



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, JULY 28, 2021  
5:30 PM AT CITY HALL AND VIA VIDEO CONFERENCE**

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The City is providing in-person and electronic options for this meeting in accordance with the Governor's Proclamation of Disaster Emergency regarding meetings and hearings. The City encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

The meeting will also 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-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press \*9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

**Call to Order and Roll Call**

**Approval of Minutes**

- 1. Planning and Zoning Commission Regular Meeting Minutes of June 23, 2021

**Public Comments**

**Old Business**

- 2. **Land Use Map Amendment (LU21-001) from Medium Density Residential to Community Commercial; and Rezoning (RZ20-009) from A-1: Agricultural District, C-2: Commercial District, and S-1: Shopping Center District to PC-2: Planned Commercial District**  
**Location:** South side of W 1st Street  
**Applicant:** ME Associates, LLC, Owner; VJ Engineering, Engineer  
**Previous discussion:** June 23, 2021  
**Recommendation:** *Denial*  
**P&Z Action:** *Discuss and set public hearing date*

**New Business**

- 3. **College Hill Site Plan Review for property at 2415 Franklin St (Case #DR21-007)**  
**Location:** 2415 Franklin  
**Applicant:** Todd Wuestenberg and Darin Wohlgemuth  
**Previous discussion:** none  
**Recommendation:** *Approve*  
**P&Z Action:** *Discuss and consider making recommendation to City Council*

**Commission Updates**

## **Adjournment**

### Reminders:

- \* August 11th and 25th - Planning & Zoning Commission Meetings
- \* August 2nd and 16th - City Council Meetings

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
June 23, 2021  
In person and via videoconference  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on June 23, 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: Hartley, Holst, Larson, Leeper, Prideaux, Saul, Schrad and Sears. Lynch was absent. Thomas Weintraut, Planner III and Michelle Pezley, Planner III, were also present.

- 1.) Chair Leeper noted the Minutes from the June 9, 2021 regular meeting are presented. Mr. Holst made a motion to approve the Minutes as presented. Ms. Saul seconded the motion. The motion was approved unanimously with 8 ayes (Hartley, Holst, Larson, Leeper, Prideaux, Saul, Schrad and Sears), and 0 nays.

Mr. Leeper noted that he will have to abstain from the first three items of the meeting.

- 2.) The first item of business was the preliminary and final plats for 5009 Prairie Parkway. Mr. Larson introduced the item and Ms. Pezley provided background information. She explained that the parcel is located at the northeast corner of Viking Road and Prairie Parkway, and that the applicant is proposing to replat the Pinnacle Prairie Commercial South Phase II Lot 2. The applicant will also need to revise the Pinnacle Prairie Commercial South Phase II Deed of Dedication to allow access onto Prairie Parkway by way of two private streets. The applicant proposes to connect stormwater to the regional stormwater plan as approved by the Pinnacle Prairie Master Plan. The property is in the HWY-1, Highway Commercial Zoning District and has 20 foot setbacks along the perimeter of the plat and public right-of-ways. A private street will be installed with the first building on the subdivision. As listed in the Deed of Dedication for this subdivision, the owners association will maintain private streets, private utilities, and common shared property. The north/south street will be aligned with the Menards access and the applicant proposes a 25' easement on lot 3 of Pinnacle Prairie Commercial South Phase II. The sidewalk along Prairie Parkway will be installed with the development of lot 2 and the sidewalk along Brandilynn Boulevard will also be installed at the time development for Lot 1 or 4 is proposed, whichever comes first. Staff recommends approval of the preliminary and final plats for the property.

The applicant, Alex Bower of Robinson Engineering Company, stated that the property owner, Merrill Oster, has a prospect to sell the proposed Lot 1 and they would require an additional 15 feet from Lot 4, which would move the shared lot line east. He requested that the approval include the ability to shift that lot line 15 feet to the east. Ms. Pezley noted that there are no minimum lot requirements, but recommends continuing discussion to the next meeting, so this requested change could be evaluated by staff. Mr. Larson clarified that the Commission can approve the preliminary plat as proposed with the revision subject to staff review.

Ms. Prideaux asked if the adjustment to the lot line would affect any easements or anything the Commission should be concerned. Ms. Pezley noted that it would alter the easement slightly on Lot 4. Mr. Bauer stated that Oster was made aware that if they make the adjustment as requested that they have to have an ingress/egress on the southerly portion of Lot 1 to accommodate Lot 4. Mr. Holst stated that it does change the layout concept considerably from what they are being shown currently. Ms. Pezley stated that staff feels that the item should be continued to the next meeting and have the applicant provide a revised plat.

Mr. Bauer stated that he believes that it would be best to approve the plat as it's shown and let the Oster Group work through the lot line adjustment at a later date. Mr. Holst stated he would be more comfortable approving it as is and making the adjustments later.

Mr. Holst made a motion to approve the preliminary plat as shown with the understanding that there may be a lot line adjustment at a later date. Ms. Saul seconded the motion. The motion was approved with 7 ayes (Hartley, Holst, Larson, Prideaux, Saul, Schrad and Sears), 1 abstention (Leeper) and 0 nays.

As there were no further comments regarding the final plat, Ms. Saul moved to approve the final plat and Ms. Prideaux seconded the motion. The motion was approved with 7 ayes (Hartley, Holst, Larson, Prideaux, Saul, Schrad and Sears), 1 abstention (Leeper) and 0 nays.

- 4.) The Commission then considered a site plan for the UnityPoint Clinic at 5009 Prairie Parkway. Mr. Larson introduced the item and Ms. Pezley provided background information. She explained that the applicant is proposing a 4,001 square foot building with 27 parking spaces, dumpster enclosure, and access on to a private street. The private streets will be built at the same time as UnityPoint Clinic and sidewalk will be installed along the western property all the way to the intersection with Brandilynn at the roundabout pedestrian crossing. The applicant proposes to cover 20% of the lot with landscaping, not including the required setbacks. The site meets the setbacks, open space, parking, landscaping, signage requirements and the use is allowed in the HWY-1 District. Ms. Pezley provided a rendering displaying the view of each side of the building to demonstrate that the design of the building meets the building design criteria. Staff recommends approval of the site plan with any comments or direction from the Commission and conformance to staff recommendations and technical comments.

Mr. Schrad made a motion to approve the item. Mr. Holst seconded the motion. The motion was approved with 7 ayes (Hartley, Holst, Larson, Prideaux, Saul, Schrad and Sears), 1 abstention (Leeper) and 0 nays.

- 5.) The next item of business was a site plan review for 703 Brandilynn Boulevard. Mr. Larson introduced the item and Ms. Pezley provided background information. She stated that it is proposed to build an 8,516 square foot building in Lot 3 of Pinnacle Prairie Commercial South Phase IV. She discussed the different proposed attributes of the property, including: dumpster closure, southern access onto Brandilynn Boulevard, two access easements on the north, bicycle stalls, and landscaping. She provided a

rendering of the proposed building and discussed the details in materials and colors. Staff recommends approval of the site plan subject to any comments or direction from the Commission and conformance to all city staff recommendations and technical requirements.

Ms. Saul made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 8 ayes (Hartley, Holst, Larson, Leeper, Prideaux, Saul, Schrad and Sears), and 0 nays.

- 6.) The next item for consideration by the Commission was a Land Use Map Amendment from Medium Density Residential to Community Commercial; and Rezoning from A-1: Agricultural District, C-2: Commercial District, and S-1: Shopping Center District to PC-2: Planned Commercial District. Chair Leeper introduced the item and Mr. Weintraut provided background information. He explained that the property is located on West First Street west of Magnolia Drive and gave a breakdown of the proposed zoning changes. He displayed an image of the area depicting where each of the districts are located. He also discussed the proposed amendment to the future land use plan if the zoning changes are approved. Mr. Weintraut discussed the master development plan for Thunder Ridge, listing the potential land uses for the property and showed renderings of the potential architectural plans. He spoke about the potential uses, easements, wetlands, stormwater and utility locations, and explained that the sewer and water lines will need to be relocated. He noted that sidewalks and crosswalks will be added for better pedestrian access. He also explained the phasing plan and displayed a drawing of the areas within each. Extensive intersection improvements are proposed. Mr. Weintraut also discussed unresolved issues associated with the rezoning of the property which include:
- Conflicts between the design guidelines and master plans
  - Concerns about pedestrian access, circulation and safety
  - Street connectivity to RP Zoned property
  - Proposed location and intensity of uses and traffic
  - Phasing of the development and timely connection of Lake Ridge Drive.

Staff recommends denial of the proposal as currently proposed due to the following reasons:

1. Placement of more intensive commercial uses directly adjacent to the RP, Planned Residential district to the west;
2. Plan does not include sidewalks along the W 1<sup>st</sup> Street and did not fully consider pedestrian access from the public sidewalks to all building entrances. This is inconsistent with the intent of the requested PC-2 Zoning.
3. Development phasing plan is problematic and creates uncertainty whether there will be development incentive enough to make the critical street connection of Lake Ridge Drive to the south.

Wendell Lupkes of VJ Engineering provided background on the property as well as the reasoning for proposing the change to the zoning. He explained the property owner would like to leave more options available for development as they don't currently know who might come in and want to place a business in that location. He discussed the stormwater detention and its placement, as well as the need to add a water quality feature to each lot. He also discussed the pedestrian access along 1<sup>st</sup> Street and the

ADA route. He stated that if the city requires that a sidewalk must be added they will make it work, but requests that it be stated in the design guidelines that it will not be required to be an ADA route to the building. He discussed the pedestrian access in other locations within the city and how they were set up with sidewalk only on one side of the street and not both. As they are not the developer they want to protect the city's interests as well as leaving the market share open. He discussed the extension of Lake Ridge Drive and how he feels it has been used as leverage to stop projects from being done. Mr. Lupkes went on to discuss an Agreement to Install Improvements from 1974 and the 1978 plat of the Cedar Crest Second Addition, as well as other information from the prior documents relative to the property.

Mr. Holst questioned the decision to change the zoning to PC-2, Planned Commercial as opposed to C-2, Commercial District. Mr. Holst explained that C-2 felt like the better option from the development standpoint. It was clarified that the item is just for discussion at this time and Mr. Lupkes is looking for feedback. There was further conversation regarding the sidewalks and the language of the agreement. Ms. Prideaux asked about buffering from the RP zoned residential area. Mr. Lupkes stated that the owner doesn't seem to have any concerns.

Mr. Lupkes stated that he felt the language in the design guidelines should set the details for building and parking locations rather than showing it on the Master Plan. He stated because the final use and site design were not yet decided, those items could be reviewed as development takes place. Mr. Leeper agreed the language of the design guidelines would be more important than showing the development on a plan.

Chair Leeper stated that it seems that a sidewalk wouldn't need to be installed that was going to nowhere, but in the interest of looking to the future, it needs to start somewhere as something to build from. He believes that it's a start to creating connectivity and sidewalks should be constructed as development occurs. Mr. Weintraut stated that walkability is something that has become more important to neighborhoods and believes that sidewalks are needed. There was further discussion with regard to the sidewalks and street connectivity, as well as the approach to such projects. The item will be continued at the next meeting.

- 7.) As there were no further comments, Ms. Prideaux made a motion to adjourn. Mr. Holst seconded the motion. The motion was approved unanimously with 8 ayes (Hartley, Holst, Larson, Leeper, Prideaux, Saul, Schrad and Sears), and 0 nays.

The meeting adjourned at approximately 7:10 p.m.

Respectfully submitted,

Karen Howard  
Community Services Manager

Joanne Goodrich  
Administrative Assistant



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning & Zoning Commission  
**FROM:** Thom Weintraut, AICP, Planner III  
**DATE:** July 22, 2022  
**SUBJECT:** Land Use Map Amendment (LU21-01)  
 Rezoning Thunder Ridge, West 1<sup>st</sup> Street and Eagle Ridge Road (RZ20-009)

**REQUEST:** Amend Future Land Use Map to reflect Community Commercial  
 Rezone property from A-1: Agricultural District, C-2: Commercial District, and  
 S-1: Shopping Center District to PC-2: Planned Commercial District

**PETITIONER:** ME Associates, LLC, Owner; VJ Engineering, Engineer

**LOCATION:** South side of W 1<sup>st</sup> Street, beginning approximately 300 west of Lake Ridge  
 Drive extending east to Eagle Ridge Road and south to the Thunder Ridge  
 Apartments and Thunder Ridge Senior Apartments.

**NOTE:** The following staff report has been updated since the previous discussion at the  
 Planning and Zoning Commission. Significant issues still remain to be resolved. These are  
 highlighted in the following staff report.

#### PROPOSAL

The owner wishes to rezone 27.33 acres of existing undeveloped property from the A-1: Agricultural District, C-2: Commercial District, and S-1: Shopping Center District to the PC-2, Planned Commercial District. The rezoning would allow for multi-use development consisting of retail and financial services, medical/dental/professional offices, a convenience store/gas station, medical supplies/drugstore, memory care facility, and restaurant uses.

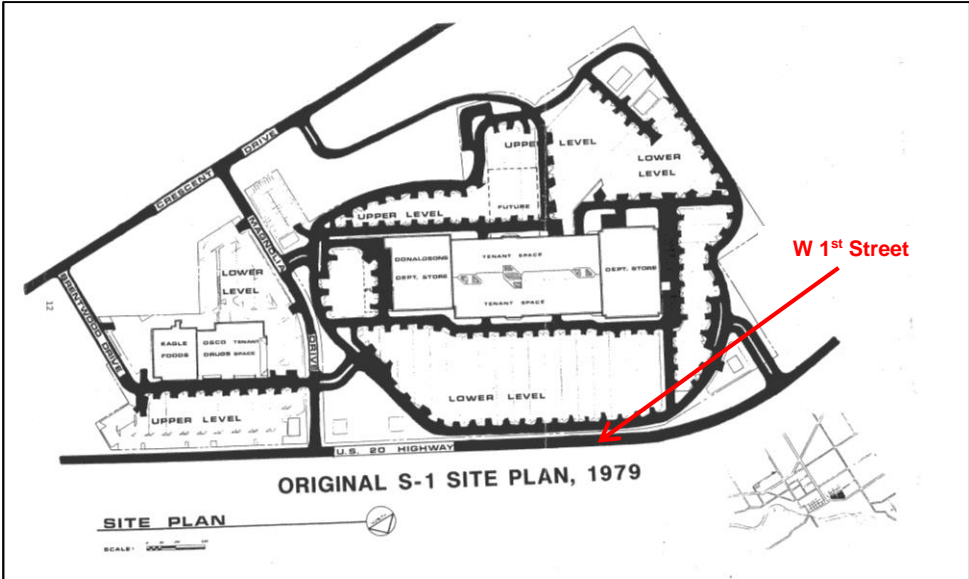
The purpose and intent of the PC-2 district is to promote and facilitate imaginative and comprehensively planned commercial developments which are harmoniously designed to complement the surrounding community. It is further the purpose of these regulations to encourage high standards of building architecture and site planning which will foster commercial development that maximizes pedestrian convenience, comfort and pleasure.

A Planned Community Commercial District is a predominantly commercial project containing retail and general service facilities on larger tracts of land that is designed and improved in accordance with a comprehensive project plan and developmental procedures agreement. Said

district can be established within any existing commercial zoning district or in undeveloped areas of the city that are indicated on the city land use plan as appropriate for community commercial uses.

**BACKGROUND**

The area, currently zoned S-1 Shopping Center District, was established in 1979 as part of the development of the Thunder Ridge Mall, now Thunder Ridge Court. It involved the rezoning of approximately 35 acres along W 1<sup>st</sup> Street (see 1979 site plan below). There were several conceptual plans brought forward between 1996 and 1998, but none were ever adopted. The area west of Magnolia Drive began developing in 1996 with the Fareway store, a convenience store/gas station and bank at the northwest corner of Whitetail and Magnolia Drives in 1998, and continued with the building at 122 N Magnolia in 1998, a strip mall on the southwest corner of Whitetail and Magnolia Drives in 2005, and the Walgreens at the intersection of Eagle Ridge Road and Whitetail Drive. These projects were approved on a site by site basis without updates to the original 1979 plan.

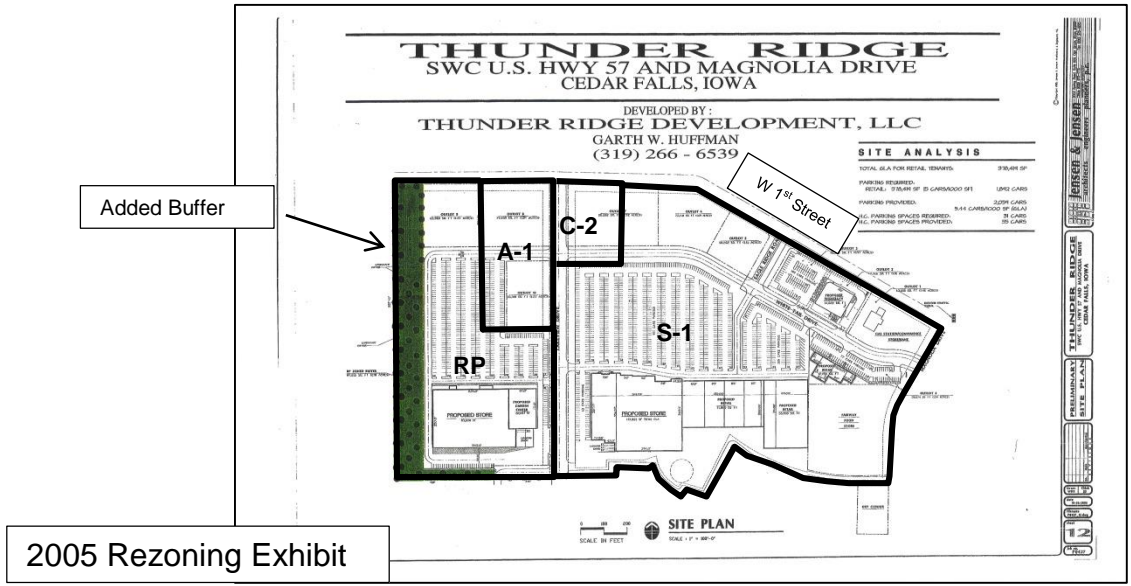


The C-2, Commercial District zoned property located southeast of the W 1<sup>st</sup> Street and Lake Ridge Drive intersection was the location of the former Fluidyne Corporation prior to its purchase by Thunder Ridge Development, LLC.

The final property in the zoning request is a parcel that has been zoned A-1, Agriculture since adoption of the Zoning Ordinance in 1970.

In September 2005, there was a request to rezone the C-2 parcel, the A-1 parcel, and the approximate 15-acre RP, Planned Residence District zoned property located directly to the west to S-1, Shopping Center District. There was strong neighborhood opposition to the request and, as a result, it was denied by the Planning and Zoning Commission and subsequently withdrawn by the owners. In December 2005, the owners resubmitted the rezoning request along with a revised development plan, which showed an increased landscape buffer along the boundary between the Winding Ridges Estates Subdivision and the proposed S-1 area (the area currently zoned RP). The Planning and Zoning Commission again recommended denial of the request to rezone the property and the request was again withdrawn by the petitioner (see next page).





The current owner, ME Associates, LLC acquired sole interest of Thunder Ridge in 2018 and in order to facilitate development would like to rezone the property to PC-2, Planned Commercial District, to allow uses, such as smaller retail and service uses, office, restaurant, financial institutions, convenience store, and medical support. There are no confirmed development proposals for any of the proposed lots. The property is surrounded on the north, west, and south by residential uses and commercial uses to the east.

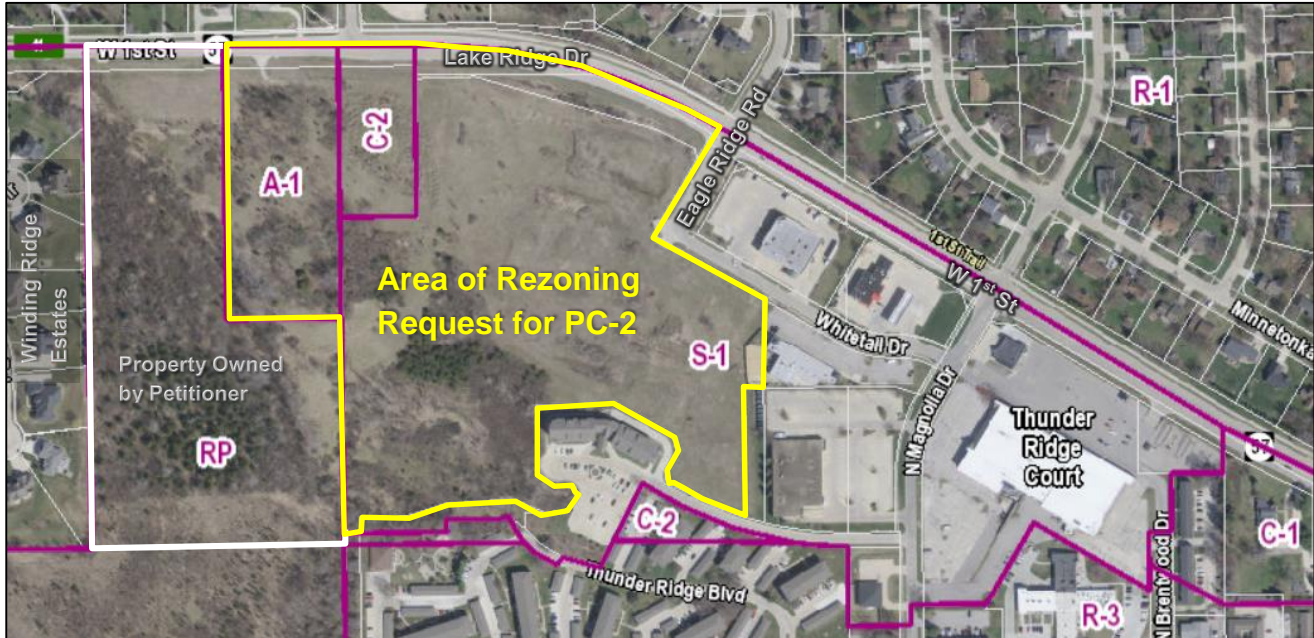
ANALYSIS

Existing and Proposed Zoning

The majority of the property is currently zoned S-1: Shopping Center District. The intent and purpose of the S-1 district is to provide for the development of planned retail and service areas under single ownership, management or control characterized by a concentrated grouping of stores and compatible uses, with various facilities designed to be used in common, such as ingress and egress roads and extensive parking accommodations. The purpose of the C-2 district is to provide uses catering to "neighborhood business" and "regional commercial" uses. The purpose of A-1 Agricultural District is to act as a "holding zone" in areas of the city that are undeveloped and not served by essential municipal services (i.e., sanitary sewer, water, roadways) but where future growth and development is anticipated according to the Comprehensive Plan.

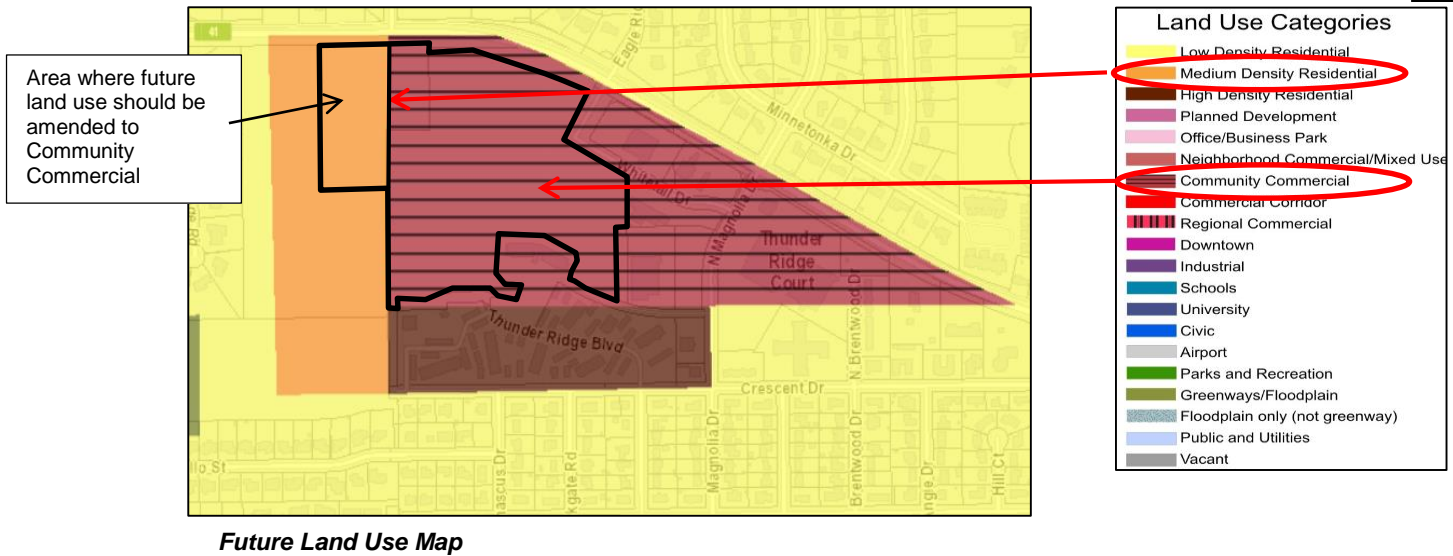
The purpose and intent of the PC-2 district is to promote and facilitate imaginative and comprehensively planned commercial developments which are harmoniously designed to complement the surrounding community. It is further the purpose of these regulations to encourage high standards of building architecture and site planning which will foster commercial development that maximizes pedestrian convenience, comfort and pleasure. The proposed PC-2, Planned Commercial District, is an appropriate zoning classification in this area. The PC-2 is intended for various commercial, professional office and limited multi-family uses. The intent in this case is to focus on commercial and office use, with limited focus on residential use with the proposed memory care facility. According to the zoning code consideration for the PC-2 district,

the submittal must include a detailed conceptual site development plan that includes building locations, streets, drives, accessways, parking lots, open space areas, landscaping, pedestrian accommodations, building design standards, signage standards, storm water detention areas and a list of proposed uses. A developmental procedures agreement will outline some of the elements described above along with the timing and phasing of the project. These documents described above provide a good foundation for the development of this property.



### Compliance with the Comprehensive plan and Future Land Use Map

The Future Land Use Map identifies the area zoned S-1 and C-2 as Community Commercial, and the A-1 zoned property as Medium Density Residential. The applicant owns the undeveloped RP zoned parcel to the west, which has an approved site plan for 216 multi-family units. The Future Land Use Map designates this area as Medium Density Residential. The approved RP plan will provide a buffer between the commercial uses proposed with the PC-2 district and the residential properties in the Winding Ridge Estates subdivision to the west. The staff recommends amending the map to reflect the "Community Commercial" designation for the A-1 zoned parcel, which the applicant has included in their request for rezoning to PC-2.



Future Land Use Map

As part of the PC-2 zoning submittal requirements, the owner of a tract is required to submit a comprehensive development site plan along with other information to the Planning and Zoning Commission and City Council for review and to determine if the proposed development conforms to the standards of the comprehensive plan, recognized principles of civic design, land use planning, landscape architecture, and building architectural design. Below is the complete list of submittal documents:

- (1) Building locations.
- (2) Streets, drives, accessways.
- (3) Parking lots.
- (4) Landscape plans, open space area.
- (5) Pedestrian traffic plan, including sidewalks, bicycle paths.
- (6) Architectural renderings of all sides of each building, including accessory structures.
- (7) Signage plan.
- (8) List of expected uses within the development.
- (9) Stormwater detention and erosion plans.
- (10) Topographic features of the site including lands and soils capability analysis.
- (11) Natural drainageways, floodplain areas.
- (12) Municipal utility locations.
- (13) Residential densities.

The applicant has no definitive time line for the build out of the Thunder Ridge site and portions of the master planned area may be sold to other developers who will prepare detailed site plans for their portion of the development. Therefore, in practice, our expectation is that the master plan would address each of these elements generally with the specific requirements met during subdivision review and site plan review for specific building sites once development is imminent.

There does, however, need to be a level of detail necessary to evaluate the rezoning request and to establish how the area will function as a cohesive and well-planned commercial area at full build-out, including the street network, plan for the extension of utilities, sanitary sewer and stormwater management, a pedestrian traffic network, and open space amenities. Each of these aspects of the proposed updated master plan is discussed in more detail below.

Land Uses

The draft *Thunder Ridge Land Use Map* is shown on the following page and is included as an attachment to the packet for more careful review. The land use map includes the location of the proposed lots, building locations, parking lot locations, access and storm water detention, landscaping, pedestrian accommodations, and the phasing of the development. Sign locations are shown on a map keyed to show the building elevations.

The applicant has provided the following list of potential land uses:

- 1. Neighborhood Commercial - Individual users-Architects, Attorneys, etc.
- 2. Office / Research
- 3. General Office
- 4. Retail & Services Uses, such as
  - a. Grocery Store
  - b. Cleaner
  - c. Bakery
  - d. Card Shop
- 5. Convenience Store
- 6. Gas Station
- 7. Medical / Dental Offices
- 8. Financial
- 9. Drugstore
- 10. Medical Supplies
- 11. Restaurant at appropriate locations



The list of potential uses are suitable for the PC-2 zoning district, however the plan shows a convenience store/gas station and full service restaurant on the lots adjoining the proposed residential properties to the west of the site. Staff has concerns with the intensity of the uses proposed adjacent to the residential property and recommends placing less intensive uses, such as offices, a bank or pharmacy use in that area. To mitigate this concern applicant proposes a 30 foot landscape buffer along the west property line, but provides no details on what would be established to create a buffer. The Commission should consider if the buffer/screening would be adequate between the commercial uses and the planned multi-family residential use (see proposed buffer image on the next page and Landscape Plan) or whether these sites should be reserved for less intensive commercial uses.

Another submission requirement for the application of PC-2 zoning district is architectural renderings. The applicant has developed a design concept for the development with a vision based on a “desire to integrate Iowa’s rural heritage through building outlines, landscape, trails and the use of native trees, plants, and naturally occurring colors.” Included in the packet is set of building renderings for the medical/office and the retail building site illustrating the vision. Again, the applicant will likely not be the developer of the property; however, the renderings provide a uniform design vision for the development, including landscaping, signage, and the general rural aesthetic envisioned by the owner.

The Land Use, Landscaping and Development Phasing Plan show the buildings between W 1<sup>st</sup> Street and Whitetail Drive focused inward to Whitetail Drive. Staff notes that the architectural renderings provided do not provide details of the appearance of the buildings from the surrounding streets. W 1<sup>st</sup> Street is a “gateway” into the community so thought should be given to the aesthetics of the street views. The applicant has provided a landscape planting palette, which references plants hardy to the local climate.

Staff notes that when individual site plans are submitted for review, the placement of the buildings and parking should be carefully reviewed by the Planning and Zoning Commission and City Council to ensure high standards of building architecture and site planning that will foster commercial development that maximizes pedestrian convenience, comfort and pleasure. This is specifically listed as the intent of the PC-2 Zone.

The Land Use Plan, Development Phasing Plan, Landscape Plan, and Rezoning Plat submitted by the applicant show the majority of the buildings with parking areas between the building and the sidewalks. The siting of buildings is an important aspect in civic design and planning. Buildings should be located close to streets with public sidewalks to provide easy, direct access from public sidewalks to create a convenient, safe, and comfortable environment welcoming to pedestrians. The Thunder Ridge Development Guidelines state that buildings on corner lots will



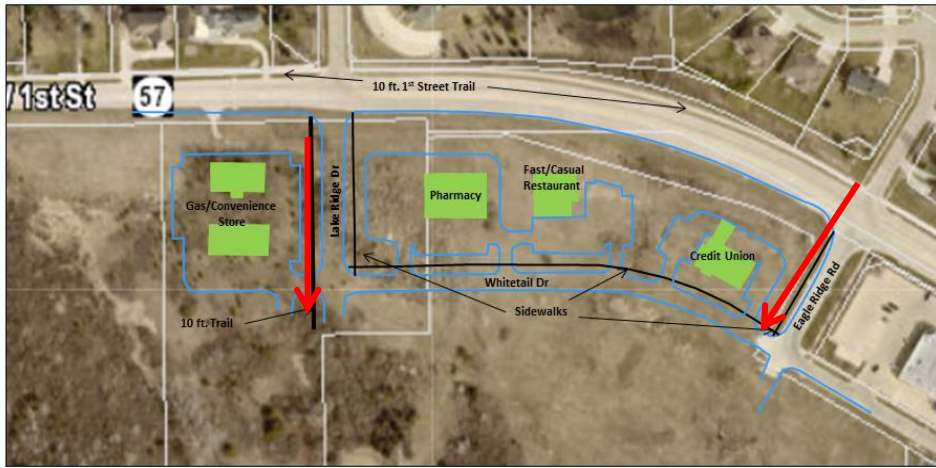
be placed to the corner setbacks with parking encouraged to the rear and the Landscape and the Development Phasing Plans contain a note stating building entrances shall have pedestrian access to sidewalks, but the plan does not illustrate how this will be achieved (see updated design guidelines). Rather, it illustrates the buildings located generally in the center of the lots surrounded by parking areas with no pedestrian connections to the public sidewalks. There is a conflict between what is shown on the plan and what is stated in their development guidelines. Staff recommends that the applicant amend their master site plan so that it reflects what is stated in their design guidelines. The master site plan should be revised to address the issue of pedestrians having to mix with cars in the parking lots (see land use map page 6) in a manner that is consistent with their stated Development Guidelines or delete the images of building footprints and parking lot layouts from each of the lots and reference the guidelines for building and parking placement and pedestrian access to building entrances, so there is no conflict between their documents that will create confusion in the future as development is proposed.

#### Utility Availability and Stormwater Management

Another consideration for rezoning of property is whether the property is accessible to public sewer and water. There is public sewer and water is available to the site: however, the existing lines will need to be relocated to the extension of Lake Ridge Drive to facilitate development for several of the proposed lots (see Phasing Plan page 10). The applicant has indicated there is a stormwater detention pond located across from the development on the north side of 1<sup>st</sup> Street. There is a detention and drainage agreement easement dated September 22, 1997, amended in 1998 and again in 2005. The applicant will need to provide greater details on how stormwater will be addressed as development takes place to insure the existing facility is sufficient for the proposed development. Individual sites may need to address both stormwater volumes and water quality as they develop according to current requirements.

#### Traffic and Pedestrian Circulation and Access

In addition to the internal pedestrian connections mentioned above, consideration should be given to how the proposed development site would provide a connection to existing streets, sidewalks and surrounding neighborhoods. Since the last meeting, the applicant has updated their development plan to show the required sidewalks along 1<sup>st</sup> Street as discussed at the last Planning and Zoning Commission meeting. While there are no sidewalks currently in the area to connect to, the development of the site will attract potential customers from east and west, many of whom may wish to walk to the site. As development increases west along 1<sup>st</sup> Street, including the RP zoned property to the west currently owned by the applicant, sidewalk needs, and construction projects, will begin to fill in the gaps. The applicant has proposed pedestrian connections in the form of sidewalks along the west side Eagle Ridge Road and the east side of the extension of Lake Ridge Drive as well as a ten (10) foot trail along the west side of Lake Ridge Drive. The proposed trail will connect to the ten (10) foot trail along the north side of W 1<sup>st</sup> Street.



The extension of Lake Ridge Drive is a critical street connection in this area. The proposed development will bring new retail, entertainment and healthcare options to the area. Consideration should be given to how the adjoining neighborhoods have access to the site. Currently the options for the residents of the neighborhoods to the south to access the proposed development are limited. Magnolia Drive and Highland Drive are the only north-south connection to W 1<sup>st</sup> Street between Hudson and Union Roads. The uses proposed along the 1<sup>st</sup> Street portion of the development will likely generate interest from areas south of the development. The development of Thunder Ridge and Lake Ridge Drive is one of few opportunities to provide a north-south connection.



In addition, the RP zoned property is dependent on access from the extension of Lake Ridge Drive. The applicant has proposed two options for connections from Lake Ridge Drive to the RP property; one is a proposed easement from the intersection of Whitetail Drive with Lake Ridge Drive over to the RP property; and the other is an easement from Lake Ridge Drive across the south side of the proposed full service restaurant lot to the RP property. **Staff recommends the first option extending Whitetail Drive beyond the intersection with Lake View Drive to the RP**

property. However, staff is accepting of the alternative location, south of the fast/casual restaurant site, but note a connection in this location would require the RP Plan to be amended. If this is the chosen option, the RP Plan will need to be amended prior to approval of the final plat. Staff also notes that a portion of Lake Ridge Drive is currently shown on the RP property with a connection to the RP area at the south end of development as well. Dedication of the necessary right-of-way will be required at platting. At least two means of access will be required for the RP zoned area. Staff notes that IDOT has not approved any direct access to 1<sup>st</sup> Street for the RP area, so thoughtful access between these two properties will need to be addressed at the time of platting.

Wetlands

There is an area of identified wetlands on the southern portion of the development site, which will need to be remediated if disturbed. Prior to any development activity in this area, a definitive wetland mitigation plan will be required and appropriate approvals received by the U.S. Army Corp of Engineers.

Phasing of the Development

The applicant is requesting the development take place in two (2) phases due to major infrastructure projects associated with the development. In order to extend Lake Ridge Drive southward from W 1<sup>st</sup> Street, the intersection will require significant grading work. The change in ground elevation from the north side of W 1<sup>st</sup> Street (Lake Ridge Drive side) to the south side (proposed extension) is over 15 feet (see photo next page). Staff notes that approval for this new access point to Highway 57 will require approval by the Iowa Department of Transportation (IDOT). It is our understanding that those discussion have not yet occurred.



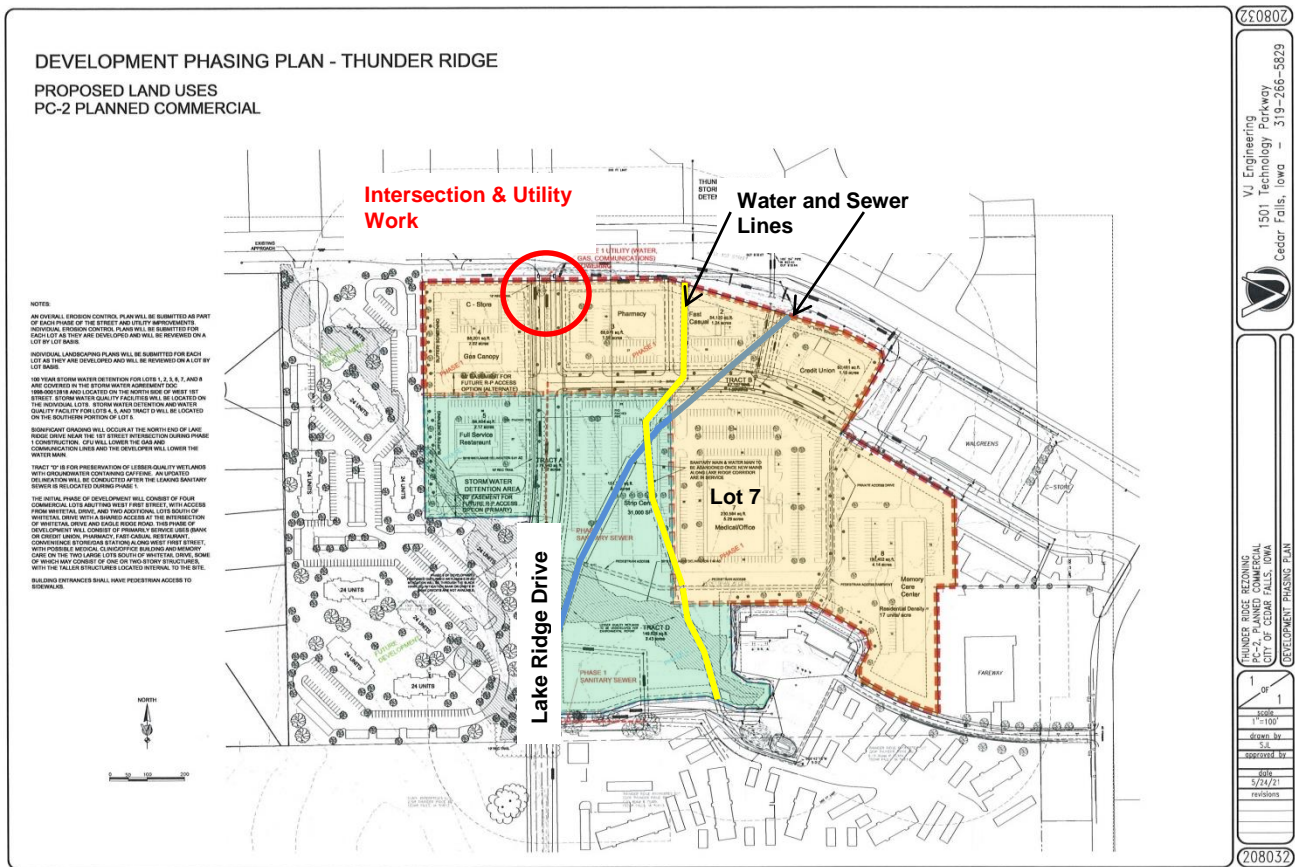
In addition to the extensive work associated with the paving, the utilities (water, gas and communications) in this area will need to be lowered. There is also existing sanitary sewer and water lines which will have to be relocated to the future right-of-way area for the extension of Lake Ridge Drive (see phasing plan on next page).

The applicant’s proposal for Phase 1 includes the construction of Whitetail Drive to the intersection of Lake Ridge Drive, the W 1<sup>st</sup> Street/Lake Ridge Drive intersection improvements,



the relocation of the sanitary sewer and water lines on the property and the platting of lots 1-4 fronting W 1<sup>st</sup> Street and lots 7 and 8, which will have access from the intersection of Whitetail Drive and Eagle Ridge Road. Phase 2 shows the extension of Lake Ridge Drive to the south property line when lot 5 (the full service restaurant) and lot 6 (the strip center lot) are platted, or the RP property is developed, whichever is first. The applicant has stated the timeline of the development is expected to be several years and, as a result, the extension of Lake Ridge Drive to connect to the property to the south may be many years out.

Staff acknowledges the desire of the applicant to develop the site in more than one phase, so that revenue can be generated to pay for the installation of the infrastructure. However, with so little development included in Phase 2, staff finds that there will be little incentive to extend Lake Ridge Drive to the south boundary of the development, leaving the future of this critical street connection uncertain. Staff suggests as an equitable solution amending the phasing plan to allow five (5) lots to be platted as part of Phase 1 and including lot 7, the medical/office lot, with Phase 2, creating more incentive to complete this street connection.



Technical Comments

1. A preliminary and final plat following the phasing plan will be required prior to any land sales within the planned area. Detailed plans for wetland mitigation approved by USAC, securing land for the extension of Lake Ridge Drive from the RP property, and IDOT approval for access to the state highway, will all be required when the property is platted and prior to any development activity on the site. Platting is helpful in determining the

lots and development areas that will benefit from the streets, stormwater management, open space areas, and trails, so that that cost of constructing and maintaining these facilities can be addressed through the sale of the lots. It is not in the best interest of either the owner or the City to plat this area in a piecemeal fashion since so much of the infrastructure is shared. The platting process will help the owner determine how these benefits and costs should be shared, so they can be assured that their investment will be appropriately recaptured as lots are sold, but careful consideration should be given to the phasing of the development.

2. The development phasing plan does not meet the subdivision requirement to ensure timely connections of critical infrastructure. In this case, the extension of Lake Ridge Drive. Staff does not recommend approval until the phasing plan is amended to provide more certainty that this critical street will be extended.
3. A developmental procedures agreement will need to be drafted and signed prior to setting a public hearing at City Council for the rezoning.
4. There are significant inconsistencies between the various documents submitted by the applicant that need to be addressed, e.g. the design guidelines do not match the master site plan, the building and parking placement and lack of pedestrian connections are not consistent with the design guidelines or with the intent of the PC-2 Zoning District. A consistent set of plans is necessary to ensure that this development can proceed to the next phase.

#### Public Notice

Notice of the rezoning proposal was mailed to the adjoining property owners.

#### Summary and Recommendations

The intent of the PC is to promote and facilitate imaginative and comprehensively planned commercial developments that are harmoniously designed to complement the surrounding community. It is further the purpose of these regulations to encourage high standards of building architecture and site planning, which will foster commercial development that maximizes pedestrian convenience, comfort and pleasure. This is an opportunity for the city and the applicant to develop a plan that will distinguish this development within the city and create long term value for the community.

There are still some unresolved issues associated with the requested rezoning of the property. The applicant has stated their interest to obtain a change in zoning for the property, but do not intend to do the development of each individual site. The proposed Thunder Ridge Design Guidelines conflict with the siting of buildings and parking lots shown on the submitted plans. The pedestrian connections between the public sidewalks and buildings should be better addressed for pedestrian safety and shown on a master development site plan which can easily be referenced by both city staff and future owner/developers of individual properties within the development. The connections to the RP property currently owned by the developer should be determined and shown on the master development plan as well, again to better aid owners and developers of the RP property and the developers on the Thunder Ridge site. The location of the most intensive commercial uses is problematic and should be re-examined with regard to the transition to residential development to the west.

Since the last Planning and Zoning Commission meeting, the applicant has provided an updated Phasing and Landscape Plan and a updated Rezoning Plat showing sidewalks along W 1<sup>st</sup> Street. They have indicated the Land Use Plan, created by Emergent Architecture, will also be updated to reflect the 1<sup>st</sup> Street sidewalk. Staff also recommends that Emergent update the plan to match the Design Guidelines or simply remove the building and parking lot layouts from the plan to make it clear that the design guidelines must be followed when individual sites are developed. If the submitted master plan and development guidelines conflict, it is unclear how sites should be developed. The documents must be cleaned up to be internally consistent prior to approval.

One of the ways to address the internal inconsistency of the documents and also address the Commission's concern regarding the speculative nature of the proposal, staff recommends that the applicant remove the labels of very specific uses and instead identify general land uses that might occur on each lot. For example, instead of specific uses, i.e. "credit union", "fast casual restaurant", they could label lots for more general categories of uses, such as "retail and service uses", "office/financial institution", "restaurant", and similar. This would avoid "locking" specific uses to individual lots and allow more flexibility to respond to the market. That being said, staff has concerns with the convenience store/gas station and full service restaurant location next to the RP zoned property to the west. Both of the proposed uses typically have hours of operation which extend later in the evening, and in the case of a convenience store/gas station, may operate 24 hours. The extended hours of operation will also extend the traffic, noise and lighting which may conflict with the residential enjoyment on the adjacent properties. Denoting lower intensity uses for these lots, such as office or financial institution is recommended or indicate in the development guidelines that hours of operation for any development on these lots will be limited to daytime hours, exterior lighting will carefully designed to prevent glare and spillover light, and enhanced landscape buffering will be required between the commercial and residential development to the west.

As with any major development there is a considerable amount of infrastructure that must be installed. The phasing plan should be established to ensure that all the critical infrastructure is installed. In this case, the proposed phasing should be established in a manner that will ensure that the critical extension of Lake Ridge Drive is completed to the south boundary of the site. With so little development proposed in the second phase, there will be little incentive to construct the remainder of Lake Ridge Drive. To avoid similar mistakes that have been made in the past, the City recently amended the subdivision code to ensure that these issues are at the forefront when new development is proposed. Now is the time to address this issue. Staff recommends that the phasing plan be amended to more evenly divide the development between the two phases, so that there is incentive to develop the second phase and extend the street to the south boundary of the site. Alternatively, the entirety of the Lake Ridge Drive extension should be installed with the 1<sup>st</sup> phase of development.

Since the last meeting, the applicant has amended the design guidelines to state buildings should be placed at front setbacks, with parking encouraged to the rear, but go on to state the final building location will be determined during the site plan process. This is a rather ambiguous statement that does not provide a clear direction on the site design. This ambiguity combined with conflicting master plan documents showing buildings surrounded by parking, provides no real direction for future developers, City staff, the Planning and Zoning Commission or City Council. In addition, the guidelines should address the design of the façades that face 1<sup>st</sup> Street to ensure that they include quality building materials and design elements that address views from 1<sup>st</sup> Street, a major gateway into the community. For example, loading docks, service entrances and unfinished or blank building walls should be avoided. Dumpster areas should be carefully placed and screened from public view.

### STAFF RECOMMENDATION

Staff recommends denial of the proposed request for the PC-2, Planned Commercial District, unless the aforementioned critical issues are addressed.

### PLANNING AND ZONING COMMISSION

#### Discussion

6/23/2021

The next item for consideration by the Commission was a Land Use Map Amendment from Medium Density Residential to Community Commercial; and Rezoning from A-1: Agricultural District, C-2: Commercial District, and S-1: Shopping Center District to PC-2: Planned Commercial District. Chair Leeper introduced the item and Mr. Weintraut provided background information. He explained that the property is located on West First Street west of Magnolia Drive and gave a breakdown of the proposed zoning changes. He displayed an image of the area depicting where each of the districts are located. He also discussed the proposed amendment to the future land use plan if the zoning changes are approved. Mr. Weintraut discussed the master development plan for Thunder Ridge, listing the potential land uses for the property and showed renderings of the potential architectural plans. He spoke about the potential uses, easements, wetlands, stormwater and utility locations, and explained that the sewer and water lines will need to be relocated. He noted that sidewalks and crosswalks will be added for better pedestrian access. He also explained the phasing plan and displayed a drawing of the areas within each. Extensive intersection improvements are proposed. Mr. Weintraut also discussed unresolved issues associated with the rezoning of the property which include:

- Conflicts between the design guidelines and master plans
- Concerns about pedestrian access, circulation and safety
- Street connectivity to RP Zoned property
- Proposed location and intensity of uses and traffic
- Phasing of the development and timely connection of Lake Ridge Drive.

Staff recommends denial of the proposal as currently proposed due to the following reasons:

1. Placement of more intensive commercial uses directly adjacent to the RP, Planned Residential district to the west;

2. Plan does not include sidewalks along the W 1<sup>st</sup> Street and did not fully consider pedestrian access from the public sidewalks to all building entrances. This is inconsistent with the intent of the requested PC-2 Zoning.
3. Development phasing plan is problematic and creates uncertainty whether there will be development incentive enough to make the critical street connection of Lake Ridge Drive to the south.

Wendell Lupkes of VJ Engineering provided background on the property as well as the reasoning for proposing the change to the zoning. He explained the property owner would like to leave more options available for development as they don't currently know who might come in and want to place a business in that location. He discussed the stormwater detention and its placement, as well as the need to add a water quality feature to each lot. He also discussed the pedestrian access along 1<sup>st</sup> Street and the ADA route. He stated that if the city requires that a sidewalk must be added they will make it work, but requests that it be stated in the design guidelines that it will not be required to be an ADA route to the building. He discussed the pedestrian access in other locations within the city and how they were set up with sidewalk only on one side of the street and not both. As they are not the developer they want to protect the city's interests as well as leaving the market share open. He discussed the extension of Lake Ridge Drive and how he feels it has been used as leverage to stop projects from being done. Mr. Lupkes went on to discuss an Agreement to Install Improvements from 1974 and the 1978 plat of the Cedar Crest Second Addition, as well as other information from the prior documents relative to the property. Mr. Holst questioned the decision to change the zoning to PC-2, Planned Commercial as opposed to C-2, Commercial District. Mr. Holst explained that C-2 felt like the better option from the development standpoint. It was clarified that the item is just for discussion at this time and Mr. Lupkes is looking for feedback. There was further conversation regarding the sidewalks and the language of the agreement. Ms. Prideaux asked about buffering from the RP zoned residential area. Mr. Lupkes stated that the owner doesn't seem to have any concerns.

Mr. Lupkes stated that he felt the language in the design guidelines should set the details for building and parking locations rather than showing it on the Master Plan. He stated because the final use and site design were not yet decided, those items could be reviewed as development takes place. Mr. Leeper agreed the language of the design guidelines would be more important than showing the development on a plan.

Chair Leeper stated that it seems that a sidewalk wouldn't need to be installed that was going to nowhere, but in the interest of looking to the future, it needs to start somewhere as something to build from. He believes that it's a start to creating connectivity and sidewalks should be constructed as development occurs. Mr. Weintraut stated that walkability is something that has become more important to neighborhoods and believes that sidewalks are needed. There was further discussion with regard to the

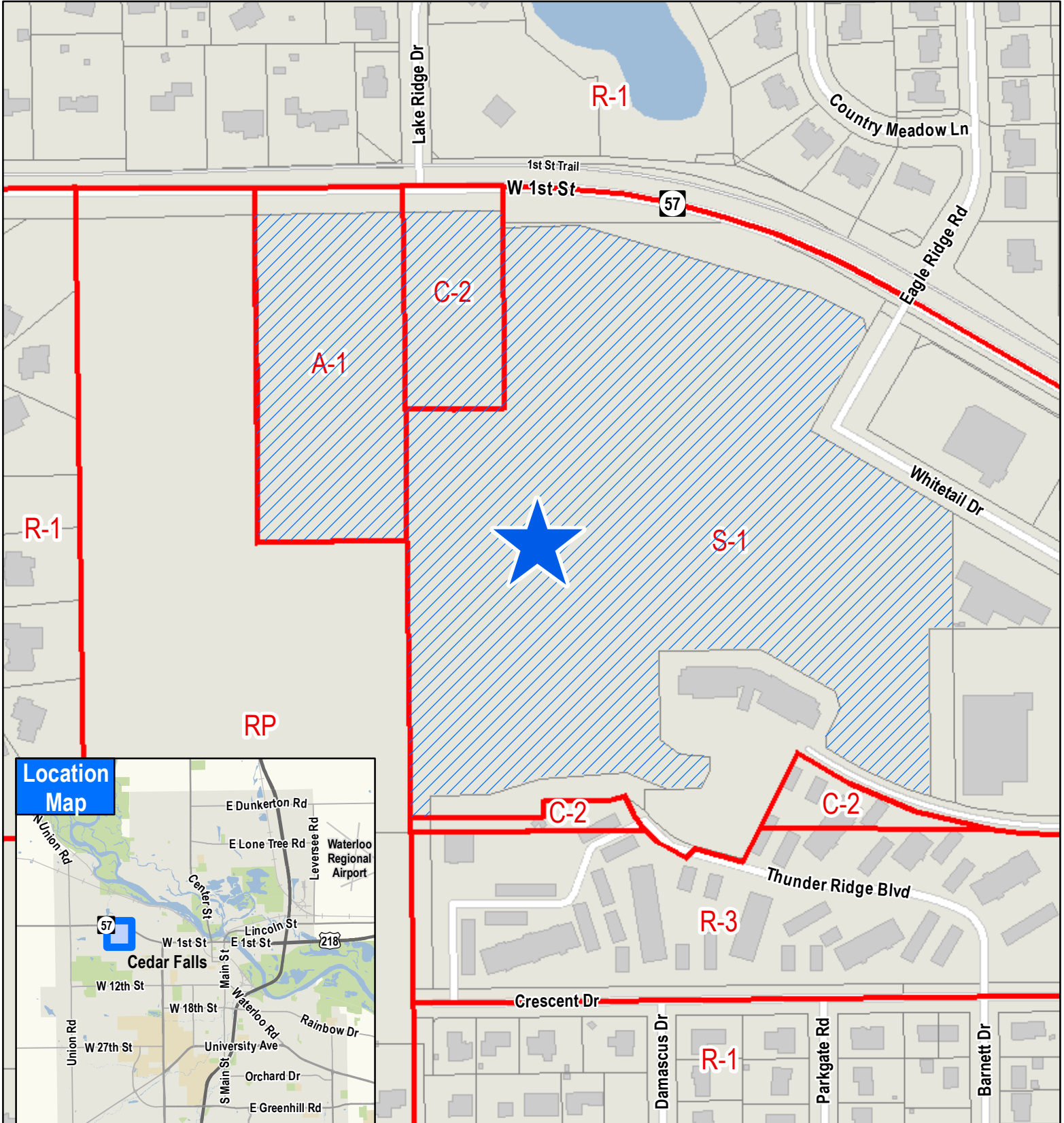
sidewalks and street connectivity, as well as the approach to such projects.  
The item was continued to a future meeting.

Attachments: Location Map  
Rezoning Plat  
Applicant's letter requesting LUMA and rezoning Land Use Plan  
Land Use Plan  
Development Phasing Plan  
Landscape Plan  
Thunder Ridge Development Guidelines, Tree Palette, and Architectural Style  
Building Design Concepts

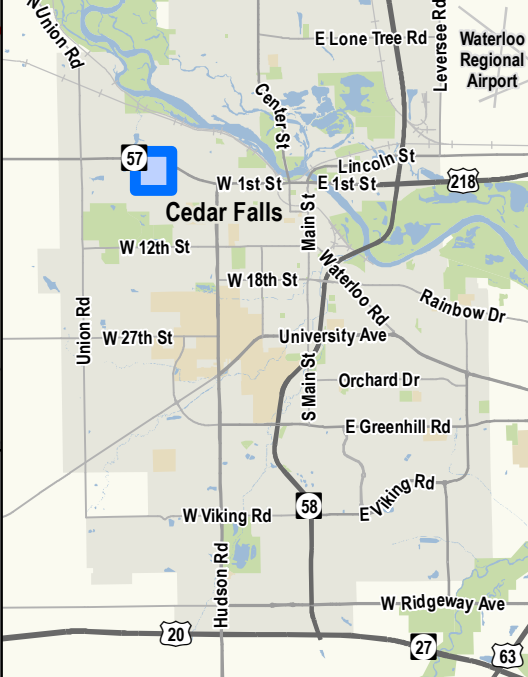
# Cedar Falls Planning & Zoning Commission

## June 23, 2021

Item 2.



### Location Map



## Thunder Ridge Rezoning

### S-1, C-2 & A-1 to PC-2

# REZONING PLAT

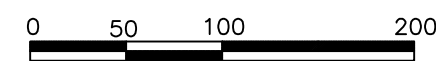
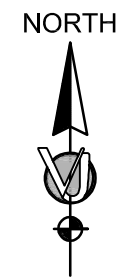
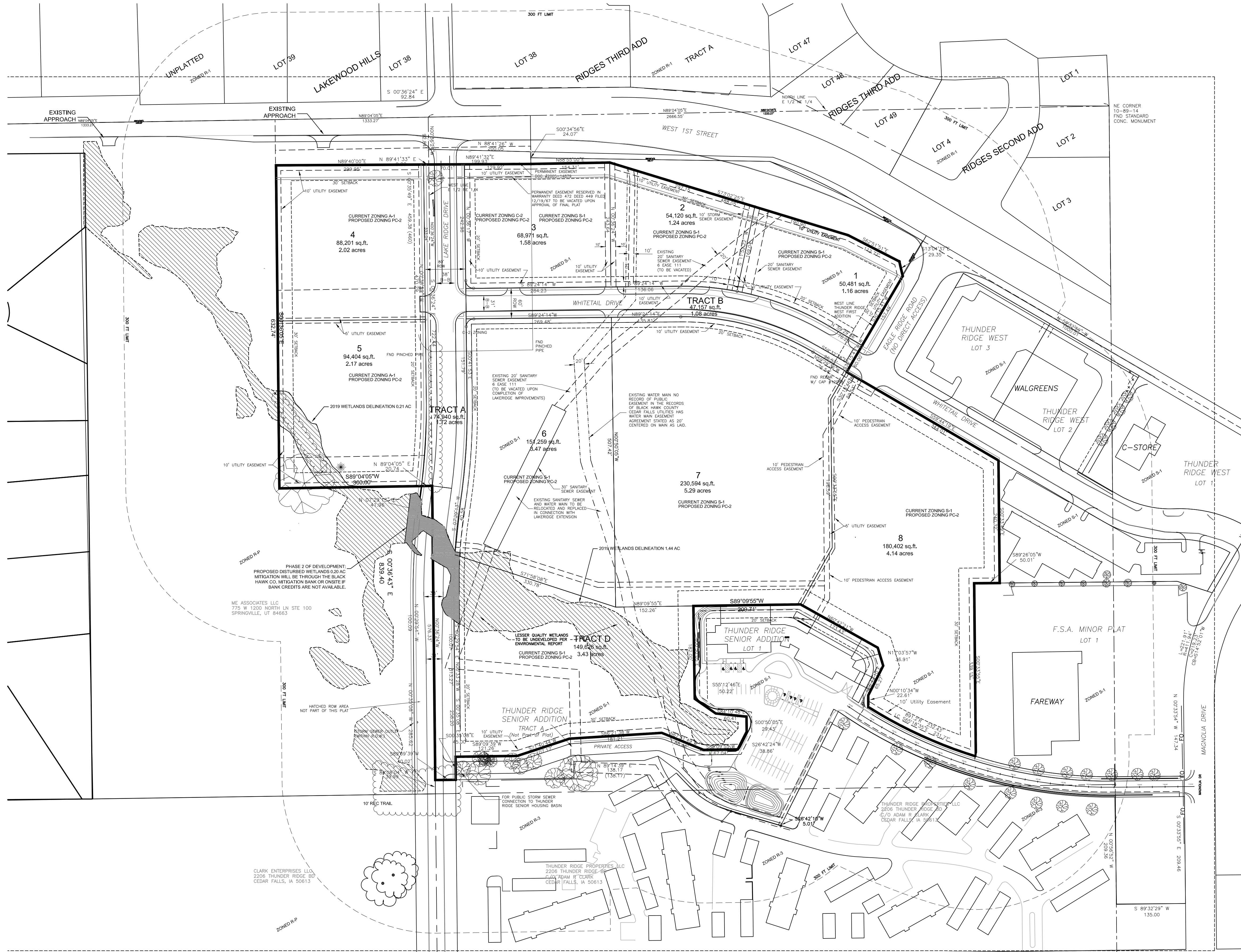
## THUNDER RIDGE

CURRENT ZONING: A-1 & S-1  
PROPOSED ZONING: PC-2

### LEGAL DESCRIPTION:

That part of the Northeast Quarter of Section 10, Township 89 North, Range 14 West of the 5th P.M., in the City of Cedar Falls, Black Hawk County, Iowa, described as follows:

Commencing at the Northwest corner of the East Half of said Northeast Quarter; thence South 0°36'24" East 92.84 feet along the West line of said East half to the North right-of-way line of West 1st Street and the point of beginning; thence South 89°40'00" West along said North right-of-way 299.95 feet to the West line of the East 300 feet of the Northwest Quarter of the Northeast Quarter of said Section 10; thence South 0°36'05" East 632.74 feet to the Southwest corner of a parcel described as the East 300 feet of the North 724 feet of said Northwest Quarter of the Northeast Quarter; thence North 89°04'05" East 300.00 feet to the West line of the East Half of said Northeast Quarter; thence South 0°36'24" East 576.33 feet; thence North 89°09'39" East 40.02 feet to the Southwest corner of Tract A, Thunder Ridge Senior Addition; thence North 0°35'08" West 45.00 feet along the West line of said Tract A; thence North 89°09'39" East 121.26 feet along the North line of said Tract A; thence North 71°40'44" East 107.17 feet along the North line of said Tract A; thence North 86°21'38" East 181.21 feet along the North line of said Tract A; thence South 67°51'49" East 88.46 feet along the North line of said Tract A to Lot 1, Thunder Ridge Senior Addition; thence North 89°09'55" East 67.04 feet along the exterior of said Lot 1; thence North 0°50'05" West 29.43 feet along the exterior of said Lot 1; thence North 84°10'48" West 60.41 feet along the exterior of said Lot 1; thence North 55°12'46" West 50.22 feet along the exterior of said Lot 1; thence North 0°50'05" West 182.00 feet to the Northwest corner of said Lot 1; thence North 89°09'55" East 209.71 feet along the North line of said Lot 1; thence South 60°42'21" East 173.43 feet along the exterior of said Lot 1; thence South 17°03'57" East 36.91 feet along the exterior of said Lot 1; thence South 28°42'10" West 65.27 feet along the exterior of said Lot 1; thence South 0°10'34" East 22.61 feet along the exterior of said Lot 1; thence Southeasterly 232.43 feet, along a 891.2 foot radius curve concave Northeasterly, having a long chord bearing South 65°18'35" East 231.77 feet; thence North 0°33'55" West 339.15 feet along the West line of Parcel N as recorded in Doc. 2010 020995; thence North 89°26'05" East 50.01 feet along the North line of said Parcel N to the Southwest corner of Lot 4, Thunder Ridge West Addition; thence North 0°33'55" West 240.32 feet along the West line of said Lot 4 to the Southwesterly right-of-way of Whitetail Drive; thence North 59°44'19" West 344.01 feet along the Southwesterly line of Whitetail Drive to the Northwesterly right-of-way of Eagle Ridge Road; thence North 30°15'41" East 60.00 feet along the Northwesterly line of Eagle Ridge Road to the Northeasterly right-of-way of Whitetail Drive; thence continuing North 30°15'41" East 157.49 feet along the Northwesterly line of Eagle Ridge Road to the right-of-way of West 1st Street; thence North 13°04'37" West 29.35 feet along said right-of-way; thence North 62°51'51" West 112.77 feet along said right-of-way; thence North 73°02'25" West 488.05 feet along said right-of-way; thence South 88°55'00" West 154.31 feet along said right-of-way; thence South 89°41'32" West 199.93 feet to the point of beginning, containing 27.326 acres.



VJ Engineering  
1501 Technology Parkway  
Cedar Falls, Iowa - 319-266-5829

Thunder Ridge Rezoning Plat  
PC-2, Planned Commercial  
Cedar Falls, Iowa

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scale		
1" = 100'		
drawn by		
SJL		
approved by		
date		
7/22/21		
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engineering – surveying

**VJ Engineering**  
1501 Technology Pkwy., Suite 100  
Cedar Falls, Iowa 50613  
ph: (319) 266-5829 fax: (319) 266-5160

September 21, 2020

Department of Community Development  
City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613

Re: Thunder Ridge Property Rezoning – Explanation of Request

To Whom it May Concern:

The petitioner has acquired sole interest in the properties generally known as Thunder Ridge, formerly held by Thunder Ridge Development, LLC. The property is currently a mixture of zoning classifications, the majority of which is S-1, Shopping Center District. There is also approximately 5 acres which is still zoned A-1, Agricultural, as well as about 2 acres zoned C-2, Commercial.

In order to facilitate the development or sale of this property, the City planning staff suggested rezoning to a PC-2, Planned Commercial District. This was so that the future developer(s) or tenants, as well as the City can have a comprehensive development plan that ensures the development will fit into the neighborhood with its surrounding single-family, multi-family, senior housing, and retail uses.

Thank you for your careful consideration,

Wendell Lupkes, P.L.S.  
VJ Engineering



# DEVELOPMENT PHASING PLAN - THUNDER RIDGE

## PROPOSED LAND USES PC-2 PLANNED COMMERCIAL

**NOTES:**

AN OVERALL EROSION CONTROL PLAN WILL BE SUBMITTED AS PART OF EACH PHASE OF THE STREET AND UTILITY IMPROVEMENTS. INDIVIDUAL EROSION CONTROL PLANS WILL BE SUBMITTED FOR EACH LOT AS THEY ARE DEVELOPED AND WILL BE REVIEWED ON A LOT BY LOT BASIS.

INDIVIDUAL LANDSCAPING PLANS WILL BE SUBMITTED FOR EACH LOT AS THEY ARE DEVELOPED AND WILL BE REVIEWED ON A LOT BY LOT BASIS.

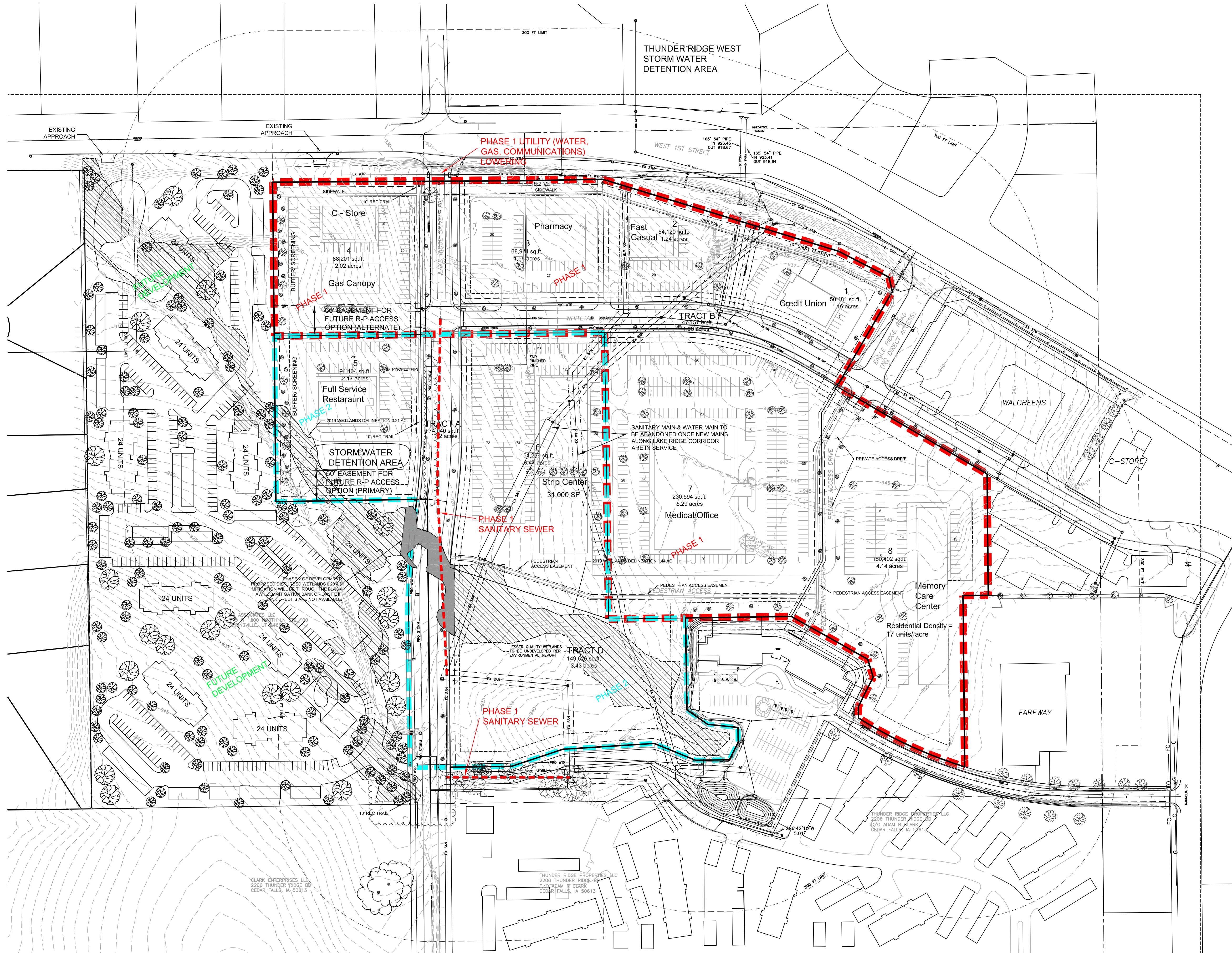
100 YEAR STORM WATER DETENTION FOR LOTS 1, 2, 3, 6, 7, AND 8 ARE COVERED IN THE STORM WATER AGREEMENT DOC 1998-0012818 AND LOCATED ON THE NORTH SIDE OF WEST 1ST STREET. STORM WATER QUALITY FACILITIES WILL BE LOCATED ON THE INDIVIDUAL LOTS. STORM WATER DETENTION AND WATER QUALITY FACILITY FOR LOTS 4, 5, AND TRACT D WILL BE LOCATED ON THE SOUTHERN PORTION OF LOT 5.

SIGNIFICANT GRADING WILL OCCUR AT THE NORTH END OF LAKE RIDGE DRIVE NEAR THE 1ST STREET INTERSECTION DURING PHASE 1 CONSTRUCTION. CFU WILL LOWER THE GAS AND COMMUNICATION LINES AND THE DEVELOPER WILL LOWER THE WATER MAIN.

TRACT "D" IS FOR PRESERVATION OF LESSER-QUALITY WETLANDS WITH GROUNDWATER CONTAINING CAFFEINE. AN UPDATED DELINEATION WILL BE CONDUCTED AFTER THE LEAKING SANITARY SEWER IS RELOCATED DURING PHASE 1.

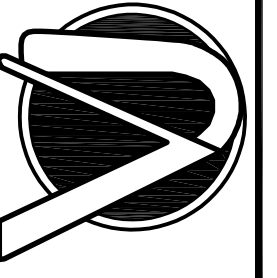
THE INITIAL PHASE OF DEVELOPMENT WILL CONSIST OF FOUR COMMERCIAL LOTS ABUTTING WEST FIRST STREET, WITH ACCESS FROM WHITETAIL DRIVE, AND TWO ADDITIONAL LOTS SOUTH OF WHITETAIL DRIVE WITH A SHARED ACCESS AT THE INTERSECTION OF WHITETAIL DRIVE AND EAGLE RIDGE ROAD. THIS PHASE OF DEVELOPMENT WILL CONSIST OF PRIMARILY SERVICE USES (BANK OR CREDIT UNION, PHARMACY, FAST-CASUAL RESTAURANT, CONVENIENCE STORE/GAS STATION) ALONG WEST FIRST STREET, WITH POSSIBLE MEDICAL CLINIC/OFFICE BUILDING AND MEMORY CARE ON THE TWO LARGE LOTS SOUTH OF WHITETAIL DRIVE, SOME OF WHICH MAY CONSIST OF ONE OR TWO-STORY STRUCTURES, WITH THE TALLER STRUCTURES LOCATED INTERNAL TO THE SITE.

BUILDING ENTRANCES SHALL HAVE PEDESTRIAN ACCESS TO SIDEWALKS.



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VJ Engineering  
1501 Technology Parkway  
Cedar Falls, Iowa - 319-266-5829



THUNDER RIDGE REZONING  
PC-2, PLANNED COMMERCIAL  
CITY OF CEDAR FALLS, IOWA  
DEVELOPMENT PHASING PLAN

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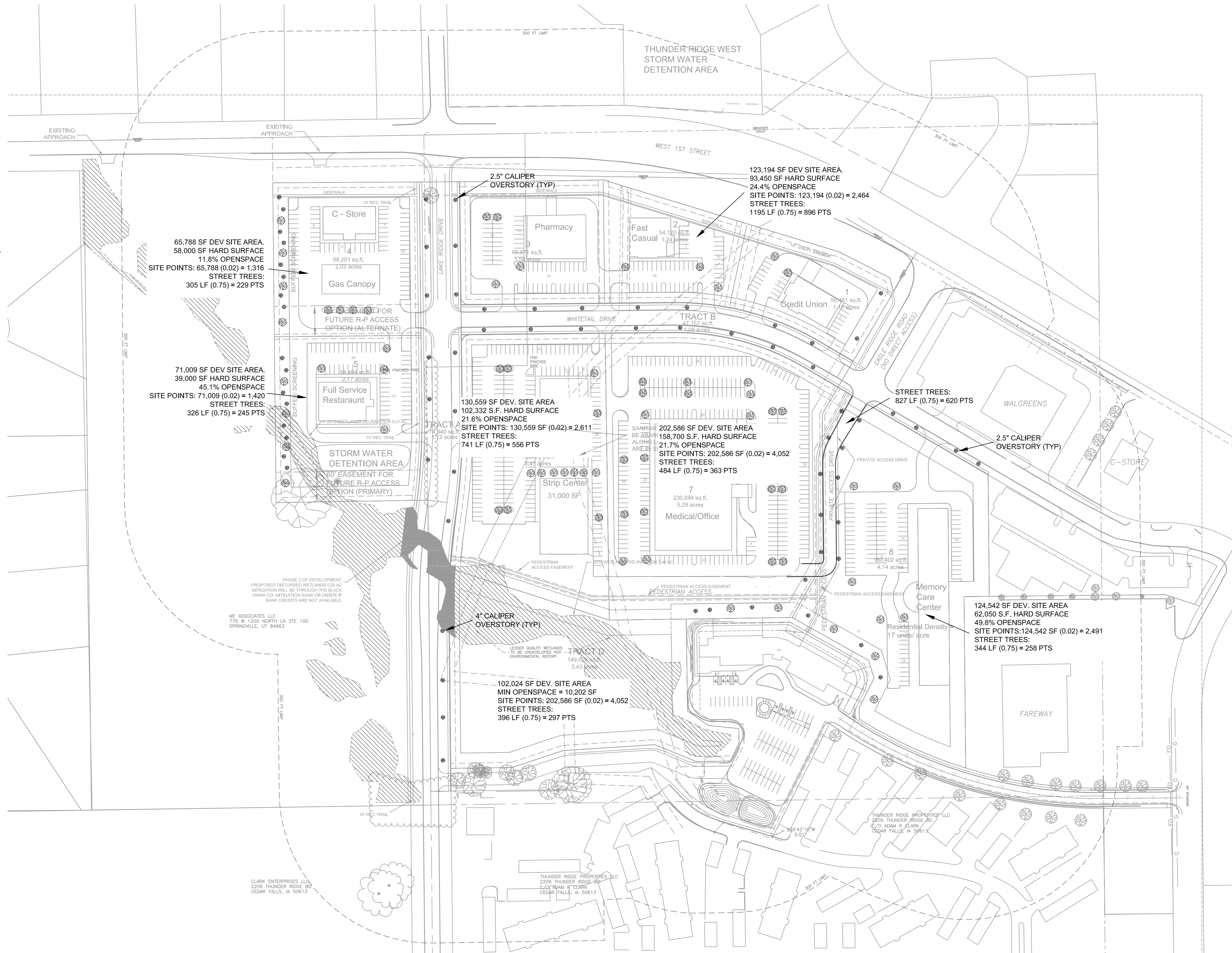
# LANDSCAPING PLAN - THUNDER RIDGE

## PC-2 PLANNED COMMERCIAL

### NOTES:

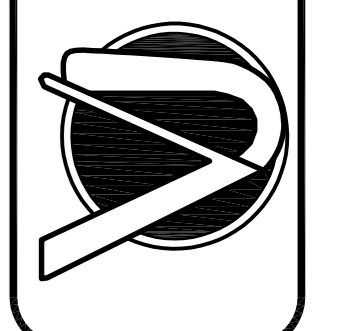
INDIVIDUAL LANDSCAPING PLANS INCLUDING PARKING AREA TREE PLANTINGS AND SCREENING WILL BE SUBMITTED FOR EACH LOT AS THEY ARE DEVELOPED AND WILL BE REVIEWED ON A LOT BY LOT BASIS.

ALL ENTRANCES SHALL HAVE PEDESTRIAN ACCESS TO SIDEWALKS.



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VJ Engineering  
1501 Technology Parkway  
Cedar Falls, Iowa - 319-266-5829



THUNDER RIDGE REZONING  
PC-2, PLANNED COMMERCIAL  
CITY OF CEDAR FALLS, IOWA  
LANDSCAPING PLAN

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revisions

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# EXHIBIT “D”

## THUNDER RIDGE DEVELOPMENT GUIDELINES

Thunder Ridge - The New Vision ..... 2

Thunder Ridge PC-2 Potential Uses ..... 3

Buildings ..... 3

Building Siting ..... 3

Primary Parking Lots ..... 3

Landscape ..... 4

Signage ..... 4

Thunder Ridge Owners Association ..... 5

Thunder Ridge Planned Commercial District Uses ..... 5

The Review and Submittal Process ..... 5

### EXHIBITS

- Land Use Plan
- Architect’s Renderings – Medical Offices
- Architect’s Renderings – Strip Mall
- Plant Palette
- Architectural Style

**THE VISION FOR THUNDER RIDGE BEGAN AS THE DREAM IN THE 1970's.**

It was an opportunity to create a new commercial, retail, and residential addition to the community. The earlier vision was based on a vast expansion of the Thunder Ridge mall, and the Thunder Ridge Apartments complex. To that end, the majority of the property in this plan has been zoned S-1, Shopping Center District since the 1970's. The re-imagined Thunder Ridge is designed to work with the landform, which contains some of the highest land elevations in Black Hawk County; to create a unique community in which to work, shop, play and enjoy the farmstead feel of Iowa.

THE VISION is based on the desire to integrate the Iowa's rural heritage through building outlines, landscape, trails, the use of native trees, plants and naturally occurring colors.

THE LANDSCAPE WILL BE DESIGNED using native trees, shrubs, prairie grasses and other similar plants, as well as naturally occurring fieldstone and limestone. Appropriate open space elements will be integrated into the overall design.

THE ARCHITECTURAL CHARACTER OF THUNDER RIDGE will emphasize a pleasing visual environment achieved by breaking up roof-lines and large facades through architectural replication of Iowa agricultural heritage, and varying textures and vertical and horizontal sidings, while minimizing the negative impact of featureless walls. The parking lots will be providing adequate landscape islands and plantings for visual and general cooling effects. Parking lots will be unified with the rest of the development through the use of landscape, signage, and a lighting system scaled to its intended use, whether for parking or for streets.

TAKEN TOGETHER, these elements will create a community that is fresh, vital, and reflects the rural Iowa heritage so deeply engrained in the Cedar Valley. This community will be a source of pride for future generations of Cedar Falls residents, a place that they will enjoy.

## THUNDER RIDGE PC-2 POTENTIAL USES

1. Neighborhood Commercial  
Individual users-Architects, Attorneys, etc.
2. Office / Research
3. General Office
4. Retail & Services Uses, such as
  - a. Grocery Store
  - b. Cleaner
  - c. Bakery
  - d. Card Shop
5. Convenience Store
6. Gas Station
7. Medical / Dental Offices
8. Financial
9. Drugstore
10. Medical Supplies
11. Restaurant at appropriate locations

## BUILDINGS

Buildings may be of brick or naturally occurring stone, or replicate vertical and horizontal sidings of heritage farm buildings to accentuate the rural character of the development. Buildings shall be 1 to 1-1/2 stories in height.

## BUILDING SITING

1. Buildings will be sited on the lot so that the primary building elevation is oriented to the street that provides vehicular access, with primary parking facilities softened by landscaping. This is intended to present the natural landscape to the visitor in conjunction with a parking lot and to provide convenient and comfortable pedestrian access.
2. Buildings are to take advantage of the terrain rather than creating a flat plane. This may mean that a building may appear as a one-story structure along the street, but may be one and one-half stories in the rear, with the main parking lot entry at the lower level.
3. Buildings should be placed at front setbacks, with parking encouraged to the rear. This is the priority to encourage convenient and comfortable pedestrian access, but final building location will be determined during the site plan approval process.

## PRIMARY PARKING LOTS

1. Primary parking lot placement will be encouraged to contain landscape islands for the placement of shade trees and lighting to conform with Cedar Falls zoning ordinance. If primary parking lots are

located in the front, enhanced landscaping will be required around the perimeter. Parking lot islands shall be a minimum of 10' from back of curb to back of curb. The final parking and configuration will be determined during the site plan approval process.

2. Number of parking spaces will be per Cedar Falls ordinance for the appropriate use.
3. Landscape plantings shall provide for shade and ornamental trees, deciduous and evergreen shrubs and evergreen trees along the periphery.

## LANDSCAPE

The intent of the landscape is to set Thunder Ridge apart from other developments and to bring the built environment into harmony with the natural environment. Therefore, materials to be used will include:

1. Hardscape
  - Retaining or decorative walls will be constructed of naturally occurring fieldstone or quarried limestone in color and texture to blend with the building.
  - Decorative paving will be clay brick also in colors to blend the structure into the landscape.
2. **Plant Types** - Shade trees, ornamental trees, evergreen trees, deciduous and evergreen shrubs, perennials and grasses shall be ornamental and native species capable of thriving in USDA Plant Hardiness Zones 4a thru 5b.
  - **Street trees:** all streets will have parkway trees at 50' on center spacing and minimum 2.5" caliper size at installation.
  - **Shade trees:** shall be 2.5"- 4" caliper with no more than 50% of the trees in any one caliper size.
  - **Ornamental trees:** Ornamental trees shall vary in height from 6'-10' and generally shall be used in multi-stem form.
  - **Evergreen trees/shrubs:** Evergreens shall be a mix of 6'-10' in height at time of installation with no more than 50% of any one size. Shrubs shall be a minimum of 30" in height or spread depending on species.
  - **Deciduous shrubs:** shrubs shall be a minimum 24" in height at time of planting.
  - **Perennials / grasses:** these are the preferred plant for the landscape, as they require little maintenance or irrigation. Plantings shall be minimum of 1/2 gallon containers at time of installation and spaced 18" on center.
4. Planting Quantities – In keeping with the vision to distinguish Thunder Ridge from other developments, planting quantities shall generally be 10-15% greater than that required by City ordinances.

## SIGNAGE

All signs shall be approved by the Developer prior to construction. The design, format, and material of all signs shall be consistent with building architecture, lot design, and City of Cedar Falls Zoning regulations.



## **THUNDER RIDGE OWNERS ASSOCIATION**

Each site owner will be a member of the Thunder Ridge Owners Association for the maintenance of common areas, stormwater management basins, and common open spaces.

CONVENIENT, ACCESSIBLE AND DIVERSE. The Thunder Ridge Planned Commercial District will provide for regional retail shopping areas to buy groceries, clothes, home improvement, and obtain professional services.

## **THUNDER RIDGE PLANNED COMMERCIAL DISTRICT USES:**

1. Regional Commercial
  - Medical Office/Clinic
  - Restaurants
  - Bank/Credit Union
  - Investment Advisor
  - Retail Uses
  - Office / Research
  - Corporate Campus
  - Service Stations
  
2. Neighborhood Commercial
  - Grocery Store
  - Cleaner
  - Bakery
  - Card Shop
  - Convenience Store
  - Gas Station

## **THE REVIEW AND SUBMITTAL PROCESS**

All proposed building and development within Thunder Ridge must be reviewed and approved by the Declarant prior to seeking development approval from the City of Cedar Falls. The Declarant will review each builder's development package for conformance to the Design Guidelines.

All reviews, substitutions and approvals by the Declarant will be considered binding and final. Any major changes to the building design, land use, or layout to the site may result in changes to a final plan as well.

The Declarant will have authority over both new construction and exterior remodels, additions and other improvements.

### **I. PRE-SUBMITTAL MEETING**

Prior to submitting plans for approval, the Applicant is encouraged to meet with the Declarant to informally discuss Applicant's plans. The Declarant will be available to help interpret the standards

and offer suggestions about the applicant's design concepts. The Applicant is urged to meet with the Declarant as early as possible to assist in the Applicant's decision to build in Thunder Ridge.

## II. SUBMITTAL

Applicant shall submit a master Declarant of Thunder Ridge. The submittal for development within the Thunder Ridge district shall include one full size set of plans and one electronic copy of the following documents:

1. Architectural Elements:
  - a. Design drawings of front, side and rear elevations of buildings
  - b. Description/Illustrations of representative exterior building materials/manufacturers
  - c. Product brochures/collateral of front, side and rear elevations' materials
2. Site Plan including:
  - a. Building and parking area locations
  - b. Walks
  - c. Setbacks
  - d. Type and location of light poles
  - e. Dumpster locations and screening
3. Landscape Plan including:
  - a. Location of buildings, parking areas, walks and any other paved surfaces
  - b. Quantity and location of required trees, shrubs, perennials, groundcovers and turf
  - c. Ground contours
  - d. Point tabulation based on City of Cedar Falls point system

## III. REVIEW AND EVALUATION

The Declarant shall evaluate the applicant's plans for conformance to the Thunder Ridge Design Guidelines and return one original package with an approval status together with any deficiencies so noted on the documents. The approval status may be any one of the following:

- Approved as submitted, no resubmittal required.
- Approved as noted, no resubmittal required. (In this case, specific elements that are deemed deficient will be identified. Provided the noted deficiencies are addressed in the permit submittal, the plans will be approved for permit.)
- Approved as noted, resubmittal is required. (In this case, specific elements that are deemed deficient will be identified so that they may be addressed and verified in the subsequent resubmittal.)
- Rejected, resubmittal is required. (In this case, specific elements that are deemed deficient will be identified so that they may be addressed and verified in the subsequent resubmittal.)

Notwithstanding the forgoing, the Declarant shall have final discretion to deviate from these guidelines to take into account the use, building lines, topography of the lot, access points, etc.

**IV. CITY APPROVAL**

Once the Applicant’s plans have been approved by the Declarant, they shall be submitted to the City of Cedar Falls for review for conformance to the City’s codes and ordinances. The City will be responsible to enforce zoning standards, setbacks, building construction and codes, and minimum landscape standards. All architectural, landscaping and site plans shall be at the discretion of the Declarant.

**1. Example Application**

**DEVELOPMENT APPROVAL APPLICATION**

Applicant shall submit plans for review as outlined in the Thunder Ridge Review and Submittal Process, as outlined on Page 5.

List the specific documents being submitted:

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_
- 6) \_\_\_\_\_

Builder/Developer: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

Approval Status:

- Approved as submitted, no resubmittal required
- Approved as noted, no resubmittal required
- Approved as noted, resubmittal required
- Rejected, resubmittal required

Reviewed by: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

Comments:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# THUNDER RIDGE PLANT PALATTE

## DECIDUOUS TREES

**Street trees:** all streets will have parkway trees at 40' on center and minimum 2.5" caliper size.

**Shade trees:** shall be 2.5" - 4" cal. with no more than 50% of the trees in any one caliper size.

### Plant Palette:

- Acer x fremanii* -
- Freeman Maple cultivars
- Acer saccharum* -
- Sugar Maple
- Carya ovata* -
- Shagbark Hickory
- Celtis occidentalis* -
- Common Hackberry
- Gleditsia triacanthos* -
- Honeylocust
- Gymnocladus dioica* -
- Kentucky Coffeetree
- Juglans nigra* -
- Black Walnut
- Quercus alba* -
- White Oak
- Quercus bicolor* -
- Swamp White Oak
- Quercus macrocarpa* -
- Bur Oak
- Quercus rubra* -
- Red Oak
- Platanus x acerifolia* -
- London Planetree
- Populus tremuloides* -
- Quaking Aspen
- Tilia americana* -
- American Linden
- Tilia cordata* -
- Littleleaf Linden
- Ulmus x sp.* -
- Disease-resistant Elm

## EVERGREEN TREES / SHRUBS

### Evergreen trees/shrubs:

Evergreen trees shall be a mix of 6'-10' in height at time of installation with more than 50% of any one size. Shrubs shall be a minimum of 30" in height or spread depending on species.

### Plant Palette:

- Juniperus communis sp.* -
- Common Juniper cultivars
- Juniperus virginiana* -
- Eastern Red Cedar
- Juniperus chinensis sp.* -
- Chinese Juniper
- Picea glauca*
- Black Hills Spruce
- Picea pungens*
- Colorado Spruce
- Pinus strobus* -
- White Pine
- Pinus nigra* -
- Austrian Pine
- Pseudotsuga menziesii* -
- Douglas Fir
- Thuja occidentalis* -
- Eastern Arborvitae



Bur Oak



Sugar Maple



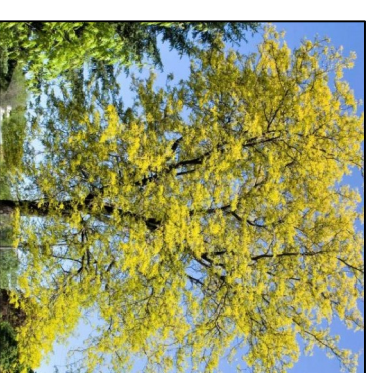
Littleleaf Linden



Disease-Resistant Elm



White Oak



Honeylocust



Shagbark Hickory



Douglas Fir



Eastern White Pine

revisions	date

page #	
scale	
note	
drawn by	SJL
date	9-21-2020

VJ Engineering  
1501 Technology Parkway  
Cedar Falls, Iowa - 319-266-5829



Thunder Ridge  
PC-2, Planned Commercial  
Plant Palette

208032

## Architectural Style

The conceptual design of the proposed buildings was influenced by the desire to reflect Iowa's Rural Heritage through architectural design, open space, materials and massing throughout this entire development. The resulting building forms, infrastructure, and landscape work together to create an instantly recognizable Iowa vernacular that will be pleasing to work, relax and socialize in.

We will look to establish this rural heritage design by limiting heights of buildings forms as you work your way into the site. Periphery buildings will be at a shorter scale while the main interior building will provide a focal landmark element similar to that in many rural farms with their main barns or out-buildings.

Materials will be synonymous with local heritage farms that typically represent the available materials of the time. This would include; brick, naturally occurring stone such as field stone or limestone, vertical board and batten siding, corrugated metal, and short lap textured siding, shutters and wood details. Many other details also appear on the buildings including cupolas, front porches and canopies.

General architectural design begins to appear through large gables with centralized windows, steep roof pitches and smaller architectural features paired with texturized horizontal elements with consistent window openings. Colors of white, red and green are complimented by small touches of tin and copper that reflect the 'use everything' mentality of the time.

Lastly, the configuration of the development itself further emphasizes the rural heritage with the use of local trees and green spaces spread throughout the development. Outdoor spaces are linked with pathways that are flanked with covered porches for use and escaping the elements. This leads to a walkability element and linking of buildings that was common among rural townships.

### Architectural Details:

The Rural Heritage design capitalizes on historic Iowa Details that are instantly recognizable with our midwestern heritage. Large green yards with well positioned buildings within walking distances that meet the needs of the users within was essential for most our local communities and farms.

Silos, barns, corn-cribs, chicken coops, four-square homes were the typical vernacular throughout the rural setting. These were complimented by small communities that housed mills, general stores, and quaint storefronts that were mostly utilitarian in design. Glass should be used through the buildings with high-visibility to allow tenants and customers to connect with the interior of the spaces. These typically mark entrances to the facilities and engage the 'yard' or 'main streets' of the development with the tenants within.

Efforts should be made to complement larger flat roofs with sloping front porches, smaller silo type details, or house or shed like high pitch roofs. These help to shrink the scale of buildings and keep the scale of the buildings smaller and more in proportion with the vernacular of the Iowa rural heritage.

The below materials are general and meant to be a 'Basis of Design'. Alternative materials are expected but must fit within the approved Iowa Rural Heritage design theme. Special attention must be given to screening all mechanical units, while putting louvers and infrastructure pieces in inconspicuous locations. Utility structures and trash enclosures must be hidden or screened from view when possible.

**Brick**



**Stone – local**



**Roofing**



**Siding**



**Wood**



# Key to Building Elevations

Item 2.



1



LOOKING SOUTHWEST  
FROM EAGLE RIDGE AND WHITETAIL DRIVE

**EMERGENT**  
ARCHITECTURE



2



**EMERGENT**  
ARCHITECTURE

LOOKING SOUTHWEST  
FROM EAGLE RIDGE AND WHITETAIL DRIVE

3



LOOKING NORTHWEST  
FROM EAGLE RIDGE ROAD

**EMERGENT**  
ARCHITECTURE

4



**EMERGENT**  
ARCHITECTURE

LOOKING SOUTHEAST  
FROM LAKE RIDGE AND WHITETAIL DRIVE

5



LOOKING SOUTHEAST  
FROM LAKE RIDGE DRIVE

**EMERGENT**  
ARCHITECTURE

6



**EMERGENT**  
ARCHITECTURE

LOOKING EAST  
FROM LAKE RIDGE DRIVE

7



LOOKING SOUTHEAST  
FROM LAKE RIDGE DRIVE

**EMERGENT**  
ARCHITECTURE

8



**EMERGENT**  
ARCHITECTURE

LOOKING NORTHEAST  
FROM EAGLE RIDGE ROAD



## 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), City Planner I  
**DATE:** July 22, 2021  
**SUBJECT:** Property improvements in the College Hill Neighborhood Overlay District

**REQUEST:** Request to approve a College Hill Neighborhood Overlay District site plan for the addition of new parking area at 2415 Franklin Street (#DR21-007)

**PETITIONER:** Owner: Todd Wuestenberg and Darin Wohlgemuth

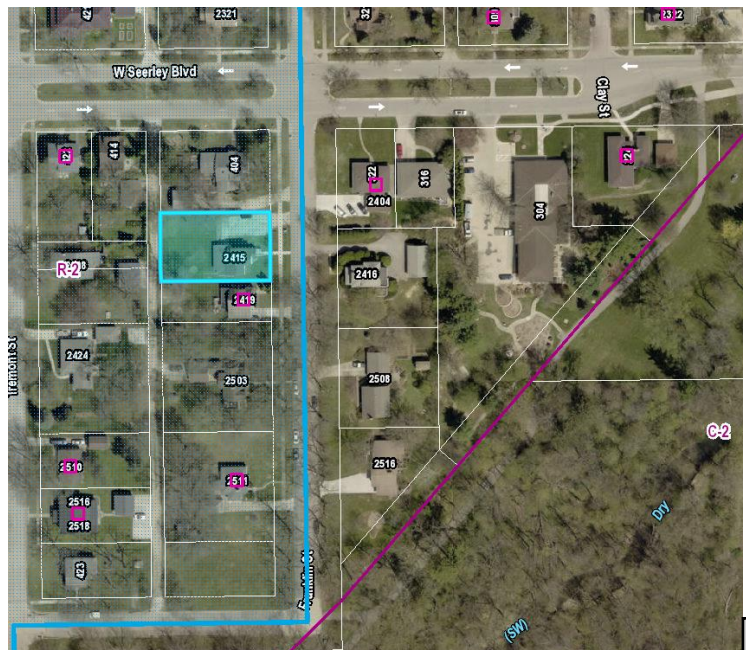
**LOCATION:** 2415 Franklin Street

### PROPOSAL

This request involves a proposal for site redevelopment at 2415 Franklin Street. The applicant is proposing to add a new parking area behind the house and remove the gravel area in the front/side yard and closing the curb from Franklin Street. 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 location map on the side for reference.





The subject property is located within the R-2, Residence District of the College Hill Neighborhood Overlay Zoning District (Section 26-181). The Overlay defines the adding or increase in area of any existing parking area or parking lot, which existing or new parking area or parking lot contains or is designed to potentially accommodate a total of three or more parking stalls 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 review: neighborhood character, minimum on-site parking requirements, parking lot standards, open space/landscaping requirements and other provisions as applicable in the code.

The property in question has been a registered rental from May 2006 until 2018. The petitioner purchased this property in May 2021 with the intent to make improvements to the property and start operating as a rental property. The major reason to go this route is that; the applicant's daughters will be staying here, during their degree at UNI and would have two other roommates. Currently, the rental application for the subject property has been reviewed by Group Rental Committee with stipulations of making updates to property as needed per building code and also to provide required off-street parking for the requested occupancy of 4 individuals aged 18 years or older per unit. The proposed site plan indicates that the applicant will be adding a parking area behind the house as per staff's recommendation and would remove all the gravel areas in the required front and side yard and close off the curb to close the access from Franklin Street. See below for reference.



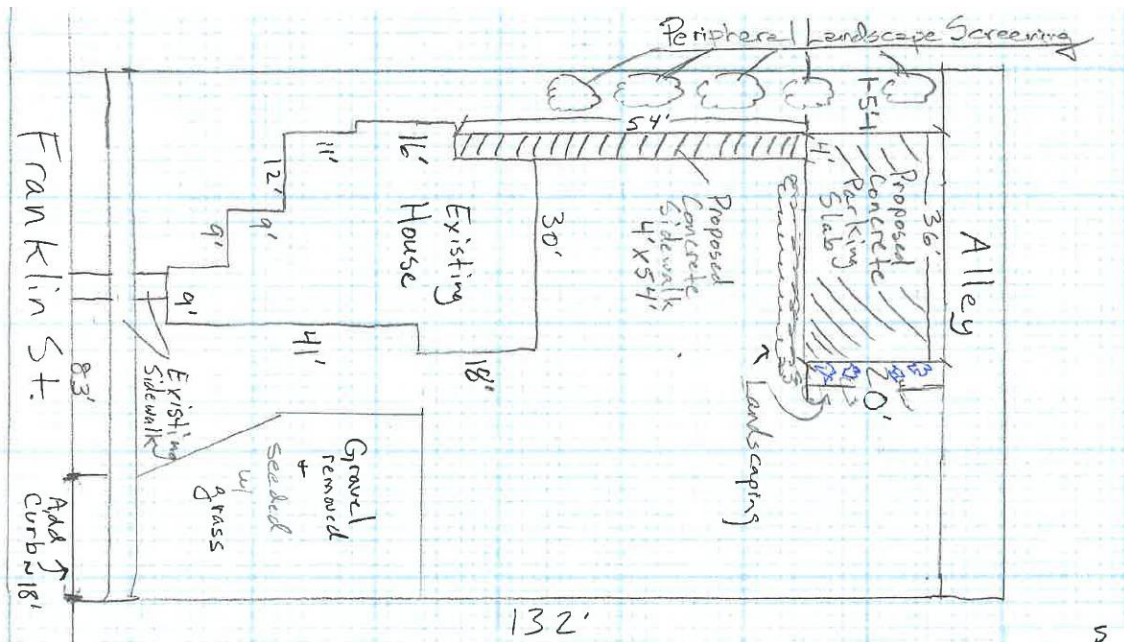
City staff notes that the focus for this case is to review the proposed parking area and preservation of neighborhood character. The focus is not on the occupancy of the unit.

### ANALYSIS

The existing building at 2415 Franklin Street is a two-story structure. No changes to the building envelope are being proposed. Currently, the property has a paved approach and a gravel area for parking on side of the house, which is used for parking. As per Section 11-179, gravel is not allowed and all parking areas or driveways associated with rental properties are required to be hard-surfaced. The applicant plans to remove all the gravel area, replace it with grass and

remove the access point by placing a curb back in Right-of-Way. The applicant in response proposes to pave a parking area/lot behind the house, which will be accessed from the alley, as per suggestions from staff. This was one of the stipulations set forth by the Group Rental Committee while reviewing the "Change in Ownership" application from the applicant. The following is an evaluation of the proposed property improvements according to standards outlined in the College Hill Neighborhood Overlay Zoning District and other applicable codes:

1. Neighborhood Character: Preserving neighborhood character is a priority of the College Hill Neighborhood Overlay District. The addition or increase in the area of any parking area or parking lot containing three or more parking stalls is considered as a substantial improvement under College Hill Overlay Zoning District. In response, the applicant proposes:
  - Removal of all the existing gravel areas in the required front yard and side yard on the property and seed back with grass. (*Will bring the property in compliance with zoning code*)
  - Removal of the existing paved access point from Franklin St to the property and seed the area back with grass and adding curb back. (*Will lead to maintaining walkability in the neighborhood*)
  - Addition of parking area/pad accessed from the alleyway for the tenants. (*Having a parking area behind the house, promotes the character of the neighborhood*)
  - Adding landscaping screening around the proposed parking area/pad to screen the parking area from the surrounding property. (*Add a buffer from adjacent properties, as per the intent of the code*)
  - Adding a four-foot wide sidewalk from the parking area to the house.



See above sketch for reference. The applicant's proposal reflects the staff's recommendation and the applicant has been very cooperative to make improvements on the property that is best for preserving the character of the neighborhood. The applicant intends to comply with all potential code items that need to be addressed to make this property code compliant. **The proposed site plan intends to preserve the character of the neighborhood.**

2. Minimum on-site parking requirements: The College Hill Neighborhood Overlay District requires one parking stall per bedroom. The required dimension of one parking stall for residential uses is 8 feet by 18 feet. The applicant is proposing a parking pad measuring 20 feet long and 36 feet wide to accommodate four stalls for four bedrooms in the house. **On-site parking requirements are met as per the proposed site plan submittal.**
  
3. Parking lot standards: A parking lot is defined as an area designated for parking three or more vehicles. The parking lot needs to have at least five feet setback from the property and the pad must include a walking path/sidewalk for tenants to access the property from the parking pad. As per code, a three-foot setback is required from the west property line abutting the alleyway as well. However, we provide the option to the applicant to either pave it to the lot line, as there is no timeline, on when the particular alley will be paved. **The proposed site plan layout meets the setback requirement for the paved area and sidewalk to access the property.**
  
4. Open space/ landscaping requirements: This criterion regulates parking areas and required green spaces. About maintaining rear yard coverage for parking, a single unit in the R-2 zoning district can have maximum rear yard coverage up to 30% for parking. As per the proposal, the applicant is using approximately 15% of the required rear yard. Also, the applicant will be adding screening shrubs around the proposed parking area to screen the parking area from neighboring properties. **City staff feels that the proposal does meet the city codes and the proposed changes would enhance character for the neighborhood.**

### TECHNICAL COMMENTS

Notification of this case was sent to adjacent property owners on 07/21/2021. Applicant has applied for both Right-of-way permit and driveway permit to carry out the intended project for the property at 2415 Franklin Street. Permits will be approved and released, once we get approval from Planning and Zoning Commission and City Council. Also, the rental application from the applicant is with planning staff, and will also be processed once we get approval of this presented case.

### STAFF RECOMMENDATION

Due to sufficient proposed parking accessed through the alley, intent to remove all the gravel areas in the required front /side yard, and since the proposal meets the intent of the College Hill Overlay District to preserve neighborhood character, city staff recommends approval of the proposed parking pad and other site improvements at 2415 Franklin Street property.

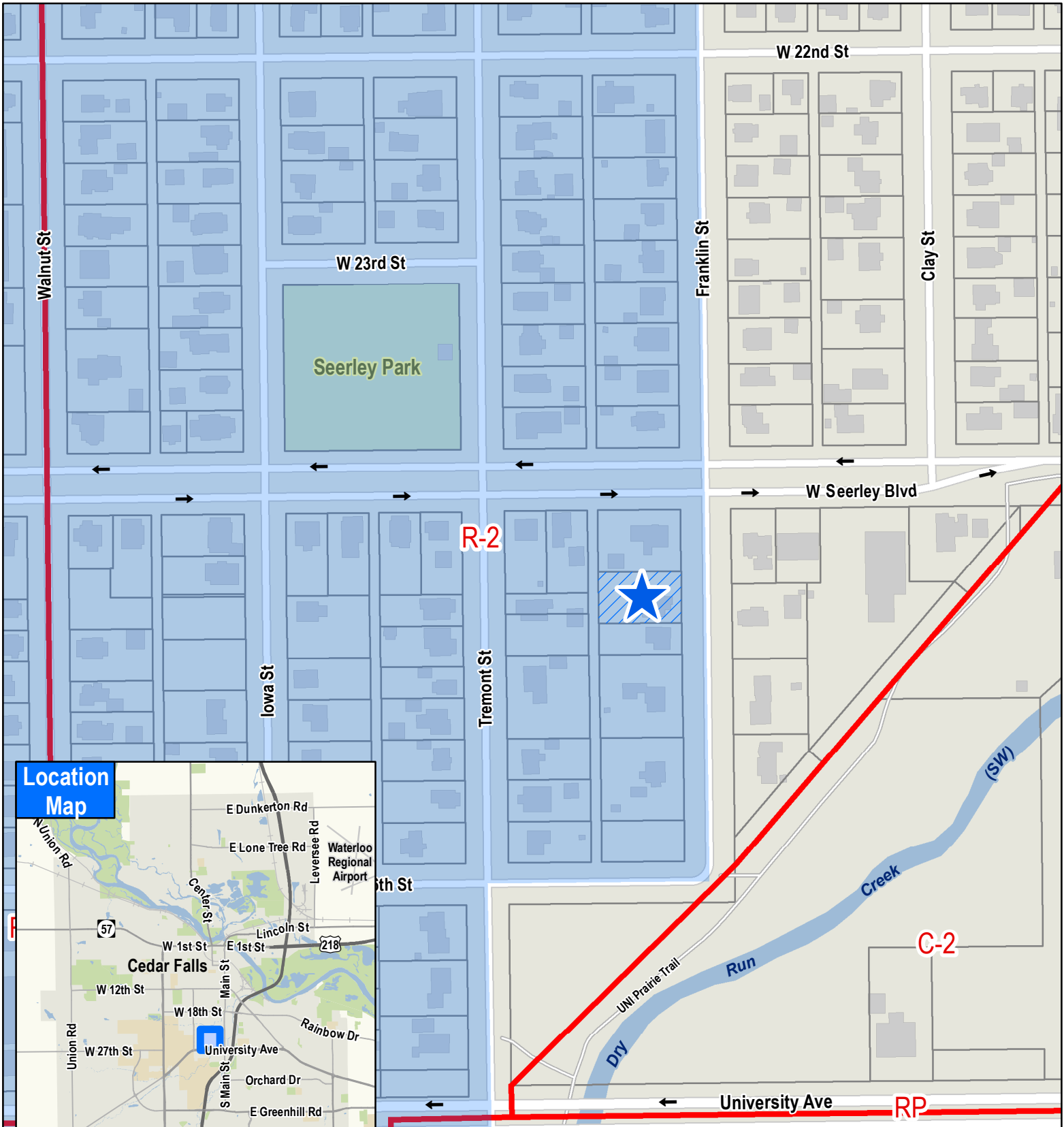
#### Attachments:

Zoning Location Map  
Land use property sketch  
Letter of Intent

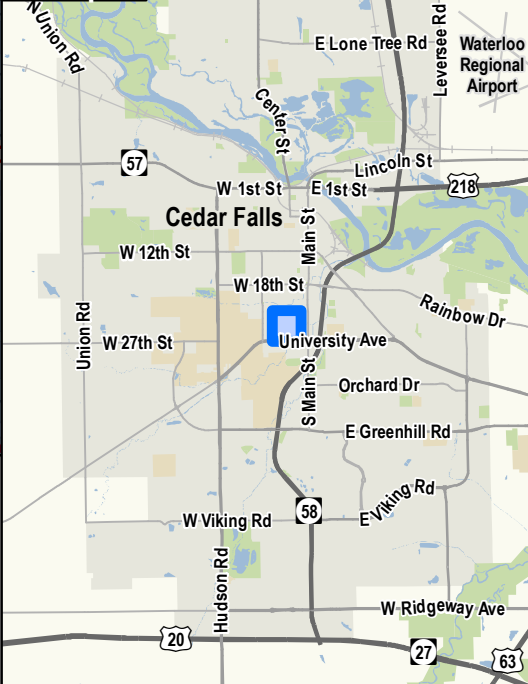
# Cedar Falls Planning & Zoning Commission

## July 28, 2021

Item 3.



### Location Map



## College Hill Site Plan Review for 2415 Franklin St

**Land Use Property Sketch - City of Cedar Falls, Iowa**

IF RESIDENTIAL:  Owner Occupied  New Rental  Registered Rental

1. ZONING

2. PRINCIPLE USE

3. LOT AREA

4. BUILDING HEIGHT

5. EASMENTS

B-2

Rental

83 x 132 = 10956

2 Story

Description of proposed work & use: Concrete Parking & Sidewalk  
Address of proposed construction: 2415 Franklin St.

**OWNER**

NAME Todd Wuestenberg

ADDRESS 104 Cedar Lane

CITY Huxley, IA 50124

PHONE 515-203-0006

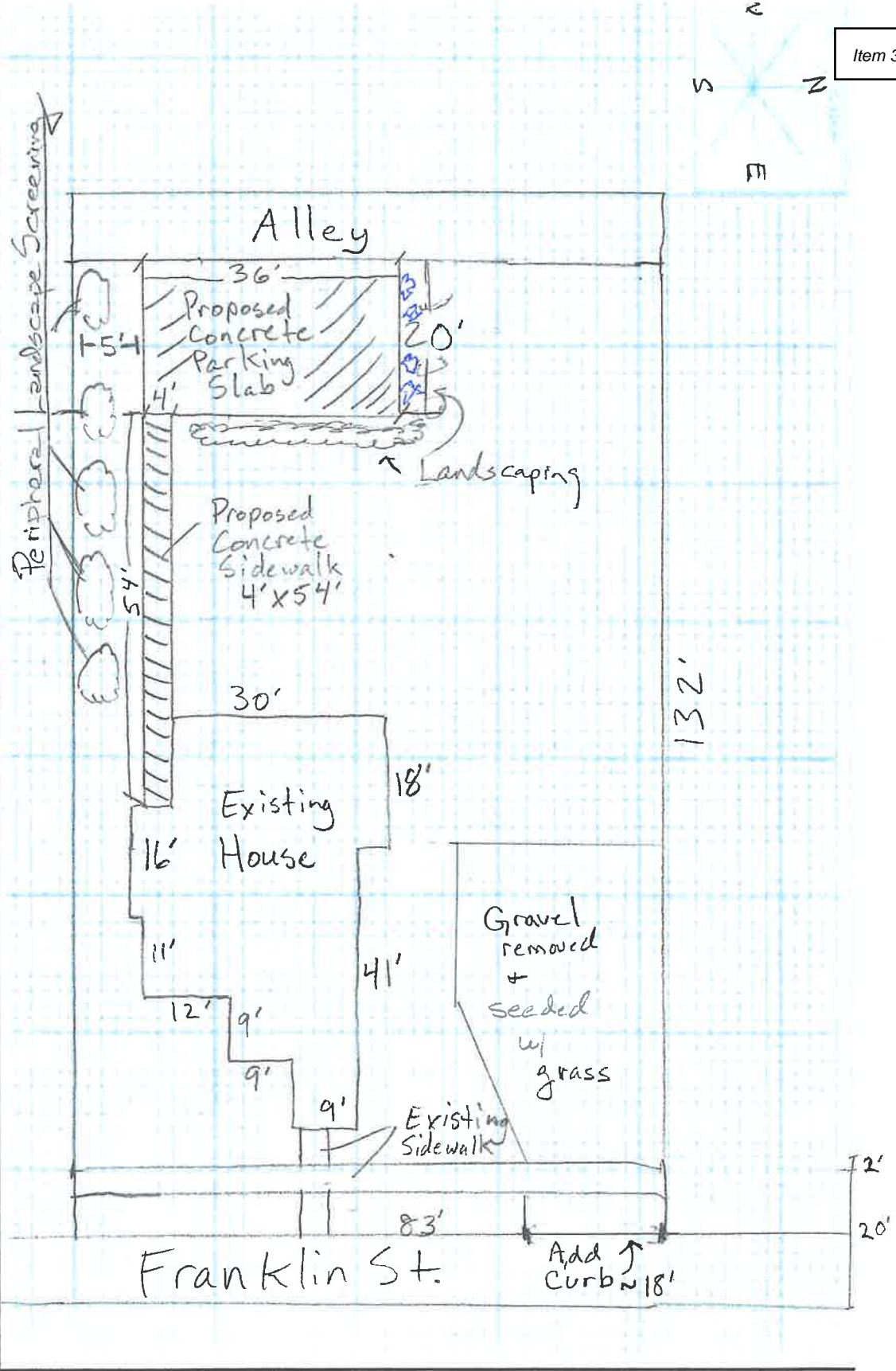
**CONTRACTOR**

NAME Kite Construction

ADDRESS 1311 17th St.

CITY Jessup, IA 50648

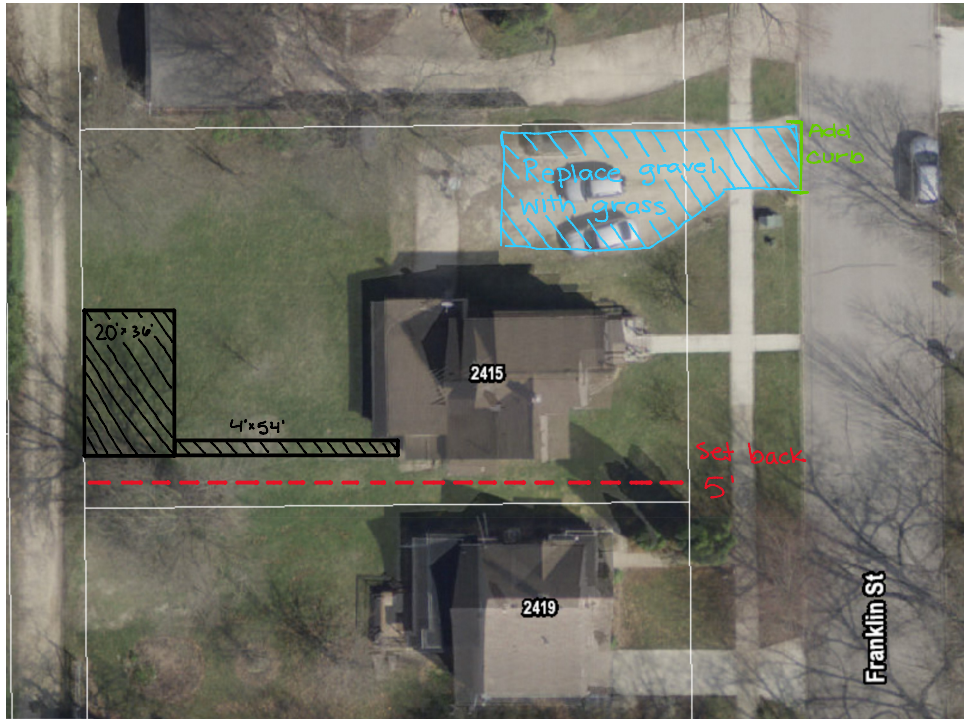
PHONE 319-827-2191



# 2415 Franklin Parking

Wednesday, May 12, 2021 8:57 PM

Item 3.



# Todd Wuestenberg

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104 Cedar Lane Huxley, IA 50124 | 515-203-0006 | todd@haverkamp-properties.com

**7/11/2021**

Department of Community Development

City of Cedar Falls

220 Clay Street

Cedar Falls, IA 50613

**Dear Department of Community Development:**

This letter of intent is for 2415 Franklin Street.

An overview of the planned work is to create a paved parking area (20' x 36') off of the alley, with a minimum five feet separation from the side lot line and the necessary landscape screening. In addition, we would remove the current gravel parking, seed with grass, plant one tree, and close out/add a new curb to existing Franklin Street driveway.

We want to do this work to meet the requirements to receive approval for a rental permit.

I am a co-owner of this property, and Darin Wohlgemuth is the other co-owner. Darin's address is 54026 276<sup>th</sup> Street, Kelley, Iowa, 50134.

Our scheduled date to pave the proposed area is September 1<sup>st</sup> or sooner pending the contractor's availability and weather. Upon the completion of the new parking Darin and I will remove the gravel area ourselves and restore the area with grass seed.

**Sincerely,**

**Todd Wuestenberg**