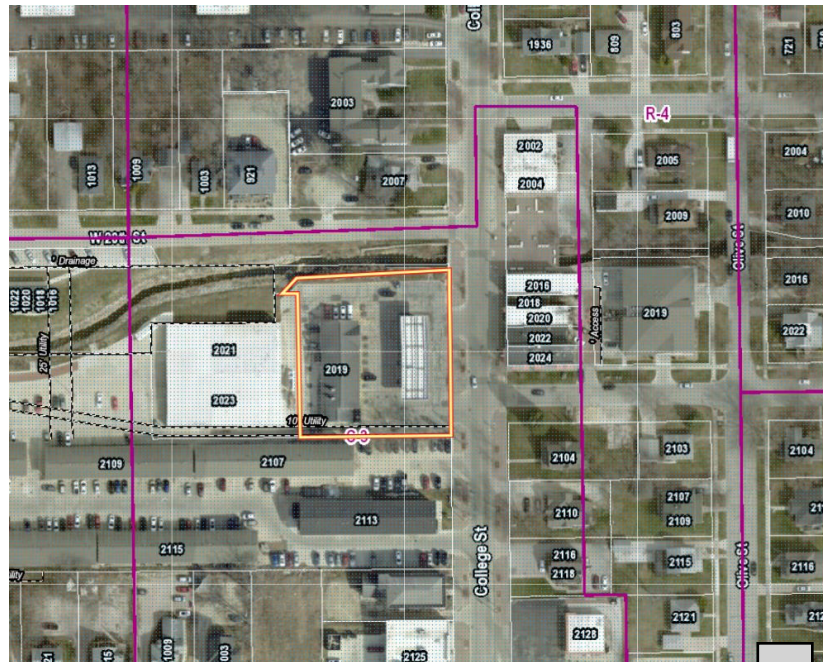
LOCATION: 2019 College Street

PROPOSAL

This request involves a proposal for site redevelopment /exterior remodels at 2019 College Street. The applicant is proposing to update exterior façade elements, including updating the gas canopy, and signage. The property is located in the College Hill Neighborhood Overlay Zoning District and a review by the Planning and Zoning Commission and City Council is required for making substantial improvements on the property in the district.

BACKGROUND

The College Hill Neighborhood Overlay District was established for the preservation of neighborhood character and the stabilization of its neighborhoods after a long history of changes and updates to properties that typically increased occupancies and detracted from the original intent of those properties and neighborhoods. This trend and the establishment of the Overlay called for more scrutiny when reviewing changes that may affect the character of the neighborhood. See the location map on the side for reference, the highlighted property in yellow boundary is the project site in discussion.



The subject property is located within the C-3, Commercial Zoning and the College Hill Neighborhood Overlay Zoning District (Section 26-181). The Overlay Zoning District intends to develop business district and residential districts in an orderly manner and one that complements the University of Northern Iowa campus, promotes community vitality and safety. As per code, modification of the exterior appearance of the structure, façade improvements, changes, routine repair and replacement of existing siding, new signage, etc. are termed as a substantial improvement. A substantial improvement requires review and approval by the Planning and Zoning Commission and the City Council. The criterion listed in the Overlay requires that the following be considered in this design review: neighborhood character, building materials, façade details, renderings, signage and other provisions as applicable in the code.

The subject property has been a gas station since 1994 and will continue being operational as a gas station, which is an allowed use as per zoning district, no new use is being proposed. The petitioner/owner of the property at 2019 College Street is proposing to upgrade exterior finishes at this location including updating the building façade, replacing fascia, gutters, soffits, updating gas canopy with new signage, updating fuel dispensers color, etc. to align the store's looks with older legacy store's looks and the goal of the franchise.

The city staff notes that the focus for this case is to review the proposed building design updates including façade changes, canopy signage and preservation of neighborhood character aspect of design review. A façade renovation or substantial improvements that substantially alter the exterior appearance or character of the structure shall require review and approval by the Planning and Zoning Commission and City Council.

ANALYSIS

With the submitted design review application, the applicant is planning to make the following updates on the property:

- Remove the White Vinyl Siding and Red Brick Wainscot and replace it with a brick product on the front, visible sides and corners of the store. And the non-visible/backside of the building will be turned into a burgundy vinyl siding.
- Visible gables will be replaced with stucco in a tan finish.
- Replace the fascia, gutters, and soffit on the store.
- Upgrade soffit lighting with LED fixtures.
- Gas canopy is proposed to have new tan metal fascia panels and red LED stripe installed on it.
- New gas canopy sign and lighting.
- Fuel dispensers will also get new a look with a new red wrap on it.

Above listed changes are proposed as it is desired with upper management of "Kwik Trip" to align older legacy stores look with that of new/remodeled stores. The illustrations below would be useful to analyze existing and proposed scenarios for the project. With the nature of the proposed project, the following areas of design review sections were analyzed:



Architectural Character:

The architectural character of the building or materials and textures on the buildings are compatible with those of primary design elements on site. Brick façade is proposed on three sides of the building and the backside of the building will have burgundy vinyl siding. Visible gables on the building will be replaced with stucco in a tan finish to complement the overall look of the building. As per the proposal, the roof is not being altered or refinished but the fascia, gutters and soffits will be replaced with new ones. Overall, the proposed ideas will enhance the look of the overall site and also enhance the character of the building and will be an improvement in quality of existing materials.

Building entrances:

As per the proposal, no new building entries or site entries are being proposed; the idea is to use the existing building and site entries as is. However, the main entrance of the building is being enhanced with visible gables which will be replaced with stucco in a tan finish. Staff finds that the proposed design will enhance the building entry on-site.

Building Scale:

Building scale is not changing as the proposal is about updating the existing façade elements of the building with a newer material pallet and not altering the building footprint. The proposed design does have variations in architectural details, materials and texture, which will be an update to the existing vinyl siding building. Staff finds that the proposed variation will align with the character of buildings in immediate surroundings and will improve the character of the neighborhood.

Building Materials:

For commercial and mixed-use buildings, street-facing facades shall be comprised of at least 30 percent brick, stone or terra cotta. On street-facing facades, a minimum of 70 percent of the ground floor between two and ten feet in height above the ground level shall consist of clear and transparent storefront windows.

The proposed design does have a majority brick finish on the street-facing façade and the side facades to enhance the overall look of the building. With proposed changes in building materials, the applicant will be bringing building closer to compliance, as the applicant is not proposing to add storefront windows which still remain non-compliant with code. Staff finds that

the proposal does not include any building alteration but more of updating façade materials, therefore finds the proposal to be more reasonable. The applicant has managed to update the existing façade with a brick finish on three visible sides of the building, wherein a brick finish does wrap around the corners to the alternate material side of the building as stated in the code. Overall, staff finds that proposed building material finishes will enhance the overall look of the building, bring building closer to compliance and improve the character of the area.

Gas Canopy and Canopy Sign:

Part of proposal includes updating existing canopy siding with red and blue vinyl stripes with new tan metal fascia panels and red LED stripe for branding purposes. The new 8 inches LED strip and channel letters will be lighted. City staff finds that the proposed red LED strip in the periphery of the gas canopy would be a nuisance for surrounding residents, as most of the adjacent areas are residential in nature and the area east of the site along College Street has residential units above commercial storefronts on the main level that would be directly affected by the LED lighting. City staff finds that the proposed look is more appropriate for highway or peripheral areas of the city and is not appropriate within a neighborhood context. Staff suggests finding alternatives such as adding a red band with no illumination which would respect the new branding and character of the College Hill Neighborhood without the nuisance effect. The proposal also includes updating new red wrap on fuel dispensers that would match the new theme of the store/franchise, which would be a good way to enhance the site.

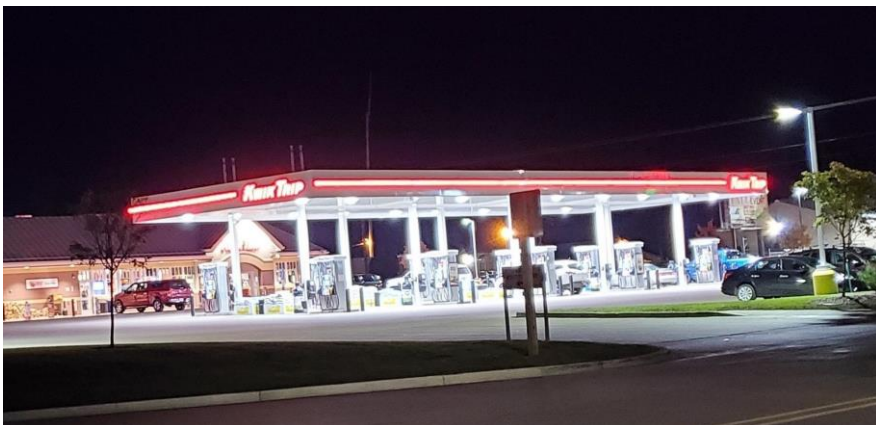
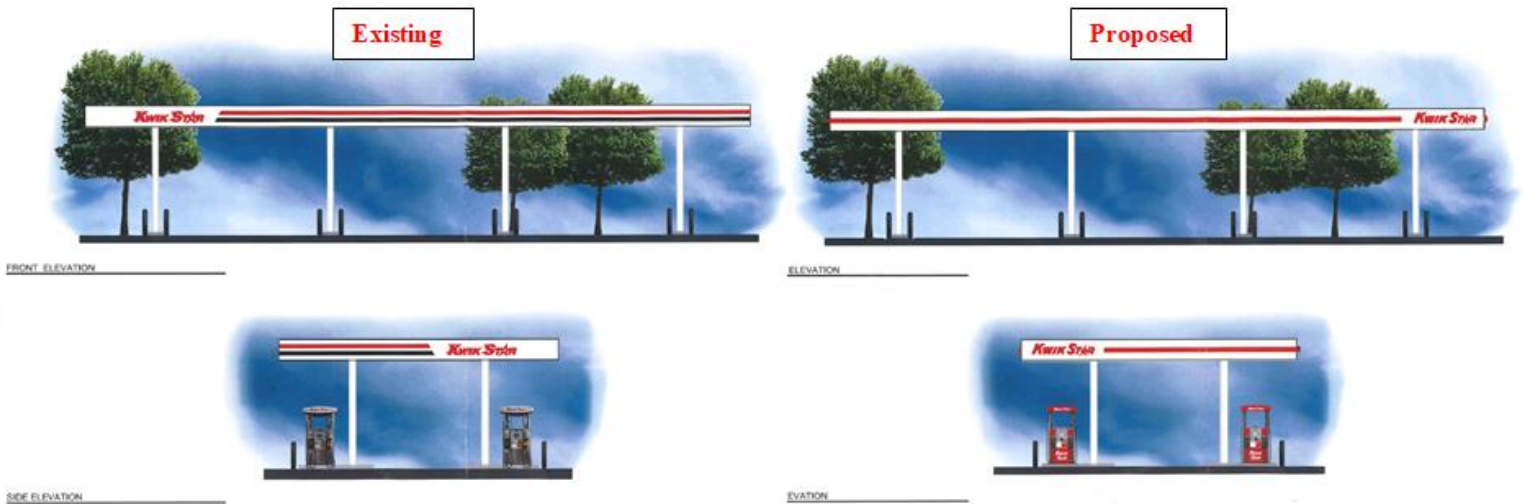


Image to left shows the impression of the gas canopy in the nighttime. The picture depicts that the Red LED strip on the gas canopy might create nuisance if the site is surrounded by residential uses like College Hill Neighborhood. Generally, gas canopies tend to be overly lit, as the intent is to get a customer from a distant. With addition of LED strip on gas canopy will further lead to more lighting on site creating nuisance.

Also sign code states that the sign should be located in a manner that it is downcast on site and is not illuminating towards neighboring properties.

Overall, staff finds that the improvements proposed would enhance the overall look of the site but the LED strip on the gas canopy needs to be replaced with a red vinyl band or red color band without any illumination to preserve the character of the College Hill Neighborhood and more importantly to prevent nuisance light. City staff notes that separate sign permits will be required to review and approve gas canopy signage.

TECHNICAL COMMENTS

Notification of this case was sent to adjacent property owners on 12/01/2021. Staff suggests finding non-illuminating alternatives to Red LED strip on the gas canopy to preserve the character of the neighborhood. Staff notes that the applicant will have to apply for required building permit and sign permit to make necessary changes as per the proposal on site. Permits will be approved and released, once we get approval from both Planning and Zoning Commission and City Council.

STAFF RECOMMENDATION

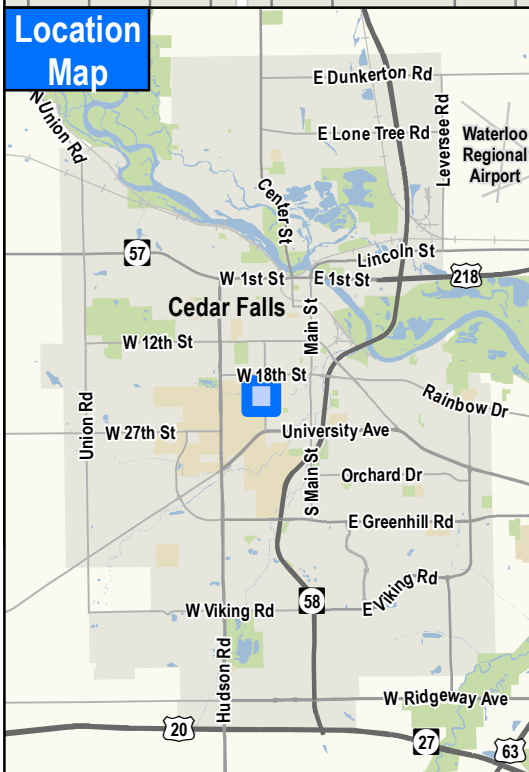
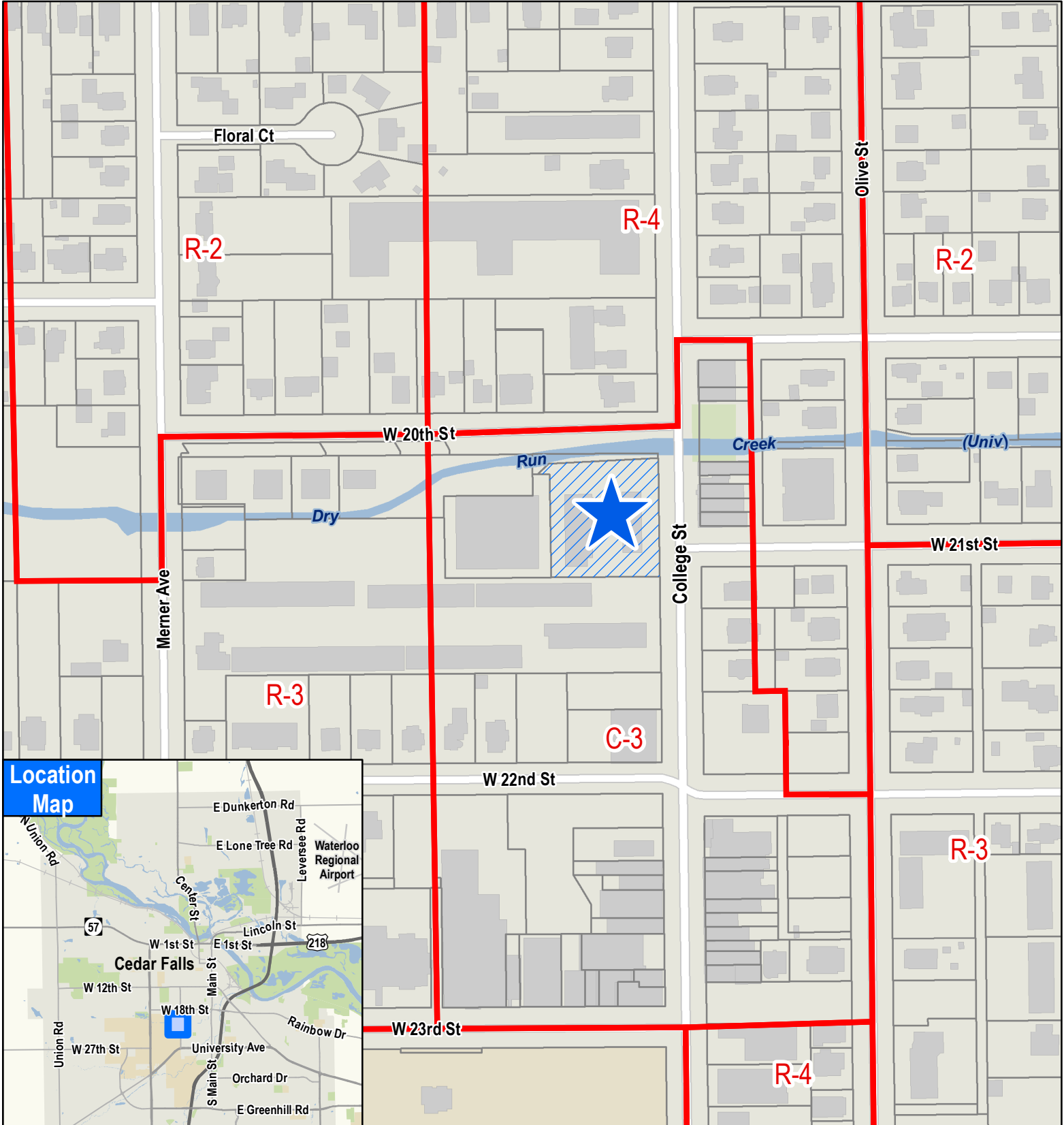
Staff recommends approval of the submitted College Hill Neighborhood application for updating façade materials, gas canopy and signage for Kwik trip at 2019 College Street provided that the LED light strip is removed from the design of the canopy.

Attachments:

Existing Building design elements
Proposed building design elements
Letter of Intent

Cedar Falls Planning and Zoning Commission December 8, 2021

Item 2.



**College Hill Design Review for
Kwik Trip
2019 College St (DR21-009)**



Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

August 10th, 2021

Cedar Falls Planning and Zoning / Building Inspections

Cedar Falls City Hall
220 Clay St.
Cedar Falls, IA 50613

RE: Kwik Trip #726 located at 2019 COLLEGE ST, CEDAR FALLS, IA 50613

Hello – We are proposing to upgrade our Exterior Finishes at this location. The Proposed Conceptual Plans are included with this letter. We plan to remove the White Vinyl Siding, and the Red Brick Wainscot. We then plan to install a Thin Brick product on the Front, and Visible Side(s) of the store. We would wrap that Brick Material around the corners of the store and then transition to a Burgundy Vinyl siding on the non-visible sides of the store. In the Visible Gables we are proposing Stucco in a Tan Finish. Additionally, we would replace the Fascia, Gutters, and Soffits on the store, and upgrade the soffit lighting with LED Fixtures.

The Gas Canopy is proposed to have new Tan Metal Facia panels and Red LED Stripe installed on it. The Fuel Dispensers are also being shown with a new Red Wrap on them.

This look is desired by our Upper Management to align our Older Legacy Store’s look with that of our New / Remodeled Stores.

We wanted to get you this information in hopes of finding out what Permits (if any) are required to do this project.

Thank you for your time. Please call or email with questions.

Chris Nutini
Kwik Trip Store Engineering
608-793- 5551
cnutini@kwiktrip.com

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone’s life.



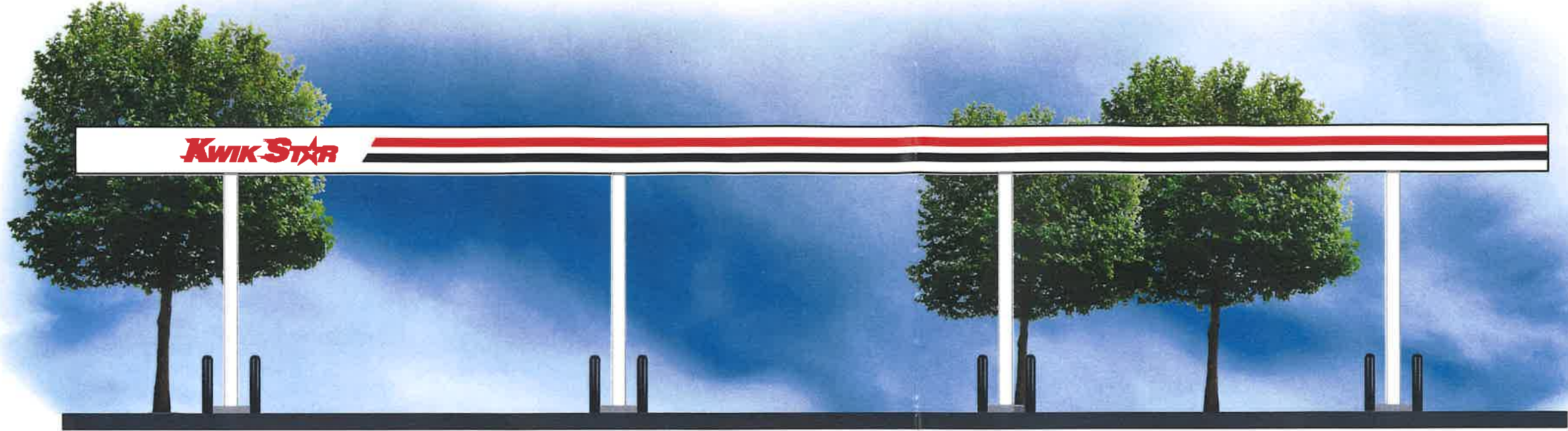
KWIK TRIP

KWIK STAR

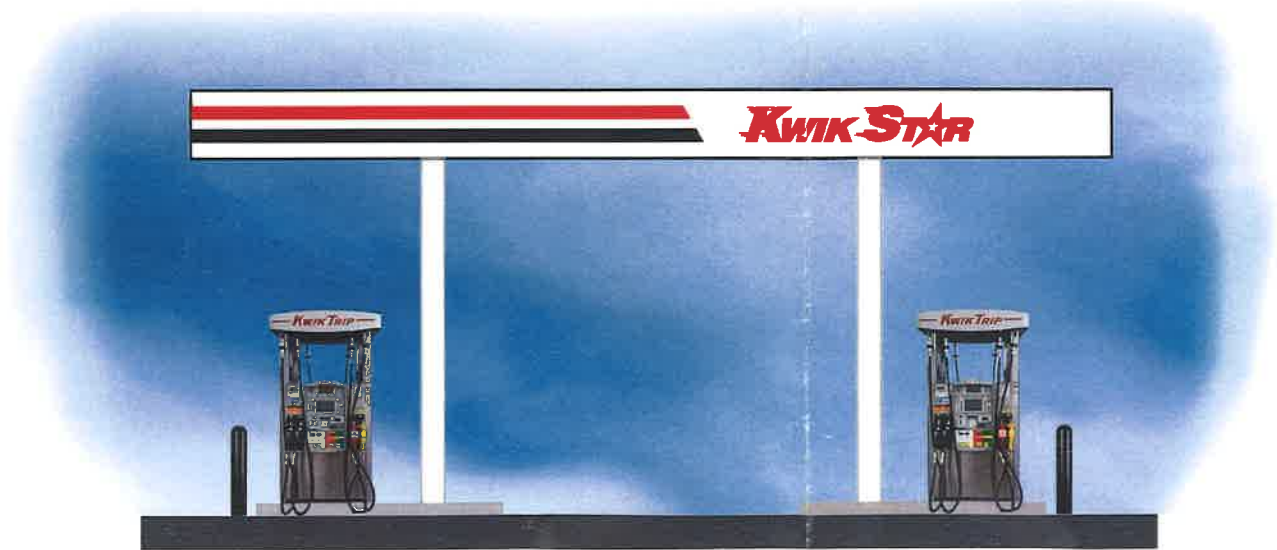
KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960

EXISTING CANOPY ELEVATION

#	DATE	DESCRIPTION
DRAWN BY		X XXXXX
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		XXXX-XX-XX
SHEET		CA1



FRONT ELEVATION



SIDE ELEVATION

**Kwik
TRIP**

**Kwik
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

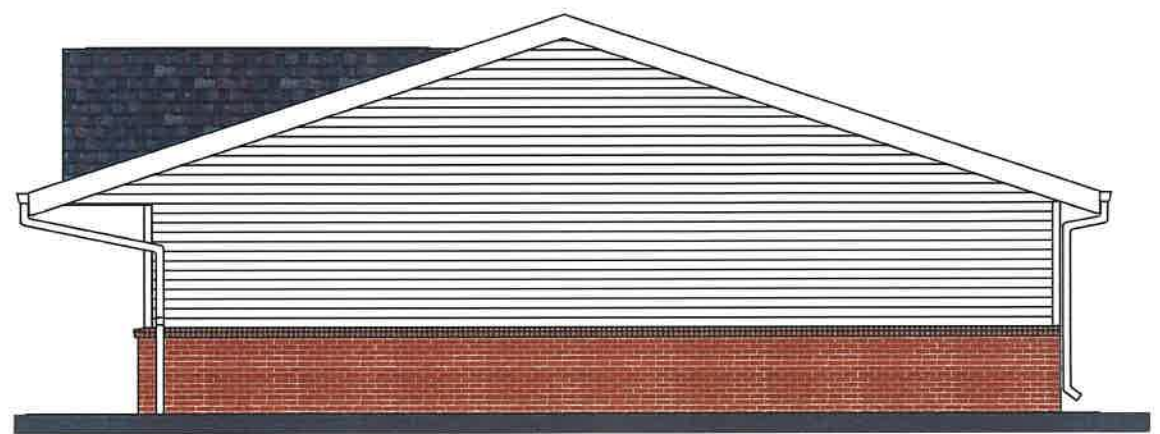
EXISTING STORE ELEVATION

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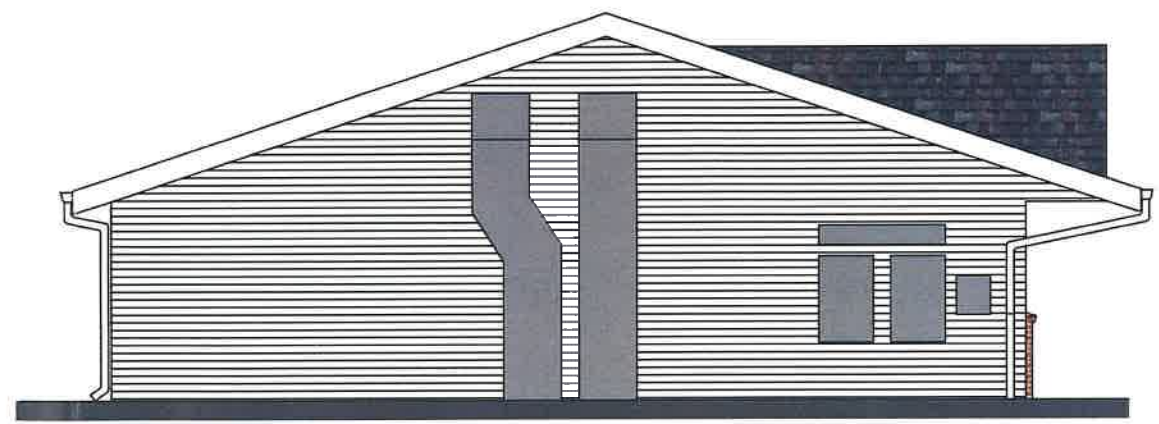
DRAWN BY X.XXXXX
SCALE MULTIPLE
PROJ. NO. 0001
DATE XXXX-XX-XX
SHEET CS1



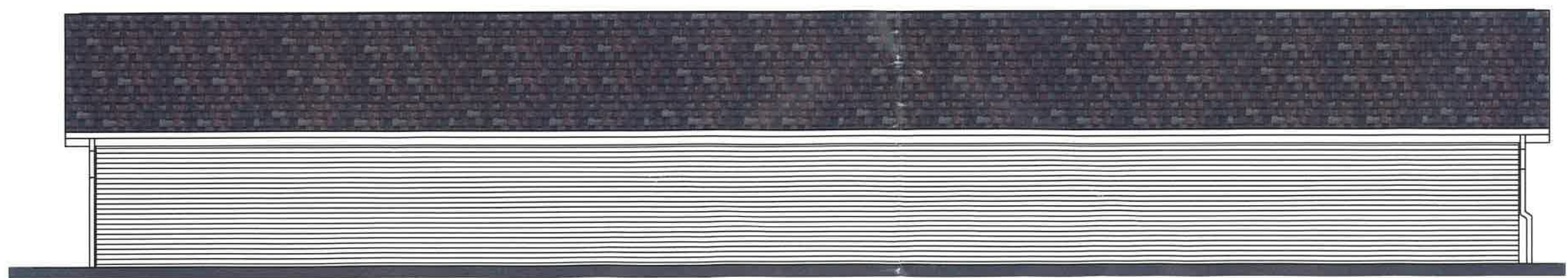
FRONT STORE ELEVATION



SIDE STORE ELEVATION



SIDE STORE ELEVATION



REAR STORE ELEVATION

Item 2.

**KWIK
TRIP**

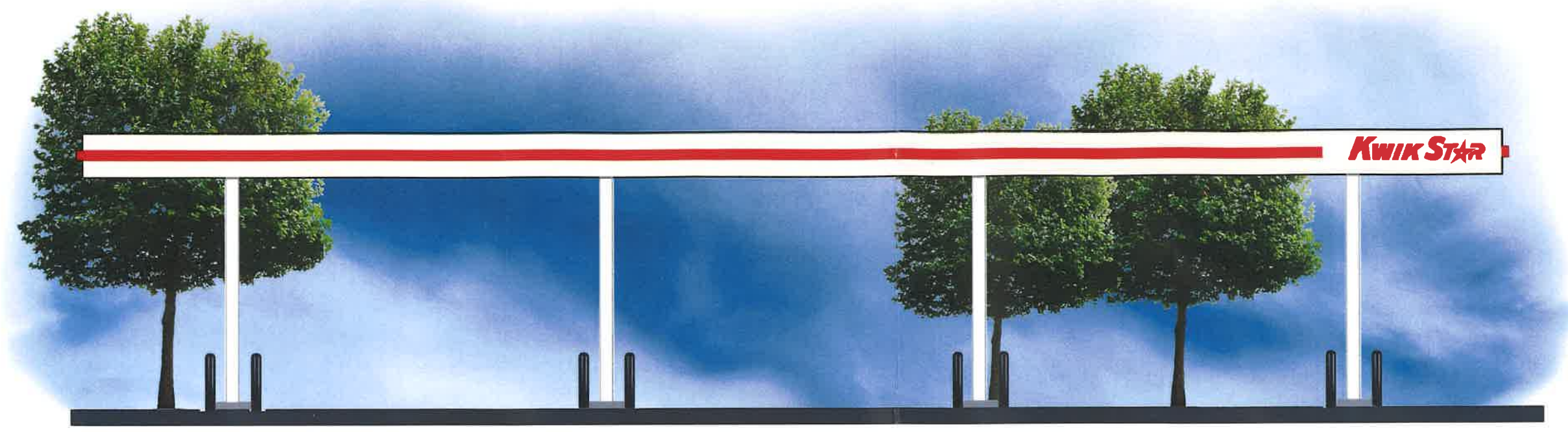
**KWIK
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

PROPOSED CANOPY ELEVATION

#	DATE	DESCRIPTION

DRAWN BY: X.XXXXX
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: XXXX-XX-XX
SHEET: CA2



FRONT ELEVATION



SIDE ELEVATION

**Kwik
TRIP**

**Kwik
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

PROPOSED STORE ELEVATION

#	DATE	DESCRIPTION

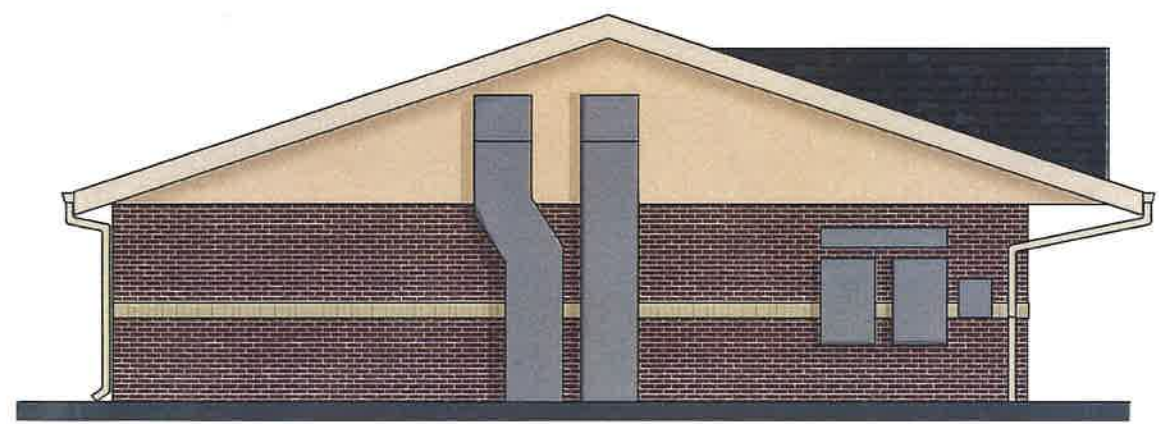
DRAWN BY	X XXXXX
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	XXXX-XX-XX
SHEET	CS2



FRONT STORE ELEVATION



SIDE STORE ELEVATION



SIDE STORE ELEVATION



REAR STORE ELEVATION



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
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MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Michelle Pezley, Planner III
Matt Tolan, PE, Civil Engineer
DATE: December 3, 2021
SUBJECT: PP21-007 West Viking Road Industrial Park Phase V Preliminary Plat

REQUEST: Request to approve a Preliminary Plat for West Viking Road Industrial Park Phase V

PETITIONERS: Eric Cannon and Lindsay Beaman; Snyder & Associates; applicant City of Cedar Falls, property owner

LOCATION: Approximately 200 acres of land located south of West Viking Road and east of South Union Road; west of the existing Viking Industrial Park.

PROJECT #: PP21-007 West Viking Road Industrial Park Phase V Preliminary Plat

PROPOSAL

The applicant submitted a request for a preliminary subdivision plat for Cedar Falls West Viking Road Industrial Park Phase V, which includes 29 building lots and four outlots for the regional stormwater management and buffers on approximately 200 acres of land.



The site is located south of Viking Road

and east of S. Union Road; west of the existing Viking Industrial Park. The preliminary plat also indicates the location of streets and stormwater management areas. Per the subdivision code regulations, the applicant has also submitted a phasing plan, indicating that the subdivision will be final platted in two phases beginning with extending Venture Way creating eighteen lots, and Phase I will be built complete by the end of end of 2022. The City proposes to complete the Phase II subdivision improvements within three years, subject to the Capital Improvement Program. The subdivision is intended for light industrial uses.

BACKGROUND:

The subject property was annexed into the City in early 2020. Per the Cedar Falls City Code (Section 26-121), once the land is annexed, the property is automatically zoned A-1 Agricultural. In June 2020, the properties were rezoned from A-1 Agricultural District to M-1, P (Planned Light Industrial).

The subject properties are bordered by an R-1 zoned single-family cluster of houses that were annexed into the city at the same time as the subject parcels. There are larger residential parcels that are located to the north and west of the subject parcels that are outside of the City Limits and within Black Hawk County of A-R (Agricultural – Residential) or A (Agricultural) Zoning Districts. There is also one residential property located to the northeast corner of the subdivision. The City was leasing the 200 acres for to be used as farmland.

During the process to annex and rezone the properties, the applicant and City Staff met with the neighbors and listened to their concerns about the need for buffer areas that would provide a visual screen and additional space to help reduce the potential for noise, spillover glare from lights, and other potential externalities typical from an industrial area. There were also concerns expressed about how construction traffic would be routed to reduce nuisance to adjacent property owners. The City agreed to establish buffers between the existing residents and the new industrial uses as indicated on the master plan for the development (see attached). As noted below, certain Outlots and stormwater management areas are designed to provide the promised buffer areas and berms. The Deed of Dedication contains language ensuring the long term maintenance responsibilities for these areas along with other standards that will help prevent light pollution onto neighboring residential lots.

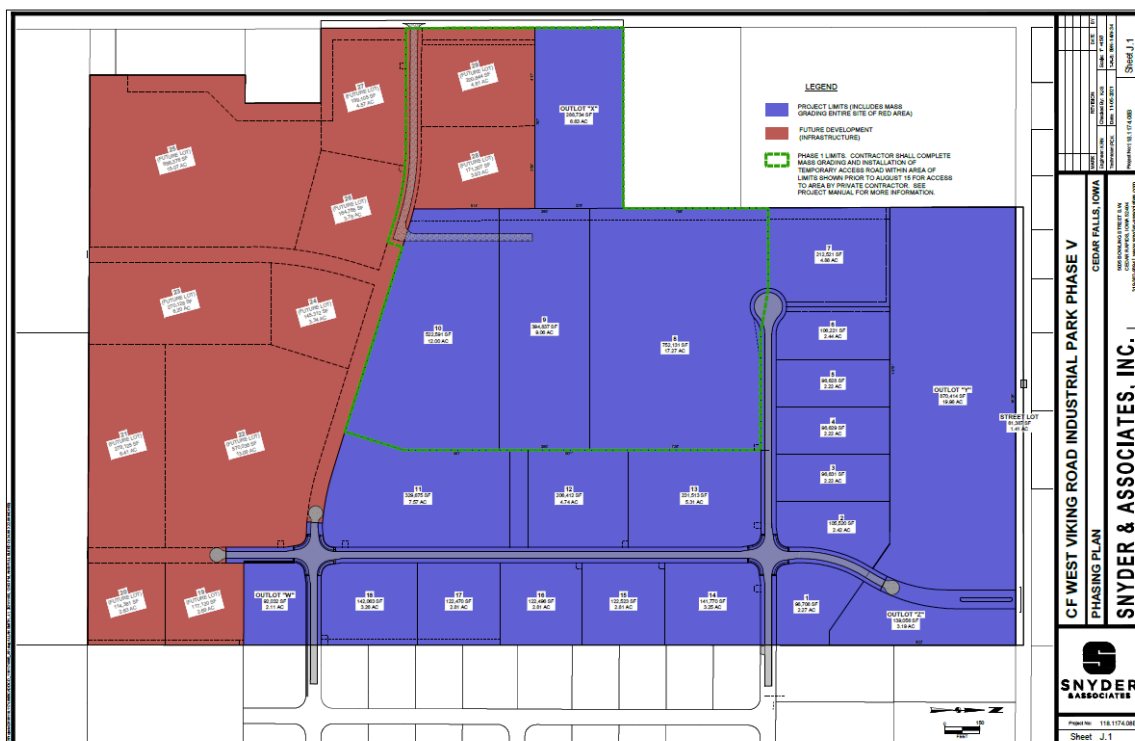
The City also agreed that a clause will be added to any purchase agreement for any lot within the development that all construction traffic will be routed through the existing industrial park. The City will also add into the contract for grading and construction of utilities/roads that all construction traffic will be routed through the existing industrial park.

Since the City Council approved the master plan for the subdivision with the rezoning application; the City has updated the configuration of the lots to fit the needs of potential developments. The plat will still meet the landscaping and buffers that were originally planned on the master plan.

ANALYSIS

Phasing of Development and Street network:

Per the recent amendment to the subdivision code, the applicant is required to submit a phasing plan that shows the order of development with an emphasis on ensuring the timely connection of streets and other infrastructure within the development. The City proposes two main phases. The blue area is the Phase I of the development, but the area delineated in green will be the first priority. This will allow development on lots 8, 9, and 10 to commence as soon as possible. The temporary construction access road from Union Road, as shown on the phasing plan, will be updated by the next Planning and Zoning Commission meeting. The applicant found that the radius within the existing roadway will not support the construction vehicles. A temporary construction access will be established to allow construction to commence on these lots concurrently with completion of the all the streets and infrastructure in Phase I that will come from the existing industrial park.



Staff reviewed the submitted phasing plan with regard to the critical infrastructure needed for the development. The applicant proposes to extend the streets that dead-end to the subject properties from the west and connect one of those streets to S. Union Road. At full build out there will be a connection from Viking Road and two connections to the south property boundary to allow for future expansion. The applicant proposed to extend Venture Way to a cul-de-sac between lots 6, 7, and 8 as the staff does not predict that the Wildlife Sanctuary will be redeveloped in the future.

The phasing plan also indicates that the street connection to Viking Road will not be completed until Phase II of the development. This will ensure that construction traffic for the Phase I will be routed through the existing industrial park along Venture Way and Technology Parkway. Phase II will include all the lots shown in red and include the final extension of all streets to the industrial park boundary, including the connection to Viking Road, Union Road, and to the south property boundary. It is anticipated that

Viking Road will be improved to Union Road in 2023 to bring it up to City street standards prior to completing the northernmost segment of Innovation Drive where it will intersect with the improved Viking Road.

The street intersections, cul-de-sac, and curves will be designed for a semi-truck trailer to have adequate moving room within the subdivision.

Lot Configurations:

The plat contains 29 buildable lots that range in size from approximately 2 acres to over 17 acres. There are four outlots intended for regional stormwater management and for residential buffers. The M-1, P (Planned Industrial District) recommends lots that are no less than one-half-acre lots. A 10-foot utility easement will be established along the frontages of all lots. Stormwater easements will be established along all stormwater lines installed outside of any outlot.

Land Suitability:

The City hired consultants to review the land suitability of development. As required by code, an environmental review was conducted by Snyder and Associates. Snyder and Associates found that there are no floodway areas, floodplain areas, wetlands, significant tree stands, or steep slopes on the properties. The City has been working with the Iowa Economic Development Authority to have the properties to be listed as part of the Iowa Certified Site Program. The City is in the final stages of the process and the preliminary plat is one of the documents that will be part of the final submittal package.

Trails and Buffers:

During the public hearings and neighbor community meetings that were held during the annexation and the rezoning of the properties, surrounding property owners indicated concerns about the proximity of their houses next to the industrial zone. The City agreed that there would be buffers and trail amenities within the subdivision that would minimize the effects to the surrounding property owners. In the northern section of the subdivision will be one of the regional detention ponds that will provide a buffer to the residential properties to the north. Landscaping and trees will be planted in all buffer areas and outlots in a manner consistent with the Master Concept Plan adopted with the rezoning. The landscaping plan is included in the construction drawings. The City will construct a 10-foot trail that will connect from Viking Road and extend around the stormwater detention pond within Outlot Y and continue within an easement along the western properties of 7, 8, 9, and connect to Technology Parkway. The trail will extend along the north side of Technology Parkway to connect to West Viking Road Industrial Park Phase IV subdivision. The trail along the western properties will be completed with Phase I and the trail around the retention pond and connection to Viking Road will be completed during the improvements to Viking Road.

A landscaped berm will be established within a landscaping easement that will run along lots 25, 27, and 29 to screen and buffer the industrial uses from the residential homes to the west. The Deed of Dedication contains language about maintenance of the landscaping and includes restrictions to prevent any development from encroaching into these easements. The applicant proposes Outlot Z to be mostly be a landscaped open space and berm to buffer the residential properties that are within the northeast

area of the subdivision. The remaining Outlot Z will be for stormwater management.

Stormwater Management:

Outlots W, X, Y and Z will be used for regional stormwater management. The proposed detention ponds located in these outlots will serve the entire subdivision and will be designed and sized such that individual stormwater detentions will not be needed. The City will install stormwater pipes and swales that will connect and transfer the stormwater to a pond. The property owner will be able to remove the swale if they choose to maintain their stormwater onsite. The four proposed basins are designed to ensure that the water run-off from the new development is properly managed for the entire development.

Concerns Raised in Prior Reviews:

As mentioned above, the applicant and City staff heard the neighbors' concerns within the annexation and rezoning of the property regarding construction traffic, light pollution, and proximity to industrial uses. As mentioned above, the City is proposing buffers between existing single-family residences and the subdivision with landscaping, landscape easements and the stormwater basins. The buffers will provide additional space to help reduce the potential for noise, spillover glare from lights, and other potential externalities typical from an industrial area. The City will require construction traffic to be routed through the existing industrial park in any purchase agreement or development agreement for grading and/or installation of public improvements.

Process:

Approval of a preliminary plat will allow the City to proceed with the construction and installation of all required public infrastructure such as streets, sewers, public utilities, and other public improvements for the Cedar Falls West Viking Road Industrial Park Phase V. The City is working with the consultant to have the development plans be approved by City Council at the same time as the preliminary plat. After approval of the plat by the City Council, the City will go through the bid process to select a contractor for the installation of the public improvements.

No lot sales or new construction may begin until a final plat is approved by the City Council. Since the property is owned by the City, staff recommends that a final plat not be approved until infrastructure construction plans (streets, utilities, grading, etc.) are approved by the City Engineering Division and a contract is in place to complete the public improvements.

Neighbor Notice:

A courtesy notice to nearby property owners was mailed on November 23, 2021, with a notice that the City will be holding a community meeting. The community meeting will be held on December 16th at 5:30 PM at Cedar Falls Public Works Facility at 2200 Technology Parkway in Cedar Falls.

As of writing the staff report, the city has not received any public comments.

TECHNICAL COMMENTS

Public Utilities:

Cedar Falls Utilities (CFU) has reviewed the preliminary plat for the CF W Viking Rd Industrial Park. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The developer is responsible for the construction of a properly sized water system from the existing 12" water mains at the west end of Venture Way and Technology Parkway. Included in the installation are valves, fire hydrants, and water service stubs for the new lots. Water main sizing and fire hydrant and valve placement locations will be reviewed as part of the construction plan review process. CFU will construct the electric three-phase distribution system, the gas distribution system, and the communication utility fiber system to serve the development. The developer is responsible for the costs of the installation of streetlights in the development. Cedar Falls Utilities will install and maintain the streetlights. Currently, costs are \$2,600 per streetlight.

Sewer:

Sanitary sewer is available to the site. 18" and 12" sanitary sewer mains are located adjacent to the property within Technology Parkway and Venture Way rights-of-way within the existing industrial park to the east.

STAFF RECOMMENDATION

Gather any comments from the Planning and Zoning Commission and public and continue the discussion at the next Planning and Zoning Commission meeting with the following conditions.

- 1) Any comments or direction specified by the Planning & Zoning Commission.
- 2) Conform to all city staff recommendations and technical requirements.

PLANNING & ZONING COMMISSION

Discussion

12/08/21

PRELIMINARY PLAT FOR CEDAR FALLS WEST VIKING ROAD INDUSTRIAL PARK PHASE V BLACK HAWK COUNTY, IOWA

OWNER
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

ENGINEER/SURVEYOR
SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET SW
CEDAR RAPIDS, IA 52404
ERIC D. CANNON, P.E.
515-964-2020
WALTER T. HURLBUTT, P.L.S.
319-362-9394

PLAT DESCRIPTION
SECTION 34, TOWNSHIP 89 NORTH, RANGE 14 WEST

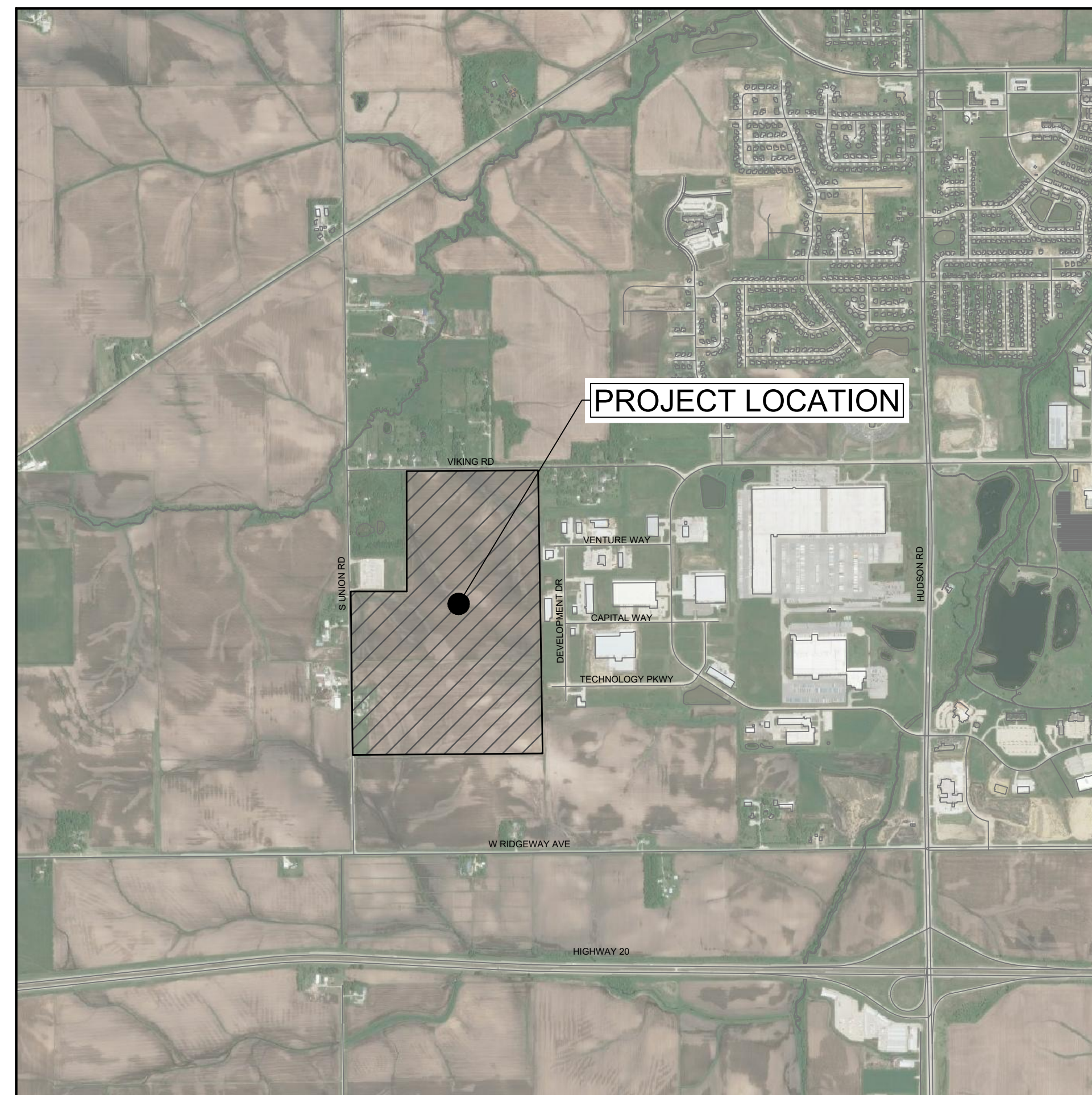
ZONING
M-1-P: LIGHT INDUSTRIAL / PLANNED INDUSTRIAL DISTRICT

BULK REGULATIONS
MINIMUM LOT AREA NONE
MINIMUM LOT WIDTH NONE
FRONT YARD SETBACK 25'
SIDE YARD SETBACK 10'
(UNLESS ADJACENT R DISTRICT THAN 25')
REAR YARD SETBACK 10'

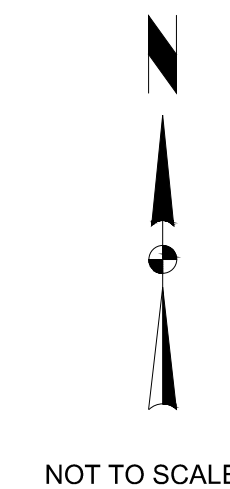
NOTES
1. OUTLOTS "S" & "T" TO BE DEDICATED TO THE CITY OF CEDAR FALLS AS RIGHT OF WAY.
2. OUTLOTS "W", "X" & "Y" TO BE DEDICATED TO THE CITY OF CEDAR FALLS FOR DETENTION.

FEATURES

Road	
Curb	
Sidewalk/Trail	
Centerline	
Property Line	
Right of Way	
Setback	
Public Utility Easement	
Landscaping Easement	
Storm Sewer Easement	
Sanitary, Water & Storm Easement	
Existing Contour	
Proposed Contour	
Sanitary, Storm, Water	SAN, ST, W
Minimum Low Opening Elevation	MPE

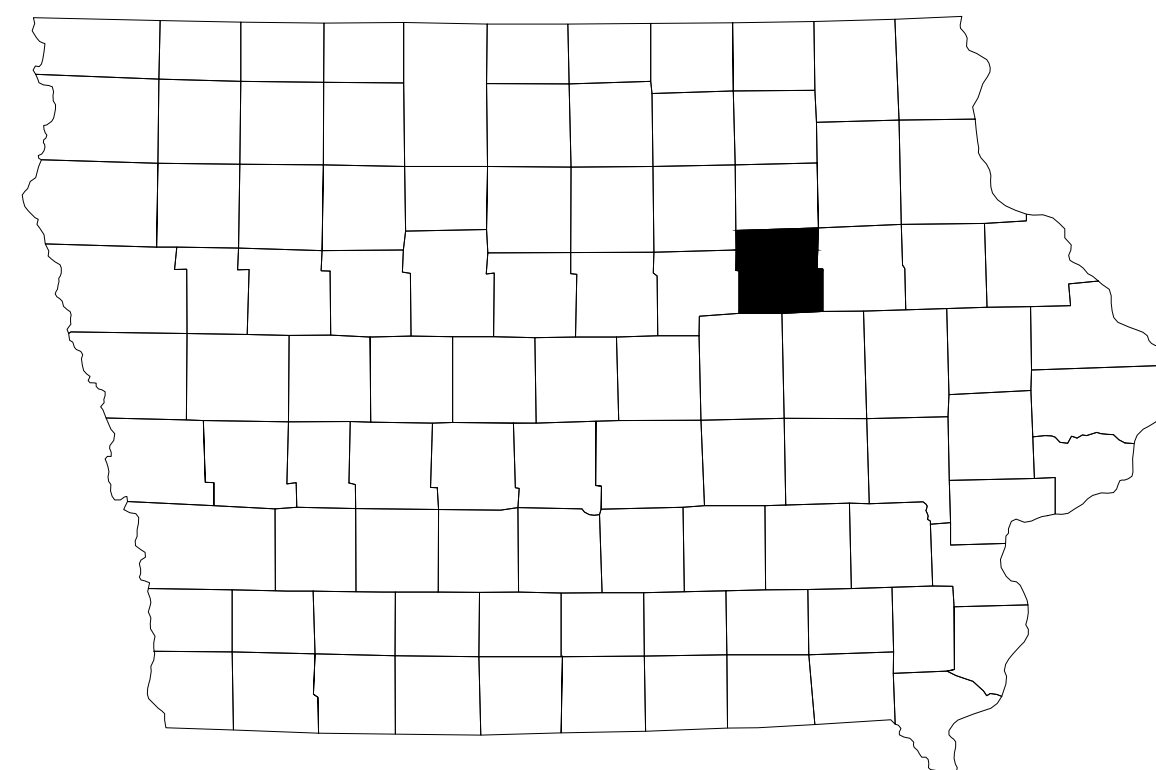


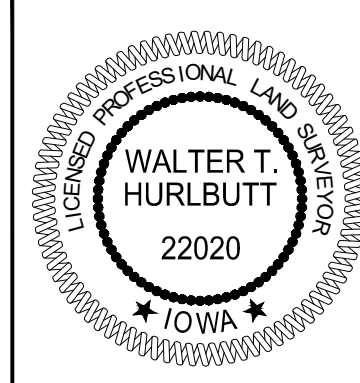
VICINITY MAP



INDEX OF SHEETS

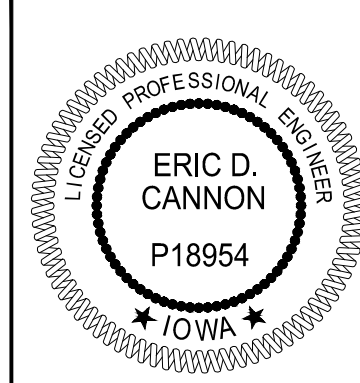
C100	PRELIMINARY PLAT - TITLE SHEET
C101	PRELIMINARY PLAT - OVERALL PLAN
C201	PRELIMINARY PLAT - GRADING PLAN NORTH
C202	PRELIMINARY PLAT - GRADING PLAN SOUTH
C301	PRELIMINARY PLAT - LAYOUT AND DIMENSION PLAN NORTH
C302	PRELIMINARY PLAT - LAYOUT AND DIMENSION PLAN SOUTH





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 Professional Land Surveyor under the laws of the State of Iowa.

Walter T. Hurlbutt, PLS _____ Date _____
License Number 22020
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal: _____



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Eric D. Cannon, P.E. _____ Date _____
License Number P18954
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal: _____

CEDAR FALLS WEST VIKING ROAD INDUSTRIAL PARK PHASE V

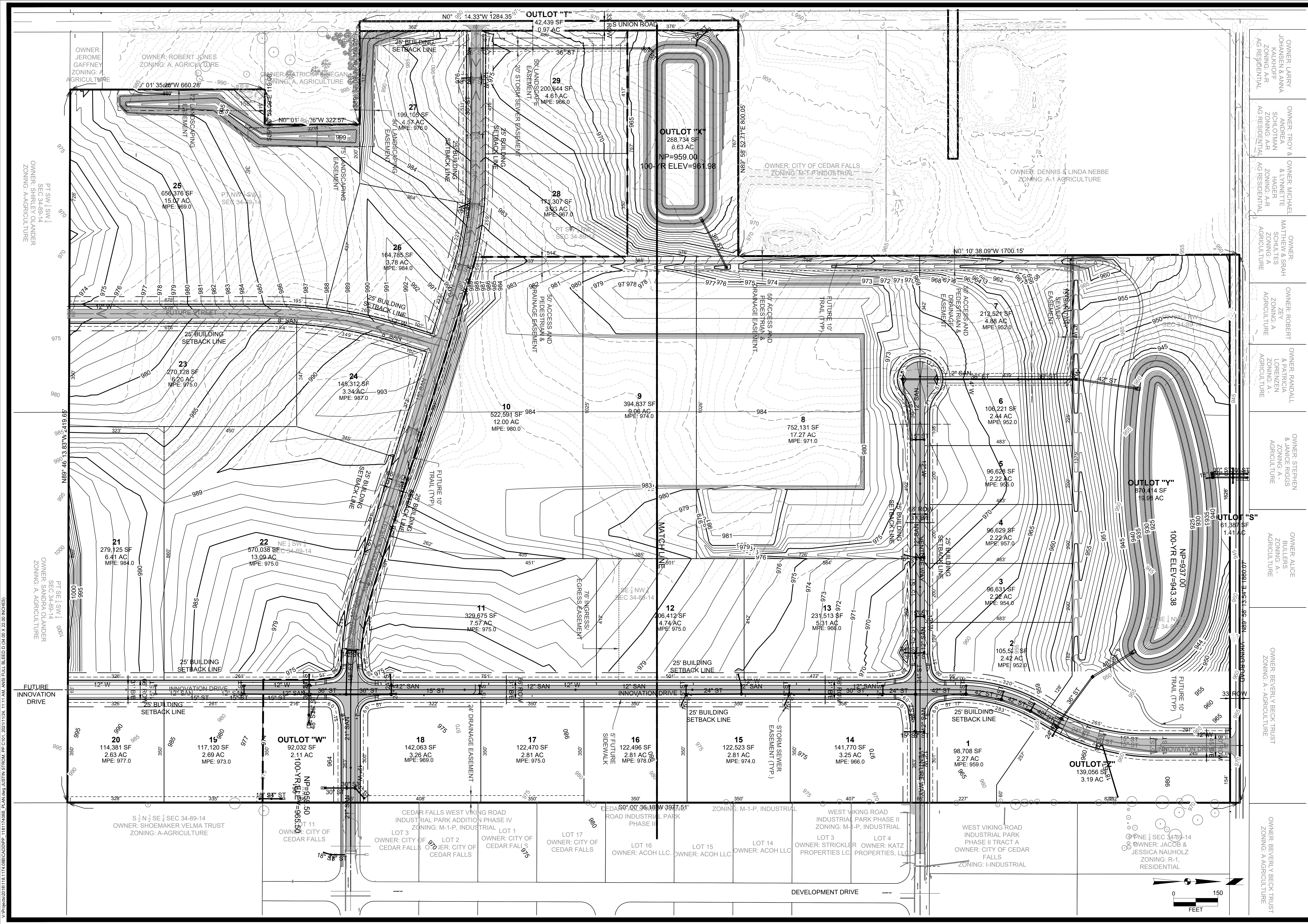
PRELIMINARY PLAT - TITLE SHEET

SNYDER & ASSOCIATES, INC.



Project No: 118.1174.08B
Sheet C100

MARK	REVISION	DATE	BY
Engineer: JFS	Checked By: EDC	Scale: 1" = AS SHOWN	
Technician: AWS	Date: 8-27-2021	T-R-S: 89N-14W-34	
Project No: 118.1174.08B			Sheet C100



OWNER	ZONING	AG RESIDENTIAL
OWNER: LARRY JOHNSON & ANNA KALKHOFF	ZONING: A-1 AGRICULTURE	
OWNER: TROY & ANDREA SCHLOTMAN	ZONING: A-1 AGRICULTURE	
OWNER: MICHAEL HAGER & TYNETTE HAGER	ZONING: A-1 AGRICULTURE	
OWNER: MATTHEW & SRAH SCHULTZ	ZONING: A-1 AGRICULTURE	
OWNER: ROBERT & PATRICIA LORENZEN	ZONING: A-1 AGRICULTURE	
OWNER: RANDALL & JANICE RIGGS	ZONING: A-1 AGRICULTURE	
OWNER: STEPHEN & ALICE BULLERS	ZONING: A-1 AGRICULTURE	
OWNER: BEVERLY BECK TRUST	ZONING: A-1 AGRICULTURE	
OWNER: DENNIS & LINDA NEBBE	ZONING: A-1 AGRICULTURE	
OWNER: CITY OF CEDAR FALLS	ZONING: M-1-P INDUSTRIAL	
OWNER: STRICKLER PROPERTIES, LLC	ZONING: M-1-P INDUSTRIAL	
OWNER: KATZ PROPERTIES, LLC	ZONING: M-1-P INDUSTRIAL	
OWNER: CITY OF CEDAR FALLS	ZONING: I-INDUSTRIAL	
OWNER: JACOB & JESSICA NAUHOLZ	ZONING: R-1 RESIDENTIAL	

CEDAR FALLS WEST VIKING ROAD INDUSTRIAL PARK PHASE V

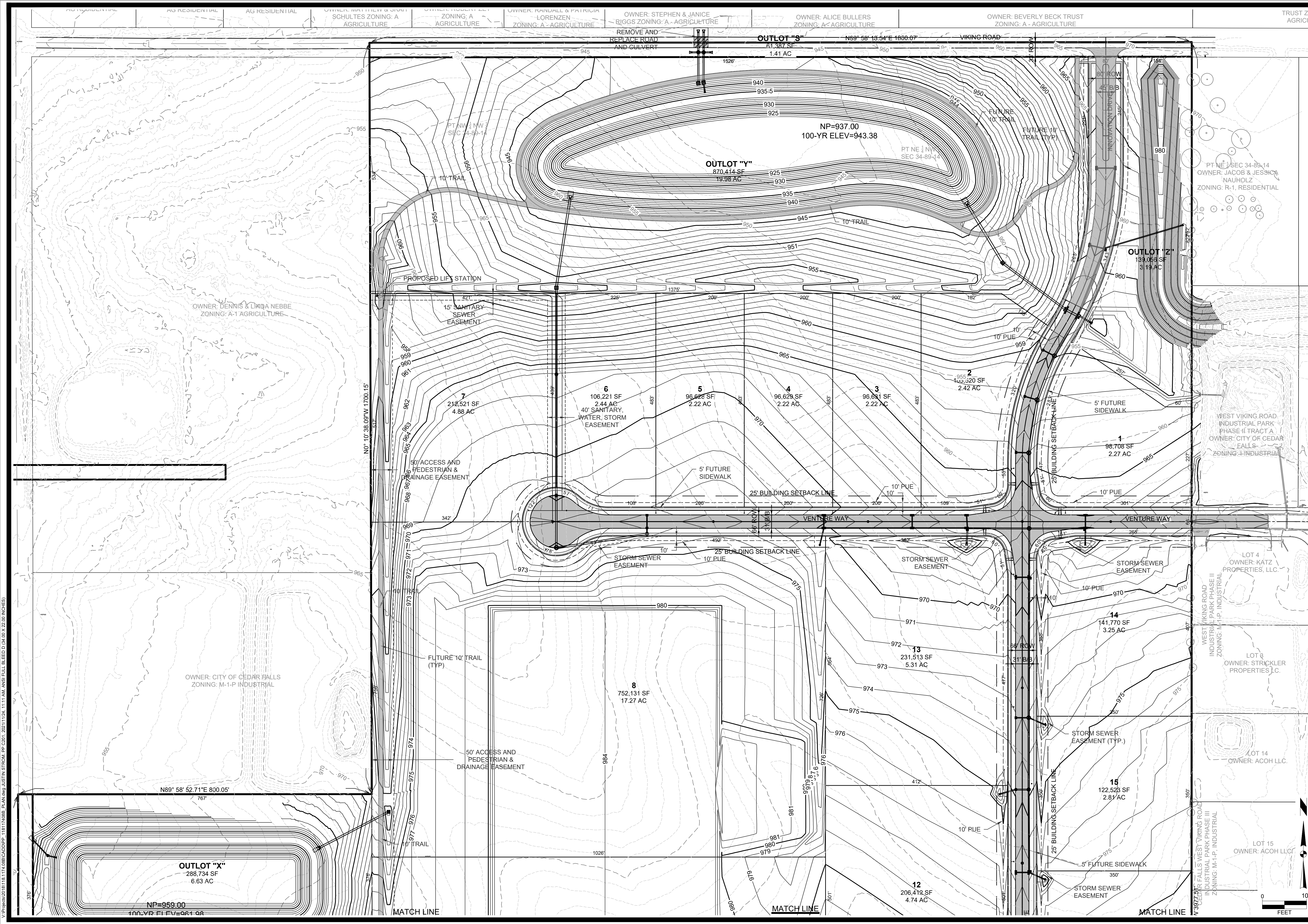
PRELIMINARY PLAT - OVERALL PLAN

SNYDER & ASSOCIATES, INC.



MARK	REVISION	DATE	BY
Engineer: JFS	Checked By: EDC	Scale: 1"=200'	
Technician: AWS	Date: 8-27-2021	T-R-S: 88N-14W-34	

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MARK	REVISION	DATE	BY
Engineer: JFS	Checked By: EDC		
Technician: AWS	Date: 8-27-2021		

Scale: 1" = 40' SHOWN
T-R-S: 89N-14W-34

CEDAR FALLS WEST VIKING ROAD INDUSTRIAL PARK PHASE V

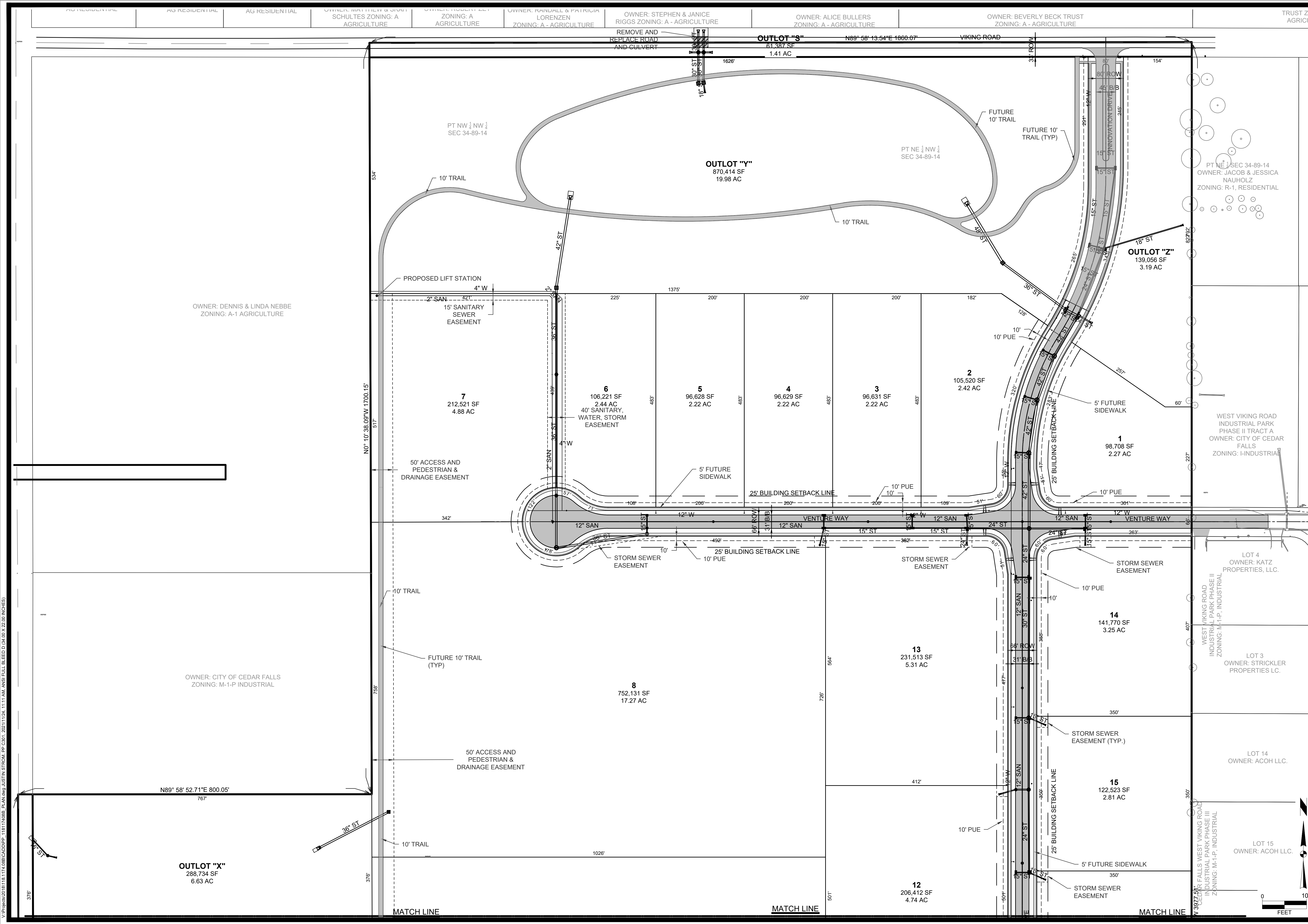
PRELIMINARY PLAT-GRADING PLAN NORTH

CEDAR FALLS, IA

SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9594 | www.snyder-associates.com

Project No: 118.1174.08B
Sheet C201



CEDAR FALLS WEST VIKING ROAD INDUSTRIAL PARK PHASE V
PRELIMINARY PLAT-LAYOUT AND DIMENSION PLAN NORTH CEDAR FALLS, IA
SNYDER & ASSOCIATES, INC.



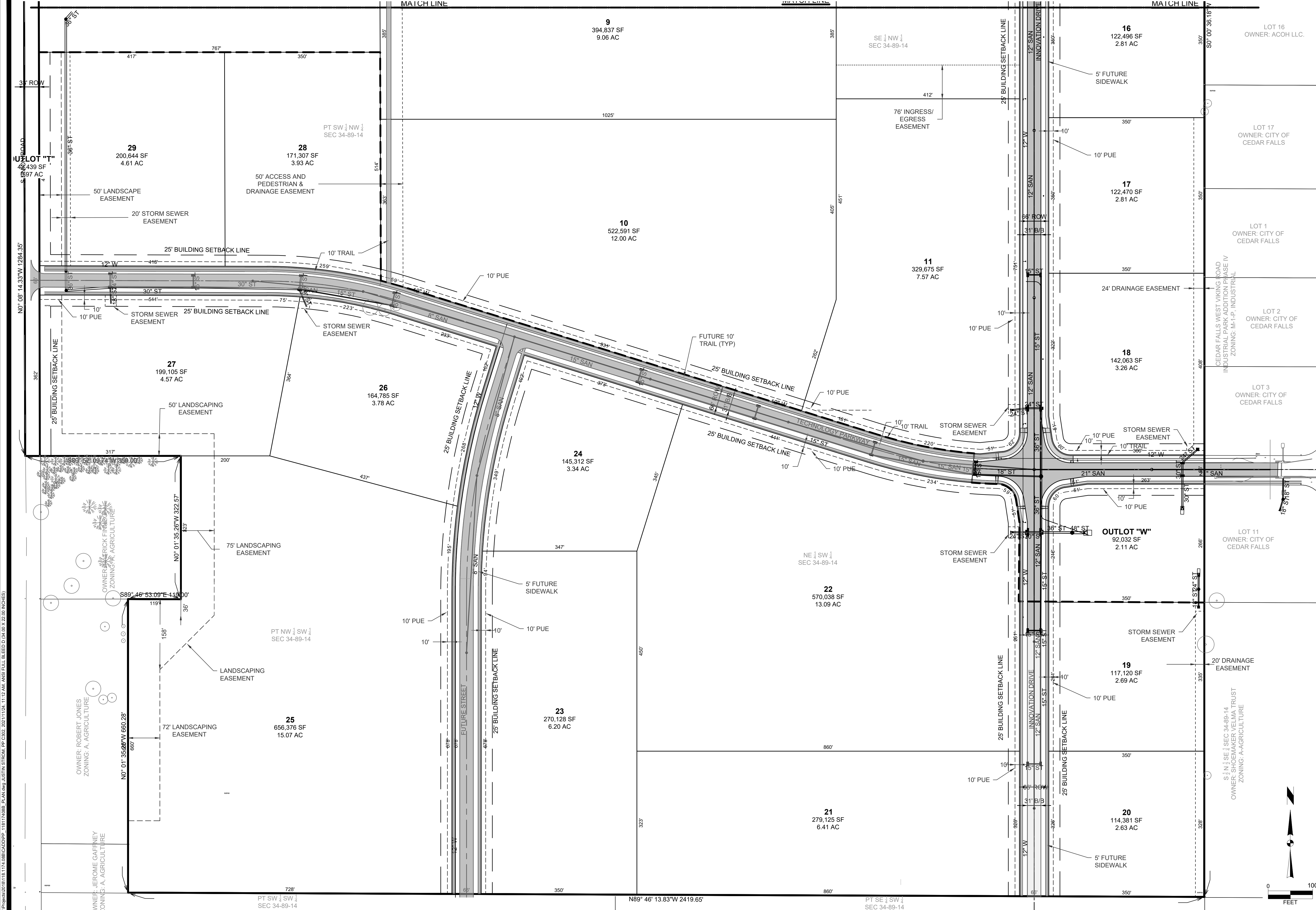
Project No: 118.1174.08B
 Sheet C301

MARK	REVISION	DATE	BY
Engineer: JFS	Checked By: EDC	Date: 8-27-2021	
Technician: AWS			

Scale: 1" = 40' SHOWN
 T-R-S: 89N-14W-34
 Project No: 118.1174.08B
 Sheet C301

5005 BOWLING STREET S.W.
 CEDAR RAPIDS, IOWA 52404
 319-362-9994 | www.snyder-associates.com

V:\proj\118.1174.08B\CADD\PP-11817408B_Plan.dwg JUSTIN STRONG, P.E. C301 2/20/21 11:11 AM ANS FULL BLEED D (34.00 X 22.00 INCHES)



CEDAR FALLS WEST VIKING ROAD INDUSTRIAL PARK PHASE V
PRELIMINARY PLAT-LAYOUT AND DIMENSION PLAN SOUTH CEDAR FALLS, IA

SNYDER & ASSOCIATES, INC.
 5005 BOWLING STREET S.W.
 CEDAR RAPIDS, IOWA 52404
 319-362-9994 | www.snyder-associates.com



MARK	REVISION	DATE	BY
Engineer: JFS	Checked By: EDC	Scale: 1" = 48' SHOWN	
Technician: AWS	Date: 8-27-2021	T-R-S: 88N-14W-34	
Project No: 118.1174.08B			
Sheet C302			

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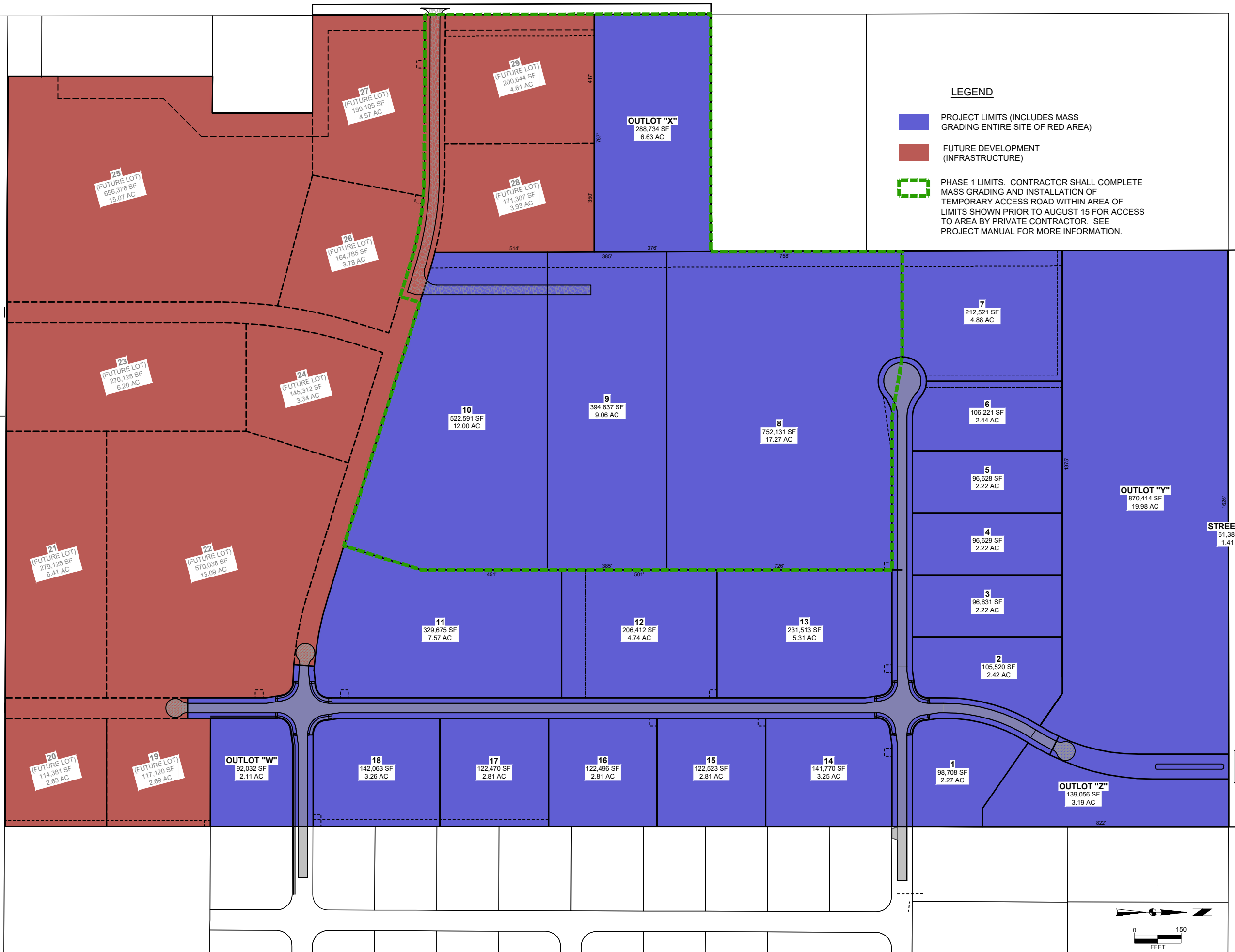
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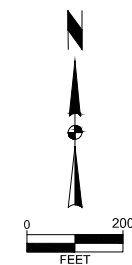
CF WEST VIKING ROAD INDUSTRIAL PARK PHASE V



LEGEND

- PROJECT LIMITS (INCLUDES MASS GRADING ENTIRE SITE OF RED AREA)
- FUTURE DEVELOPMENT (INFRASTRUCTURE)
- PHASE 1 LIMITS. CONTRACTOR SHALL COMPLETE MASS GRADING AND INSTALLATION OF TEMPORARY ACCESS ROAD WITHIN AREA OF LIMITS SHOWN PRIOR TO AUGUST 15 FOR ACCESS TO AREA BY PRIVATE CONTRACTOR. SEE PROJECT MANUAL FOR MORE INFORMATION.





MARK	REVISION	DATE	BY

Checked By: KJS
 Engineer: KRN
 Technician: PCK

Scale: 1" = 20'
 Date: 11-05-2021
 T-R-S: 89N-1

Project No: 118.1174.08B
 Sheet H

CF WEST VIKING ROAD INDUSTRIAL PARK PHASE V

RIGHT-OF-WAY

CEDAR FALLS, IOWA

SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
 CEDAR RAPIDS, IOWA 52404
 319-362-9394 | www.snyder-associates.com

Project No: 118.1
 Sheet H. 29

Item 3.

