



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, JUNE 23, 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-dlEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

#### **Call to Order and Roll Call**

#### **Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of June 9, 2021

#### **Public Comments**

#### **Old Business**

2. **Preliminary Plat (Case #PP21-001)**  
**Location:** 5909 Prairie Parkway  
**Applicant:** Oster Family Limited Partnership, owner; Steve Gorman, Deschutes Investment LLC, developer; Alex Bower, Robinson Engineering Company, Engineer  
**Previous discussion:** June 9, 2021  
**Recommendation:** *Approve*  
**P&Z Action:** *Discuss and make recommendation to City Council*
3. **Final Plat (Case #FP21-001)**  
**Location:** 5909 Prairie Parkway  
**Applicant:** Oster Family Limited Partnership, owner; Steve Gorman, Deschutes Investment LLC, developer; Alex Bower, Robinson Engineering Company, Engineer  
**Previous discussion:** June 9, 2021  
**Recommendation:** *Approve*  
**P&Z Action:** *Discuss and make recommendation to City Council*
4. **Site Plan Review (Case #SP21-006)**  
**Location:** 5909 Prairie Parkway  
**Applicant:** Oster Family Limited Partnership, owner; Steve Gorman, Deschutes Investment LLC, developer; Alex Bower, Robinson Engineering Company, Engineer  
**Previous discussion:** June 9, 2021  
**Recommendation:** *Approve*  
**P&Z Action:** *Discuss and make recommendation to City Council*

**New Business**

**5. Site Plan Review (Case #SP21-007)**

**Location:** 703 Brandilynn Blvd.

**Applicant:** T & L Investments, LLC, Owner, Alex Bower, Robinson Engineering Company, Engineer

**Previous discussion:** none

**Recommendation:** *Approve*

**P&Z Action:** *Discuss and consider making recommendation to City Council*

**6. 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:** none

**Recommendation:** *Introduction and discussion*

**P&Z Action:** *Discuss and provide direction on outstanding issues.*

**Commission Updates**

**Adjournment**

Reminders:

\* July 14 and July 28- Planning & Zoning Commission Meetings

\* July 6 and July 19- City Council Meetings



**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
June 9, 2021  
In person and via videoconference  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on June 9, 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, Lynch, Prideaux, Saul, Schrad and Sears. Larson and Leeper were absent. Karen Howard, Planning & Community Services Manager and Michelle Pezley, Planner III, were also present.

- 1.) Acting Chair Holst noted the Minutes from the May 26, 2021 regular meeting are presented. Ms. Prideaux made a motion to approve the Minutes as presented. Ms. Lynch seconded the motion. The motion was approved unanimously with 7 ayes (Hartley, Holst, Lynch, Prideaux, Saul, Schrad and Sears), and 0 nays.
- 2.) The first item of business was the preliminary and final plats for 5909 Prairie Parkway. Acting Chair Holst introduced the item and Ms. Pezley provided background information. She explained that the site is located on the northeast corner of Viking Road and Prairie Parkway. The applicant proposes to re-plat Pinnacle Prairie Commercial South Phase II Lot 2 into four lots. The Deed of Dedication would be revised to allow access onto Prairie Parkway, which will allow a private street to be constructed from Prairie Parkway to Brandilynn. The access point at Brandilynn would align with the access to Menard's to the north, which will require a 25 foot access easement to be granted by the owner of Lot 3 within the original subdivision. The access to Prairie Parkway will be right-in / right-out only due to the median in Prairie Parkway. The streets are proposed to be private and will be maintained by the owner's association. Stormwater is proposed to connect to the regional stormwater system as approved with the previous subdivision. Final wording of the deed of dedication is being worked out with the applicant. Staff recommends continuing discussion on the preliminary and final plats to the June 23 meeting.

The applicant was available via zoom but was unable to speak due to technical issues. There was a brief discussion regarding the private street and right in/right out access to Prairie Parkway. Ms. Howard noted that it will be important to carefully sign the access to Prairie Parkway as "one-way."

The items will be continued at the next Planning and Zoning meeting.

- 3.) The next item for consideration by the Commission was a site plan review for the UnityPoint Clinic site at 5909 Prairie Parkway. Acting Chair Holst introduced the item and Ms. Pezley provided background information, noting that the clinic will be located on one of the new lots created with the previously discussed plat. The applicant is proposing to build a new 4,001 square foot building for a clinic with 27 parking at the location. Staff finds that the site meets the setbacks, open space, parking, landscaping, signage, and use requirements and recommends continuing the discussion to the June 23 meeting. This cannot be approved prior to approval of the preliminary and final plats.

Alex Bower, engineering consultant for the applicant, spoke on behalf of the applicant explaining that UnityPoint Clinic would like to find a location with easier access for their clients.

As they do not need as much land as the existing lot 2, it is proposed to split the property into four lots. This led to the decision to create the right-in / right-out entrance and the full access on to Brandilynn to allow for a traffic circulation pattern through the site that makes the fire apparatus access easier.

Mr. Schrad asked if there was any further consideration of a bike path on Viking Road. Ms. Howard noted that the trail has already been constructed along the Viking Road frontage of this property, but additional sidewalks will need to be constructed from Viking up to the roundabout at Brandilynn when the clinic is constructed. The Commission felt that it was a good project and had no concerns.

The item will be continued at the next Planning and Zoning meeting.

- 4.) Ms. Howard noted that meetings will continue to be held in hybrid fashion until the Governor's Health Emergency Proclamation is changed and City Council makes a change to the recommended format for public meetings.

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

The meeting adjourned at 5:51 p.m.

Respectfully submitted,

Karen Howard  
Community Services Manager

Joanne Goodrich  
Administrative Assistant



## DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
 Phone: 319-273-8606  
 Fax: 319-273-8610  
 www.cedarfalls.com

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning & Zoning Commission  
**FROM:** Michelle Pezley, Planner III  
 Matthew Tolan, EI, Civil Engineer II  
**DATE:** June 16, 2021  
**SUBJECT:** Pinnacle Prairie South Commercial Phase V preliminary and final plat.

**REQUEST:** Request to approve the preliminary and final plat for Pinnacle Prairie. Cases #PP21-001 and #FP21-001

**PETITIONER:** Oster Family Limited Partnership, owner; Steve Gorman, Deschutes Investment LLC, developer; Alex Bower, Robinson Engineering Company, Engineer

**LOCATION:** The property is located at the northeast corner of Viking Road and Prairie Parkway intersection or 5909 Prairie Parkway

#### PROPOSAL

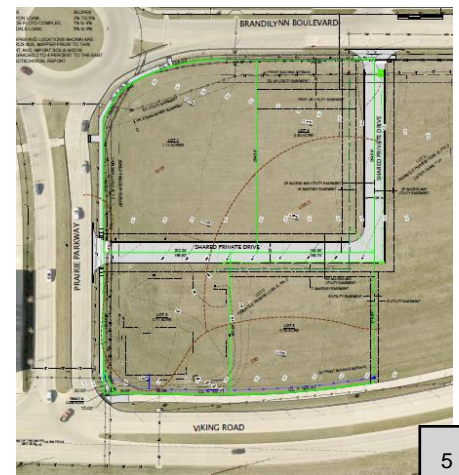
The petitioner proposes to replat Lot 2 of Pinnacle Prairie Commercial South Phase II into four lots. The property is located at the northeast corner of Viking Road and Prairie Parkway intersection. Menards is to the north of the property. The applicant submitted the preliminary and final plat applications for the replat to be reviewed concurrently. The applicant proposes access to each lot through the private road. The private road will have direct access to Prairie Parkway.



#### BACKGROUND

The property is part of the Pinnacle Prairie Master Plan that was adopted by the City in 2004. The City approved Pinnacle Prairie Commercial South Phase II in 2012. As part of the approval for Pinnacle Prairie Commercial South Phase II, the lots are not allowed direct driveway access to Prairie Parkway.

With the proposed re-subdivision of Lot 2, the applicant now proposes a new private street that would provide access to the new lots created with an access point from Prairie Parkway that will be a right-in and right-out only between lots 1 and 2 and extend north to intersect with Brandilynn Boulevard. Prior to



approval of this re-subdivision of Lot 2, the original Deed of Dedication will have to be amended to eliminate the restriction on access to Prairie Parkway. The amended Deed of Dedication for Phase II is attached. The private street that is north to south in the proposed subdivision to Brandilynn Blvd will be in line with Menard's access point to the north.

Storm water regional plan was created as part of the Master Plan for Pinnacle Prairie. The applicant proposes to connect to the regional storm water system for the future developments of this plat.

**ANALYSIS**

The petitioner, Deschutes Investment LLC, proposes a preliminary and Final Plat for Pinnacle Prairie South Commercial Phase IV; a resubdivision of lot 2 of Pinnacle Prairie into 4 lots. The original lot is 3.51 acres. The site is located at the northeast corner of Viking Road and Prairie Parkway intersection.

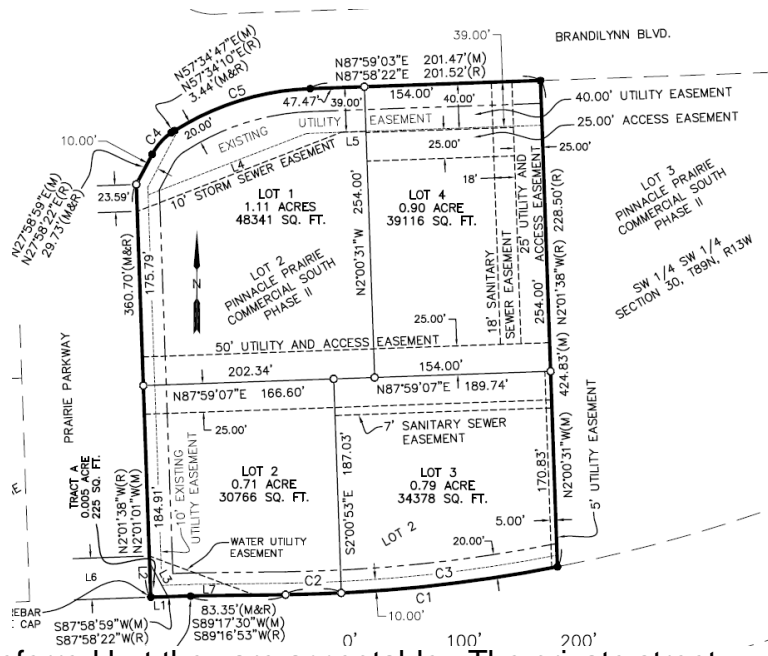
The property is zoned Highway Commercial (Hwy-1). There are 20-foot setbacks along the perimeter of the plat and along the public right-of-way. The setbacks are shown on the final plat.

As proposed, the petitioner proposes a private street that will provide access to the proposed lots. Private streets are not preferred but they are acceptable. The private street also helps the applicant move forward with their proposal of the UnityPoint Clinic (SP21-006). The Deed of Dedication creates an association to manage the maintenance of the private streets, private utilities, and common shared property. The petitioner will connect to the regional stormwater system that is already installed from the development of Pinnacle Prairie Phase II.

The applicant also proposes the north/south private street be aligned with the Menards' access point. The eastern boundary of the subdivision is centered with the Menards' access point. Therefore, the applicant proposes a 25-foot easement to be included along the northern half of the eastern subdivision boundary and an additional 25-foot easement that would be on Lot 3 of Pinnacle Prairie South Commercial Phase II, to install the private street. The City and the applicant are working out the final details of the wording of the easements that will also be recorded for Lot 3 of Pinnacle Prairie South Commercial Phase II.

Setbacks are on the face of the plat are consistent with the required setbacks within the Hwy-1 Zoning District.

The applicant supplied all the required documents that are required for a final plat including the Deed of Dedication, Surveyor Certificates, Black Hawk County Auditor approval of the subdivision name, Attorney's Title Opinion. The property owner does not have a mortgage on the property; therefore, the statement from the lienholder is not required.



The City Code states that the final plat must be in substantial conformance with the preliminary plat. The proposed final plat is conforming to the preliminary plat and associated conditions as discussed by the applicant and staff. The petitioner has met that criterion and the associated conditions.

### TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, gas, and communication services are available to the site. The developer will extend the utility services to the proposed development. The easements identified on the plat satisfy Public Works and CFU requirements.

All the utilities and internal street connections within the proposed subdivision will be kept in private ownership. The placed internal private infrastructure is able to serve the platted lots with access to public streets and right-of-way. All the placed utilities are available for development for the platted lots. The City Engineer has determined that the plan meets the City's subdivision requirements. Appropriate one-way signage will be required at the intersection of the private street with Prairie Parkway, since the median will allow only right-in, right-out movements at this access. Full-access will be provided at the intersection of the private street with Brandilynn Boulevard.

There is a 10 foot wide Viking Road Trail that runs along the southern boundary of the site. The Viking Road Trail connects to the Prairie Parkway Trail that is western edge of Prairie Parkway.

To meet the requirements of the placement of the sidewalk at the southeast corner of Viking Road and Prairie Parkway, the applicant will dedicate a small corner of the parcel for additional right-of-way. The developer for the Pinnacle Prairie Commercial South Phase II was given 5 years to add the sidewalks along Prairie Parkway and Brandilynn Boulevard for Lot 2. Staff recommends requiring the sidewalk along Prairie Parkway to its intersection with the sidewalk connection at the roundabout at Brandilynn Boulevard at the time of development of Lot 2 (with UnityPoint Clinic), The sidewalk along Brandilynn Boulevard would be installed to the eastern extent of the plat at the time of development of Lot 1 or 4, whichever is developed first. This will help avoid sidewalk gaps along this frontage.

A courtesy mailing was sent to the neighboring property owners on June 3, 2021.

### STAFF RECOMMENDATION

Staff recommends approval of #PP21-001 and #FP21-001, a preliminary and final plat for property located at 5909 Prairie Parkway in the Hwy-1 Commercial District, subject to:

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

### PLANNING AND ZONING

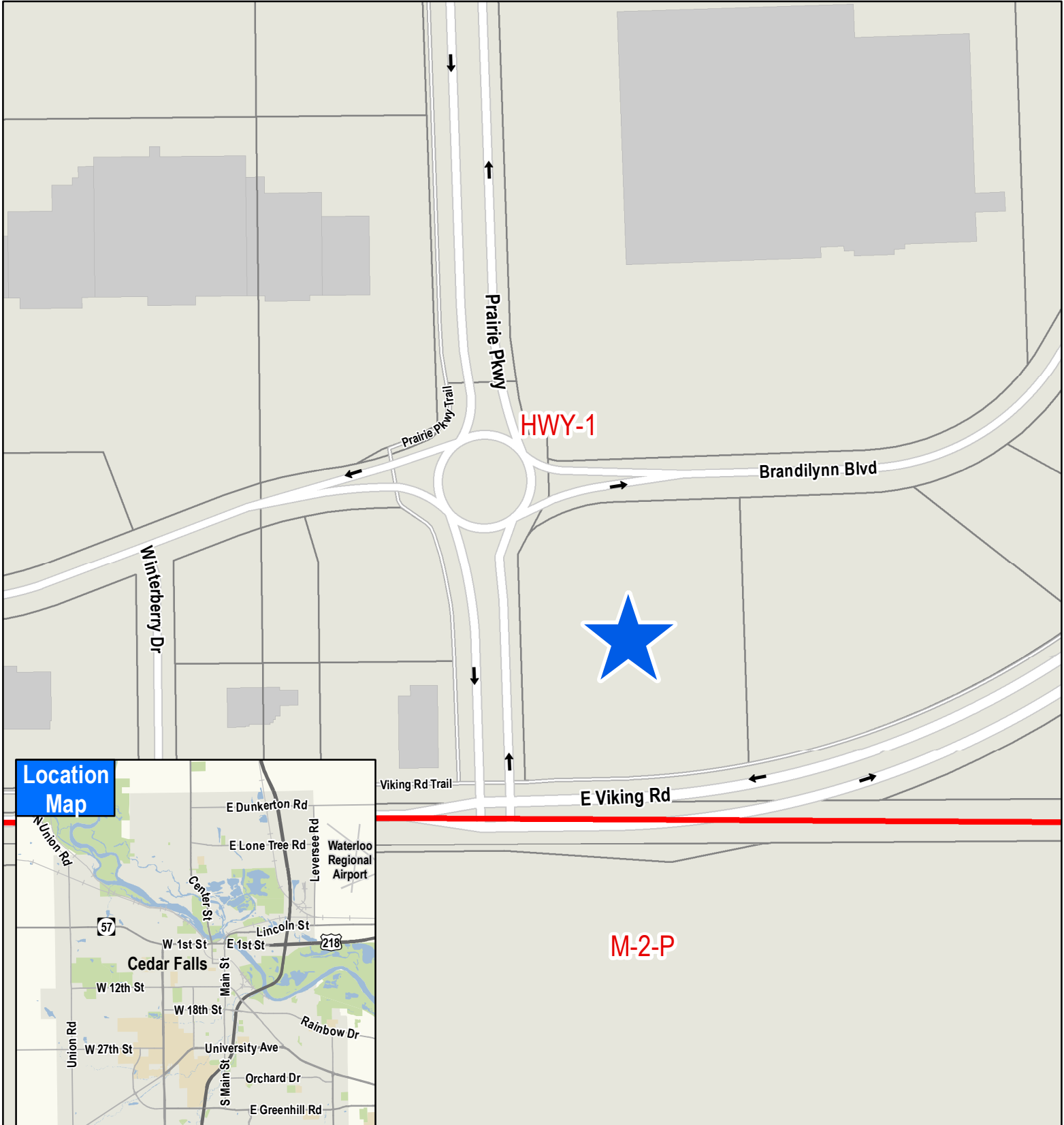
Discussion 6/9/2021	Acting Chair Holst introduced the item and Ms. Pezley provided background information. She explained that the site is located on the northeast corner of Viking Road and Prairie Parkway. The applicant proposes to re-plat Pinnacle Prairie Commercial South Phase II Lot 2 into four lots. The Deed of Dedication would be revised to allow access onto Prairie Parkway, which will allow a private street to be constructed from Prairie Parkway to Brandilynn. The access point at Brandilynn would align with the access to Menard's to the north, which will
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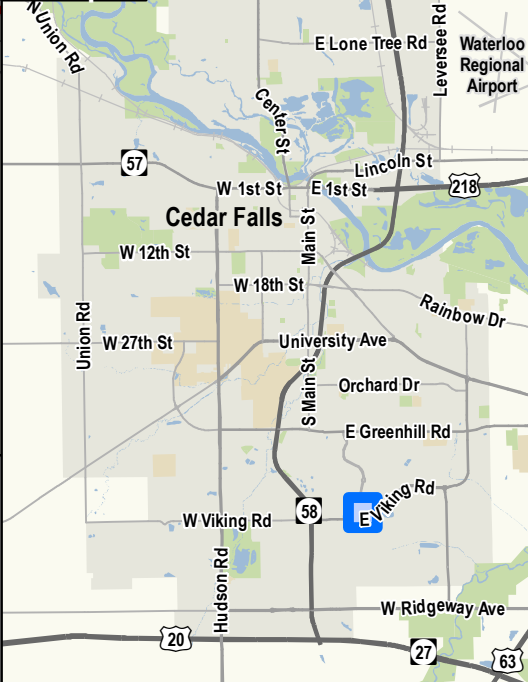
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The items will be continued at the next Planning and Zoning meeting.

Attachments:    Location map  
                    Preliminary Plat  
                    Final Plat  
                    Deed of Dedication  
                    Easement for lot 3  
                    First Amendment to Deed of Dedication to Pinnacle Prairie Commercial South Phase II  
                    Surveyor Certificate  
                    Black Hawk County Auditor approval of the subdivision name  
                    Attorney's Title Opinion



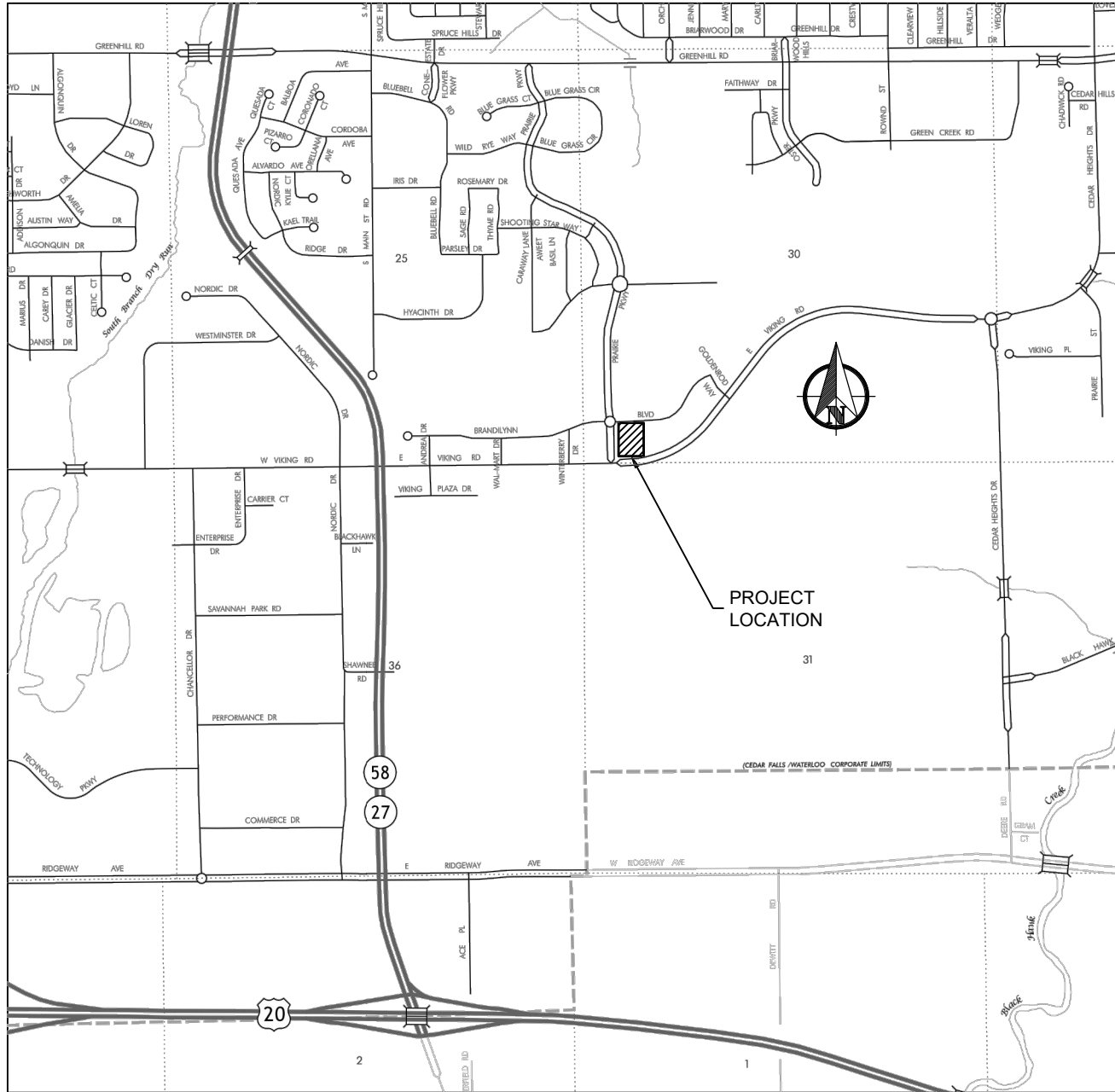
**Location Map**



**Preliminary Plat, Final Plat and Site Plan  
for Unity Point Clinic  
5909 Prairie Parkway**



# PRELIMINARY PLAT PINNACLE PRAIRIE COMMERCIAL SOUTH - PHASE V, CEDAR FALLS, BLACK HAWK COUNTY, IOWA



**LOCATION MAP**  
CEDAR FALLS, IOWA  
NTS

**SITE ADDRESS**  
NORTHEAST QUADRANT VIKING ROAD AND PRAIRIE PARKWAY

**LEGAL DESCRIPTION**  
LOT 2 IN PINNACLE PRAIRIE COMMERCIAL SOUTH - PHASE 2

**PARCEL ID**  
8913-30-351-010

**OWNER**  
OSTER FAMILY LIMITED PARTNERSHIP  
3957 75th STREET  
AURORA, IL 60504

**DEVELOPER**  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

**CIVIL ENGINEER**  
ROBINSON ENGINEERING  
819 SECOND STREET NE  
INDEPENDENCE, IOWA 50644  
319-334-7211  
PROJECT CONTACT: ALEX BOWER  
ENGINEER: MONICA SMITH

**ZONING**  
HWY-1 - HIGHWAY COMMERCIAL (CURRENT, NO CHANGE PROPOSED)

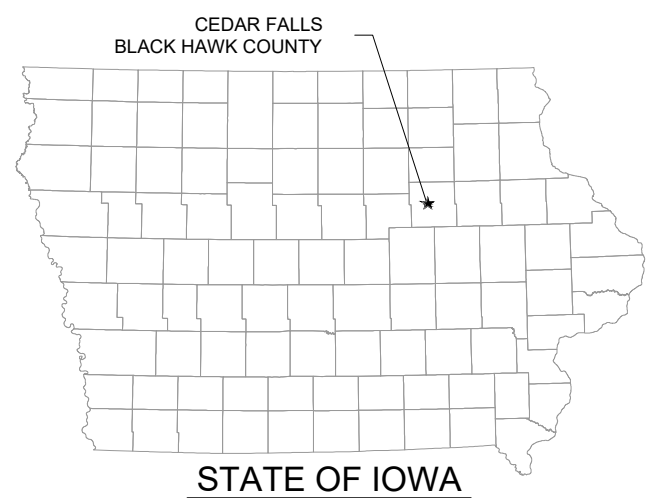
**LOT INFORMATION**  
LOT SIZE CURRENT: 152,827 S.F. / 3.51 ACRES

**SETBACKS**  
PER ZONING

**FLOOD PLAIN**  
NOT APPLICABLE

**STORM WATER MANAGEMENT**  
REGIONAL DETENTION PER PINNACLE PRAIRIE COMMERCIAL SOUTH - PHASE II

**TOPOGRAPHIC CHANGES**  
GENERALLY FOLLOW THE CURRENT DRAINAGE PATTERS. ROADWAY WILL INTERCEPT SOME DRAINAGE WITH CONVEYANCE TO STORM SEWER SYSTEM AS PART OF THE CURRENT DEVELOPMENT.



**STATE OF IOWA**

SHEET  
**1 OF 2**  
6/2/2021  
SUBMITTAL 2

	<p>I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.</p>
<p>STEPHEN M. SCOTT, P.L.S.      Iowa Lic. No. 13842 My license renewal date is December 31, 2022 Pages or sheets covered by this seal: ALL</p>	

	<p>I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.</p>
<p>MONICA M. SMITH      LICENSE NO. 15074</p>	
<p>Signature _____ Date _____ My renewal date is December 31, 2021 Pages or sheets covered by this seal: ALL</p>	

**Robinson Engineering Company**  
Consulting Engineers

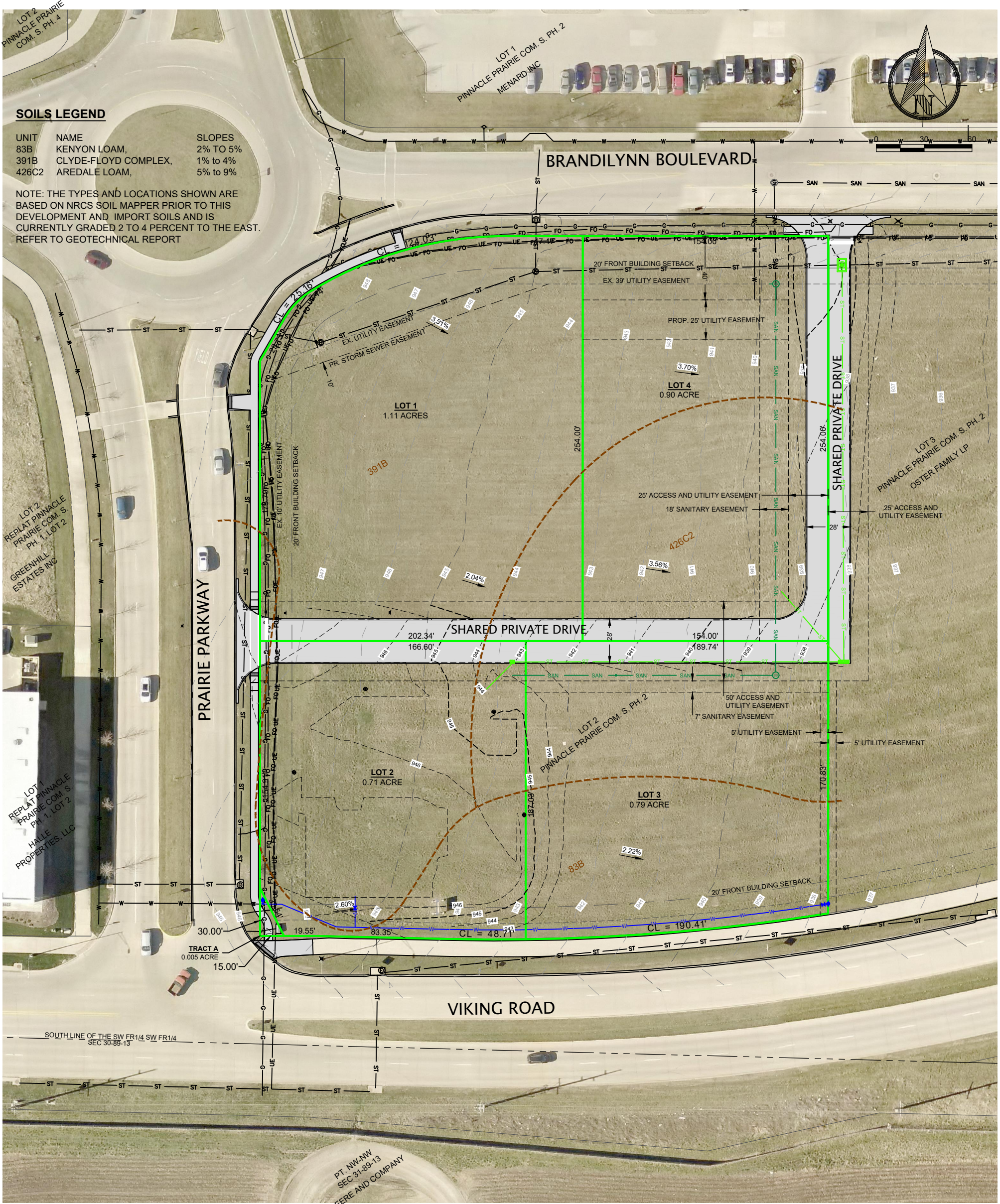
819 Second Street NE  
Independence, Iowa 50644  
319-334-7211

**SCOTT SURVEY INC**

Stephen M. Scott, P.E. & L.S.  
Civil Engineer & Land Surveyor

319-540-5263      www.scottsurvey.com  
email@scottsurvey.com  
P.O. Box 315, Center Point, IA 52213-0315





**SOILS LEGEND**

UNIT	NAME	SLOPES
83B	KENYON LOAM,	2% TO 5%
391B	CLYDE-FLOYD COMPLEX,	1% TO 4%
426C2	AREDALE LOAM,	5% TO 9%

NOTE: THE TYPES AND LOCATIONS SHOWN ARE BASED ON NRCS SOIL MAPPER PRIOR TO THIS DEVELOPMENT AND IMPORT SOILS AND IS CURRENTLY GRADED 2 TO 4 PERCENT TO THE EAST. REFER TO GEOTECHNICAL REPORT

**LEGEND**

EXISTING	PROPOSED	EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE	SANITARY SEWER	SANITARY SEWER
SETBACK LINE	EASEMENT LINE	SANITARY SEWER SERVICE	SANITARY SEWER SERVICE
EASEMENT LINE	CONTOUR LINE	SANITARY SEWER FORCE MAIN	SANITARY SEWER FORCE MAIN
600	STORM SEWER	SANITARY CLEANOUT	SANITARY CLEANOUT
STORM SEWER	DRAIN TILE	SANITARY MANHOLE	SANITARY MANHOLE
DRAIN TILE	STORM MANHOLE	COMMUNICATION LINE	COMMUNICATION LINE
STORM MANHOLE	STORM SEWER INLET	OVERHEAD UTILITY	UNDERGROUND UTILITY
STORM SEWER INLET	WATER SERVICE	ELECTRIC RISER PEDESTAL	UTILITY POLE
WATER SERVICE	WATER PIPE	LIGHT POLE (SINGLE FIXTURE)	GAS MAIN
WATER PIPE	FIRE HYDRANT		
FIRE HYDRANT	WATER VALVE WITH BOX		
WATER VALVE WITH BOX			

**Robinson Engineering Company**  
Consulting Engineers

819 Second Street NE  
Independence, Iowa 50644  
319-334-7211

**PRELIMINARY PLAT**

PINNACLE PRAIRIE COMMERCIAL SOUTH - PHASE 5  
PN: 4296-21  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

SHEET  
**2 OF 2**

6/2/2021  
SUBMITTAL 2



Index Legend	
Location:	Pinnacle Prairie Commercial South - Phase II Lot 2
Requestor:	Steve Gorman
Proprietor:	Greenhill Estate, Inc. Oster Family Limited Partnership
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com   (319) 540-5263

**PROPERTY LOCATION:**  
 PARCEL: 8913-30-351-010  
 SW 1/4 SW 1/4 30-89-13

**PROPRIETOR (OWNER):**  
 GREENHILL ESTATES, INC.  
 OSTER FAMILY LIMITED  
 PARTNERSHIP  
 GREENHILL ESTATES INC  
 3957 75TH STREET  
 AURORA, ILLINOIS 60504

**REQUESTED BY/DEVELOPER:**  
 STEVE GORMAN  
 DESCHUTES INVESTMENTS, LLC  
 2642 ARBORETA COURT  
 CARMICHAEL, CALIFORNIA 95608

**SURVEYOR:**  
 STEPHEN M. SCOTT  
 3426 STANDLEA ROAD  
 TODDVILLE, IA 52341  
 319-540-5263

**DATE OF SURVEY:**  
 MARCH, 2021

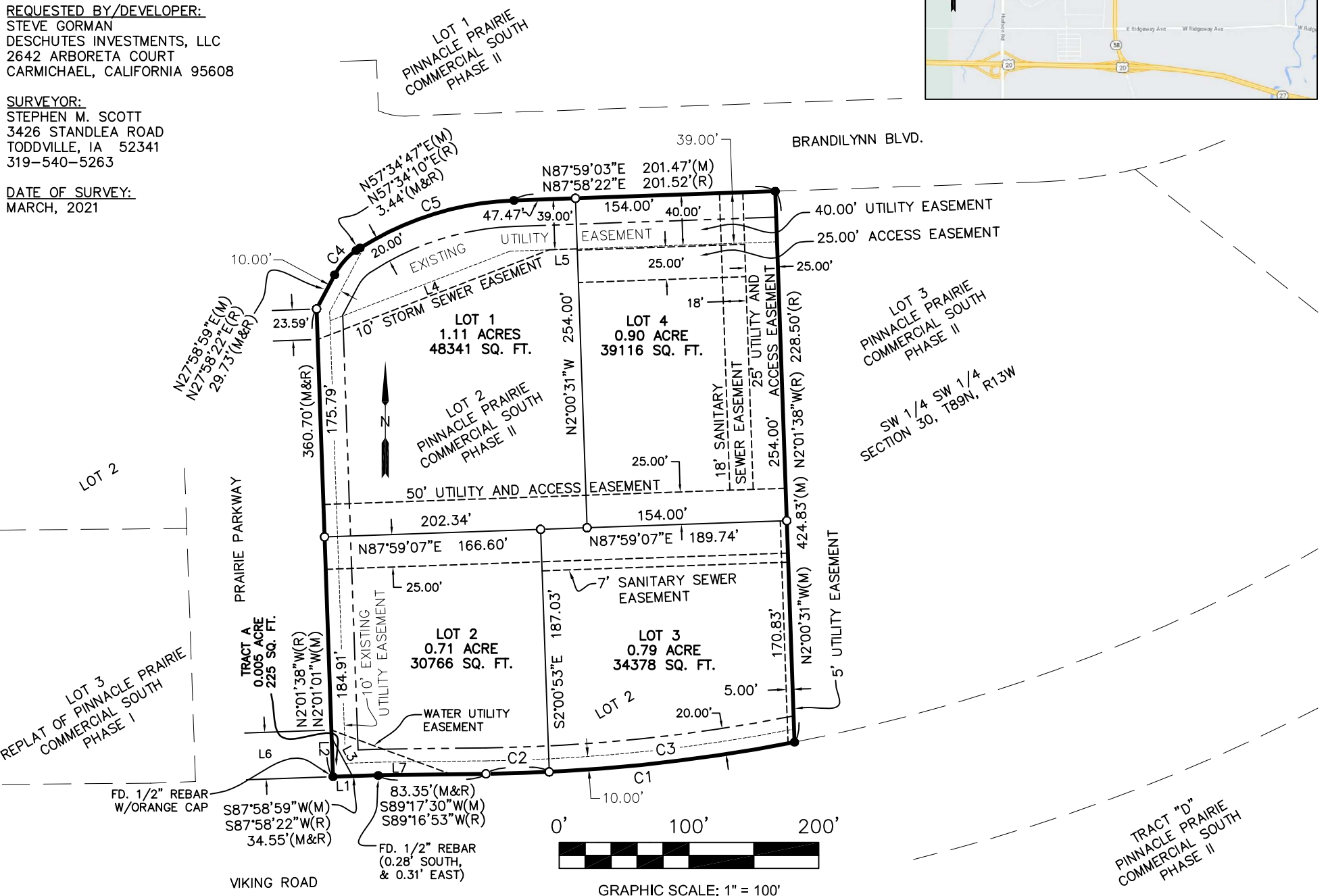
## FINAL PLAT

### Pinnacle Prairie Commercial South-Phase V

#### A REPLAT OF LOT 2

#### PINNACLE PRAIRIE COMMERCIAL SOUTH - PHASE II

#### CEDAR FALLS, BLACK HAWK COUNTY, IOWA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1333.50'	239.29'	238.97'	S84°09'03"W	10°16'53"
C2	1333.50'	48.72'	48.72'	S88°14'42"W	02°05'36"
C3	1333.50'	190.57'	190.41'	S83°06'15"W	08°11'17"
C4	49.24'	25.44'	25.16'	N41°40'50"E	29°36'16"
C5	236.50'	125.50'	124.03'	N72°46'53"E	30°24'13"

LINE	BEARING	DISTANCE
L1	S87°58'59"W	15.00'
L2	N2°01'01"W	30.00'
L3	N28°34'55"W	22.36'
L4	S68°50'27"W	191.47'
L5	S87°59'03"W	21.49'
L6	N2°01'01"W	36.00'
L7	S89°17'30"W	56.46'

### LEGEND AND NOTES

- - PROPERTY CORNER(S), FOUND (or as noted)  
(1/2" rebar w/ orange plastic cap embossed with "LS 17182")
- - PROPERTY CORNERS SET\*\*  
(1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
- - PROPERTY &/or BOUNDARY LINES
- - - - - LOT LINES, INTERNAL
- - - - - EASEMENT LINES, WIDTH & PURPOSE NOTED
- - - - - 20' FRONT BUILDING SETBACK
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS  
 BASIS OF BEARING IS GPS GEODETIC NORTH

NW 1/4 NW 1/4  
 SECTION 31, T89N, R13W

**Legal Description:**  
 Lot 2, Pinnacle Prairie Commercial South-Phase II, Cedar Falls, Black Hawk County, Iowa

(Said parcel contains 3.51 acres, subject to easements and restrictions of record.)

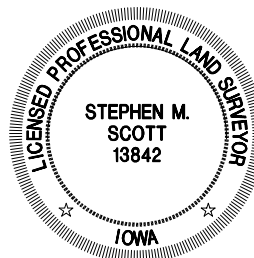


**Stephen M. Scott, P.E. & L.S.**  
 Civil Engineer & Land Surveyor

319-540-5263      www.scottsurvey.com  
 email@scottsurvey.com  
 P.O. Box 315, Center Point, IA 52213-0315

ZONING: HWY -1  
 HIGHWAY COMMERCIAL  
 BUILDING AND SETBACK  
 REQUIREMENTS:  
 FRONT YARD: 20'

NOTE:  
 TRACT A (0.005 ACRE)  
 IS TO BE DEDICATED  
 TO CEDAR FALLS FOR ROAD  
 RIGHT OF WAY.



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

STEPHEN M. SCOTT, P.L.S.      Iowa Lic. No. 13842

My license renewal date is December 31, 2022

Pages or sheets covered by this seal:

THIS PAGE ONLY

revised 06/02/2021  
 PROJECT NO. 2197302

**OWNER'S STATEMENT AND DEED OF DEDICATION  
FOR  
PINNACLE PRAIRIE COMMERCIAL SOUTH – PHASE V**

KNOW ALL MEN BY THESE PRESENTS:

That Greenhill Estates, Inc. and Oster Partners, LP, hereinafter “Owners”, being desirous of setting out and platting into lots and streets the land described in the attached legal description, Exhibit “A”, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Black Hawk County, Iowa, the same to be hereafter known as:

Pinnacle Prairie Commercial South – Phase V  
Cedar Falls, Black Hawk County, Iowa

all of which is with the free consent and desire of the Owners. Menard, Inc., hereinafter “Menard”, is also a party to this Deed of Dedication as the owner of the Lot 1 in Pinnacle Prairie Commercial South – Phase II, but for no other purpose, and Menard shall not be liable for any obligations of an Owner outlined herein nor shall this document be construed to add obligations on Menard other than those found in the Deed of Dedication for Pinnacle Prairie Commercial South-Phase II.

**DECLARATION OF EASEMENTS**

The Owners hereby grant and convey to the City of Cedar Falls, Iowa, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sewer, gas, electricity, communication service, or cable television, perpetual non-exclusive easements for the construction, laying building, and maintenance of said services, including underground facilities and related surface mounted equipment such as meter boxes, junctions and cabinets, for said services, over, under across, and upon the property in the locations identified as utility easements on the attached Plat, Exhibit “B”, and easement Exhibit “C”.

**DEDICATION OF RIGHT-OF-WAY**

The Owners hereby dedicate and set apart to the public and for the public’s use Tracts A as shown and laid out on the Plat and all subject to the easements set forth herein.

**RESTRICTIONS**

The Owners do hereby covenant and agree for themselves and their successors and assigns that each and all of the lots in said subdivision be and the same are hereby made subject to the following restrictions upon their use and occupancy as fully and effectively as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or its

successors in interest may hereinafter make for any of said lots and that such restrictions shall run with the land and with each individual lot thereof for the length of time and in all particulars hereinafter stated, to-wit:

1. The Owner of each lot, vacant or improved, shall keep said lot free of weeds and debris, and any onsite trash and garbage collection sites shall be screened from public view and maintained in a neat and orderly fashion.

2. The Development of this property shall be in accordance with and governed by the HWY-1 Highway Commercial District and as set forth in the Cedar Falls Zoning Ordinance as amended from time to time. Use of this property shall be governed by the Zoning District restrictions which are applicable thereto.

3. Development of this property will further be in accordance with Design Guidelines for Pinnacle Prairie, which have been established by the owners and developers. These Guidelines shall further govern the development, construction and usage of the lots and tracts in this subdivision, including but not limited to, design, materials, signage, landscaping, plantings, parking, lighting, and buildings. Said Guidelines may be amended or altered by the Design Committee as the Committee deems necessary.

4. A Design Committee has been established to maintain the standards established in the Pinnacle Prairie Design Guidelines. The Committee shall provide information and assistance to purchasers of applicable lots in the Design Review Process established by the Committee. Approval of the Committee shall be required as to all construction, including but not limited to design, materials, signage, landscaping, plantings, parking, lighting, and buildings. Design requirements shall be a condition prerequisite to construction, and these requirements, once established, shall continue to be binding on purchasers of applicable lots in this subdivision, their transferees, successors, grantees, heirs, and assigns.

5. Each person or entity who is a record owner of Pinnacle Prairie Commercial South-Phase V shall become a member of an Owners Association to be established by the Owners. This Association shall be responsible to maintain common areas, including, but not limited to, landscaping, sidewalks, medians, vegetation, private drives, private streets, monuments and signage, and any and all other improvements and common areas, private drives, private streets, basins, storm water drainage and detention areas and other common areas. A Charter has been established which prescribes the responsibilities and obligations of said lot owners and which provides for sharing and assessment of costs. The Charter shall be binding upon the owners, lessees, and occupants of each portion of the property made subject to the Charter and any person or entity holding any interest in such property, as well as their respective guests and invitees. The record owners of each lot within the property subject to the Charter shall, upon acquisition of title to such lot or unit, automatically become a member of a mandatory membership owners association as identified in the Charter (the association) and shall remain a member as long as said owners hold title to such property. Membership in the

association shall be appurtenant to and may not be separated from ownership of such lot. The association shall be organized to perform such obligations and exercise such powers as are assigned and granted to it in the Charter and its articles of incorporation and bylaws, which may include, without limitation, administering and enforcing a Charter, the design guidelines adopted pursuant thereto, and such reasonable rules as the association may adopt consistent with the Charter, and maintenance of common areas and other property as authorized in the Charter and supplements thereto. Each record owner shall have such voting rights in the association and such liability for the share of the common expenses of the association as described in the Charter and the bylaws of the association. The financial obligations of each record owner to the association shall be a personal obligation of such owner and shall be secured by a lien in favor of the association against the owners' property under the Charter. Any provisions above to the contrary notwithstanding.

6. All sanitary and stormwater utilities shall be privately owned by the record owners of Pinnacle Prairie Commercial South-Phase V and maintained by the Owners Association of Pinnacle Prairie Commercial South-Phase V.

7. All record owners of Pinnacle Prairie Commercial South-Phase V shall be restricted from constructing any building on any utility easements on the attached Plat, Exhibit "B", and easement Exhibit "C".

8. There shall be no direct lot access to Viking Road, Prairie Parkway, or Brandilynn Boulevard. All accesses for lots 1-4 shall be restricted to the internal private drive. Said private drive shall be located within an easement to the benefit of all lot owners within the subdivision as shown on the plat, including the off-site easement as shown on Exhibit "C" attached hereto, granted by the owner of Lot 3 of Pinnacle Prairie Commercial South, Phase II to the benefit of all lot owners within Pinnacle Prairie Commercial South – Phase V.

9. If any parties or their transferees, successors, grantees, heirs or assigns shall violate or attempt to violate any of the restrictions, covenants or requirements herein, it shall be lawful for any person, party or entity owning property in this subdivision to prosecute any proceedings at law or in equity against any party or parties violating or attempting to violate any such covenants, restrictions or requirements, for the purpose of preventing such acts or to recover damages for such violations, or both, and for costs and reasonable attorney fees to be determined by the Court and not by statute.

10. Invalidation of any of these restrictions by judgment, decree or court order shall in no way affect any of the other provisions of this Deed of Dedication and such other provisions shall remain in full force and effect.

11. The covenants and restrictions set forth in this Deed of Dedication shall run with the land and shall inure to the benefit of and be enforceable by the owner of any land located in the plat, which is the subject of this Deed of Dedication, and their legal representatives, heirs,

successors and assigns for a term of twenty-one (21) years from and after the date of filing of this plat in the office of the Recorder of Black Hawk County, Iowa. Said covenants and restrictions may be extended for successive twenty-one (21) year periods thereafter, upon the filing of a verified claim by the owner of any one (1) lot or tract of land in the subdivision, in the manner provided in Iowa Code Sections 614.24-614.28, Code of Iowa.

### STREETS, SIDEWALKS, UTILITIES AND SEWERS

The Owners, in consideration of approval of this Plat by the City of Cedar Falls, Iowa, agree for themselves, their successors and assigns, as follows:

1. Prior to issuance of an occupancy permit for any development on any lot within Pinnacle Prairie Commercial South – Phase V, a concrete sidewalk built to City Engineer’s specifications, a minimum of four inches thick and 5 feet wide, shall be constructed and approved by the City within the public ROW along Prairie Parkway from the Viking Road pedestrian trail to the intersection of Brandilynn Boulevard and including accessibility ramps as required by law. Prior to issuance of an occupancy permit for development on either Lot 1 or Lot 4, a concrete sidewalk built to City Engineer’s specifications, a minimum of four inches thick and 5 feet wide, shall be constructed and approved by the City within the public ROW along Brandilynn Boulevard from its intersection with Prairie Parkway to the extent of the plat, including accessibility ramps as required by law. The sidewalks called for herein shall be in accordance with City specifications, and performed under the supervision of the City Engineer.

2. That sanitary sewer, together with the necessary manholes and sewer service lines to all lots in the subdivision will be provided.

3. That underground utilities, as required by the City of Cedar Falls Subdivision Ordinance, shall be installed.

4. That City water shall be installed as required by the Cedar Falls Municipal Utilities.

5. That municipal fire hydrants will be installed as required by the Cedar Falls Public Safety Department.

6. That storm sewers will be installed as required by the City Engineer of the City of Cedar Falls. Additionally, the Owners shall provide management and maintenance of detention areas for storm water as required by the City Engineer and these duties and responsibilities shall be effectuated through the Association, Charter or Maintenance Agreement as applicable. Said areas were previously established as part of Pinnacle Prairie Commercial South-Phase II.

7. That handicap ramps will be provided as required by law.

8. All buildings erected on any lot in said subdivision shall be constructed in accordance with the building, plumbing and electrical codes of the City of Cedar Falls, Iowa.

9. All signs erected on any lot in said subdivision, including building wall signage will comply with the applicable Zoning Ordinance requirements.

10. Owner and its successors and assigns shall comply with the site plan review process and approval by the Cedar Falls Planning and Zoning Commission and the Cedar Falls City Council.

11. The parties to this Deed of Dedication acknowledge and affirm that the property in Pinnacle Prairie Commercial South-Phase V is subject to that certain Deed of Dedication for Pinnacle Prairie Commercial South-Phase II and nothing herein shall amend or terminate the obligations contained therein.

[signature page to follow]





Menard is signing this Deed of Dedication solely for the purpose of acknowledging that the lots burdened thereby are also included in the Deed of Dedication for Pinnacle Prairie Commercial South-Phase II, however such acknowledgment shall in no way act as a waiver of any of the obligations of such lot owners under the Deed of Dedication for Pinnacle Prairie Commercial South-Phase II

**MENARD, INC.**

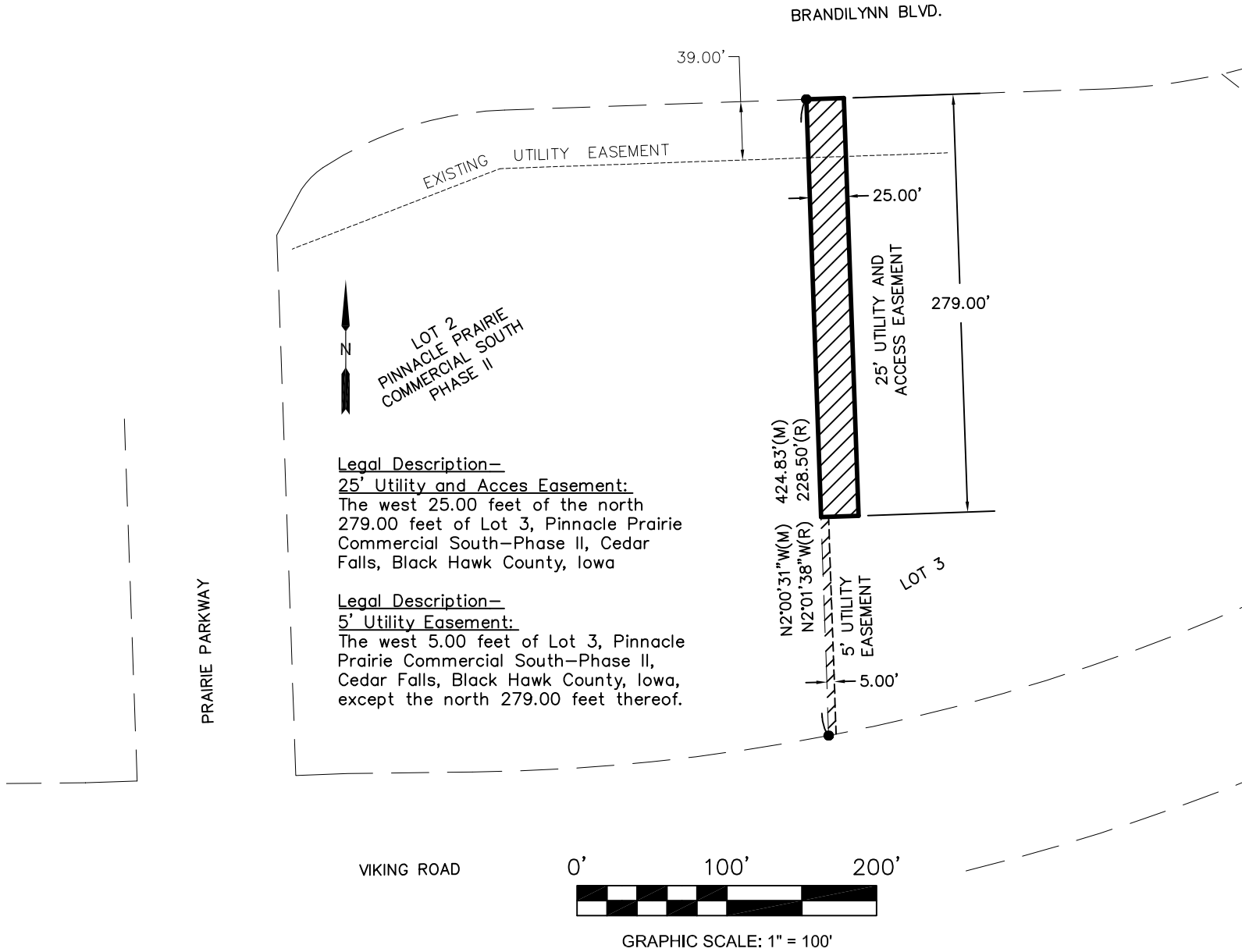
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

# EASEMENT EXHIBIT

## Pinnacle Prairie Commercial South-Phase II

### A PART OF LOT 3

CEDAR FALLS, BLACK HAWK COUNTY, IOWA



**Stephen M. Scott, P.E. & L.S.**  
 Civil Engineer & Land Surveyor

319-540-5263 [www.scottsurvey.com](http://www.scottsurvey.com)  
 email@scottsurvey.com  
 P.O. Box 315, Center Point, IA 52213-0315

**FIRST AMENDMENT TO DEED OF DEDICATION  
FOR  
PINNACLE PRAIRIE COMMERCIAL SOUTH -PHASE II,  
CEDAR FALLS, BLACK HAWK COUNTY, IOWA**

**THIS FIRST AMENDMENT TO DEED OF DEDICATION FOR PINNACLE PRAIRIE COMMERCIAL SOUTH-PHASE II, CEDAR FALLS, BLACK HAWK COUNTY, IOWA** (“Amendment”) is made an entered by Oster Partners, LP, an Iowa limited partnership, Greenhill Estates, Inc., an Iowa corporation, and Menard, Inc. (collectively, the “Owners”) and hereby amend the Deed of Dedication for Pinnacle Prairie Commercial South-Phase II, Cedar Falls, Black Hawk County, Iowa filed for record on June 14, 2012 in File No. 2012-00023471 (“Deed of Dedication”) for the premises known as:

**Pinnacle Prairie Commercial South-Phase II  
Cedar Falls, Black Hawk County, Iowa,**

all of which is with the free consent and desire of the said Owners, and the Owners, and the Owners do hereby amend the Deed of Dedication as follows:

1. Amendment. Paragraph 11 of the “Streets, Sidewalks, Utilities and Sewers” section of the Deed of Dedication is hereby amended to strike the last sentence, and shall read as follows:

“11. There shall be no direct access to Viking Road for Lots 2 through 6 or Tract D.”

2. Ratification. The parties acknowledge and agree that, except as amended herein, the Deed of Dedication is in full force and effect and is hereby ratified and affirmed.

3. Counterparts. This Amendment may be executed in as many counterparts as may be required and all counterparts shall collectively constitute a single instrument.

IN WITNESS WHEREOF, this instrument has been signed at \_\_\_\_\_,  
\_\_\_\_\_, this \_\_\_ day of March, 2021.



**MENARD, INC, a Wisconsin corporation**

BY: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

) ss.

COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of March, 2021 by  
\_\_\_\_\_, \_\_\_\_\_ of Menard, Inc.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

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 & Zoning Commission
FROM: Michelle Pezley, Planner III
DATE: June 17, 2021
SUBJECT: UnityPoint Clinic Site Plan: Case # SP21-006

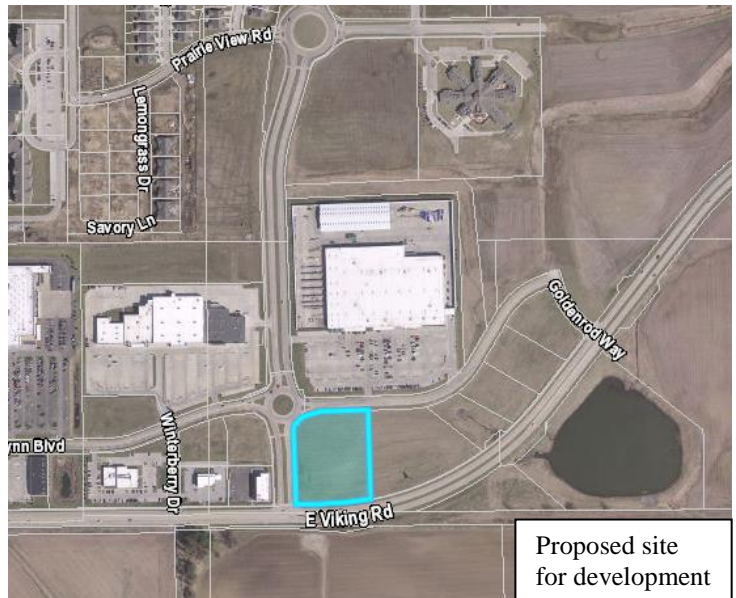
REQUEST: Site plan approval for construction of a new UnityPoint Express Clinic
PETITIONER: Oster Family Limited Partnership, owner; Steve Gorman, Deschutes Investment LLC, developer; Alex Bower, Robinson Engineering Company, Engineer
LOCATION: Northeast corner of Prairie Parkway and Viking Road or 5909 Prairie Parkway

PROPOSAL

The applicant proposes to construct a one story, 4,001 square foot clinic, on Lot 2 of Pinnacle Prairie South Commercial Phase V. The site plan illustrates the location of the clinic, parking for employees and patients, and a dumpster enclosure. The proposed layout of the site sits on 0.71 acres with vehicular access to the private street that is part of the proposed preliminary and final plat for Pinnacle Prairie South Commercial Phase V application (PP21-001 and FP21-001) that is connected to Prairie Parkway and Brandilynn Boulevard.

BACKGROUND

The property is part of the Pinnacle Prairie Master Plan that was adopted by the City in 2004. The City approved Pinnacle Prairie Commercial South



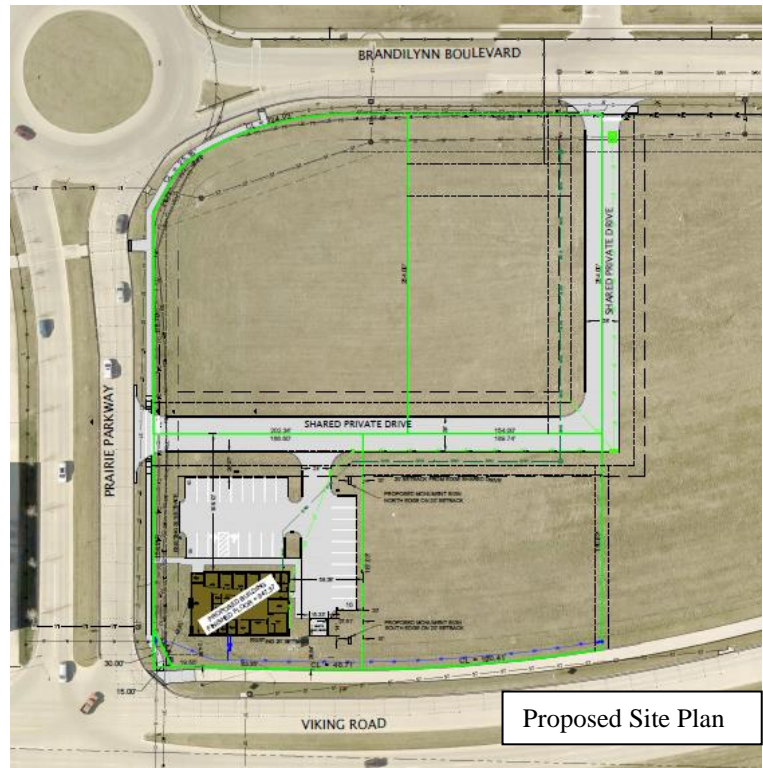
Proposed site for development

Phase II in 2012. Menards is to the north of the site and Discount Tire, Collins Community Credit Union, BioLife, Ross Dress for Less, Hobby Lobby, HomeGoods, and Dollar Tree are located to the west of the site. Deere and Company own the vacant land to the south. Pinnacle Prairie Owner's Association has reviewed the plans for the site.

### ANALYSIS

The HWY-1 District is intended to promote general service commercial uses that serve a broader market area (i.e. city-wide or regional customer base). The ordinance requires a detailed site plan review prior to approval in order to ensure that the development site satisfies several basic aesthetic standards. Attention to details such as parking, open green space, landscaping, signage, building design, and other similar factors help to ensure orderly development in the entire area.

Following is a review of the zoning ordinance requirements for the proposed development:



- 1) Use: Any commercial or retail use intended to serve the traveling public or a regional customer base is listed as a permitted use in the HWY-1 District and a health clinic fits into that category. **Use is allowed.**
- 2) Setbacks: There is a platted building setback of 20 feet along all three frontages (Viking Road, Prairie Parkway, and the Private Drive). The building is 23 feet from Viking Road, 24 feet from Prairie Parkway, and 49 feet from the private street. At these distances the building meets the setback requirement. The side yard setback is 5 feet. The district also requires that a 20-foot landscaped setback be maintained along streets and accessways, which in this case would include the private street. Drives, aisles, and parking areas may not encroach into this landscaped setback. The applicant's site plan conforms to these standards. **Building setbacks are satisfied. The parking lot setbacks are also satisfied.**
- 3) Parking: Medical or Dental Clinics require five parking spaces, plus one additional parking space for each 200 square feet of gross floor area over 1,000 square feet. The floor area of the building is 4,001 square feet. The use will require 20 spaces and the applicant proposes 27 spaces. The parking meets the zoning standards

with minimum stall dimensions of 9' x 19' and a 24-foot wide aisle. **The amount and dimension of the parking stalls and drives are met.**

- 4) Open Green Space: The HWY-1 District requires that open green space/landscape area be provided at the rate of 10% of the development site excluding the required 20-foot landscaped setback area. Below is a summary that details how this provision is met.

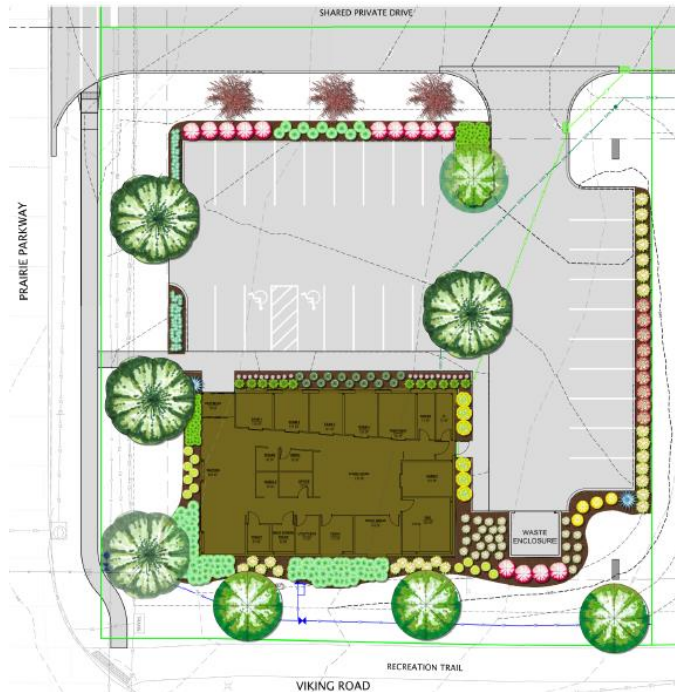
New Development Site(excluding 20-foot landscape setback)	19,374 SF	
Required Open/Green Space	1,938 SF	10%
<b>Provided Open/Green Space</b>	<b>4,120 SF</b>	<b>21%</b>

Landscaping is shown throughout the site, both around the building as well as within the parking lot, along the streets, and required setbacks. For clarity, the 3,886 square feet is the provided green space in addition to the landscaped setback.

**The open green space exceeds the minimum requirement and is well distributed.**

- 5) Landscaping: The HWY-1 District requires landscaping at the rate of 0.02 points per sq. ft. of total development site area which comes to 620 points required. Their plan achieves 835 points. An additional 450 points are required for street tree planting and their plan achieves 520.

Trees are required in the vehicular use area at the rate of one overstory tree per 15 parking spaces. This equates to a requirement of 2 overstory trees. That is the amount proposed within the parking area to meet this requirement.



In addition to parking lot trees, there are trees located along the street frontages, with shrubs and additional trees being located around the buildings and parking areas as required. **Landscaping requirements are met.**

- 6) Building Design: The HWY-1 zone requires a design review of various elements. The intent of the zone is to promote and facilitate comprehensively planned commercial developments located adjacent to major transportation corridors and



interchanges. It is further the purpose of the zone to encourage high standards of building architecture and site planning. The elements in the code are noted below with a review of how each is addressed. **Overall, staff finds that the proposed building design meets the zoning standards based on the following analysis.**

*Proportion: The relationship between the width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building; the relationship of width to height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building.*

Renderings of the proposed building have been submitted. The scale and proportion of the new building will be similar to other nearby establishments. It is 1-story with variable wall heights where the flat roof with additional parapets with the highest point at 21 feet. The neighboring buildings to the east and west have similar dimensions. Staff finds that the proposal is consistent with neighboring buildings and with the height allowances in the zoning district.

*Roof shape, pitch, and direction: The similarity or compatibility of the shape, pitch, and direction of roofs in the immediate area shall be considered in the construction or alteration of a building.*

The adjacent buildings utilize flat roofs with a parapet around the edge. The applicant proposes a flat roof with additional parapets to provide a variation to the roofline. Staff finds that the design is compatible with the surrounding buildings.

*Pattern: Alternating solids and openings (wall to windows and doors) in the front facade and sides and rear of a building create a rhythm observable to viewers. This pattern of solids and openings shall be considered in the construction or alteration of a building.*

The new building would present to the new private road and Prairie Parkway. Due to the nature of the use to be more private in nature, the building is designed to provide light into the building while protecting patients' privacy. There is a good balance of the other materials and colors that provide a transition to the less transparent rear of the building. Overall, the patterns meet or exceed the City's standards.

*Materials and texture: Materials and texture. The similarity or compatibility of existing materials and textures on the exterior walls and roofs of buildings in the immediate area shall be considered in the construction or alteration of a building. A building or alteration shall be considered compatible if the materials and texture used are appropriate in the context of other buildings in the immediate area.*

The applicant proposes windows, fiber cement siding, and corrugated metal panels for the new building's exterior materials. All of the materials provide a sleeker modern feel that strikes a balance between color and

texture. Staff finds that these material and texture choices are compatible with those of adjacent buildings.

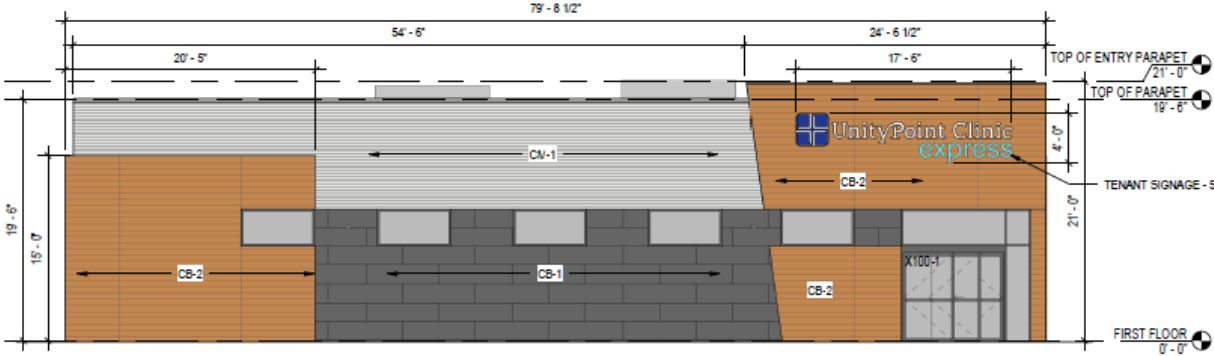
*Color: The similarity or compatibility of existing colors of exterior walls and roofs of buildings in the area shall be considered in the construction or alteration of a building.*

The applicant proposes the building features to be a very neutral color palate. The applicant proposes a dark gray fiber cement, a redwood fiber cement vertical panels, and light gray corrugated metal accent panels. The fiber cement siding is an inconspicuous gray cobblestone color that blends in with the color scheme. Staff finds no issues with the choice of colors.

*Architectural features: Architectural features, including but not limited to, cornices, entablatures, doors, windows, shutters, and fanlights, prevailing in the immediate area, shall be considered in the construction or alteration of a building. It is not intended that the details of existing buildings be duplicated precisely, but those features should be regarded as suggestive of the extent, nature, and scale of details that would be appropriate for new buildings or alterations.*

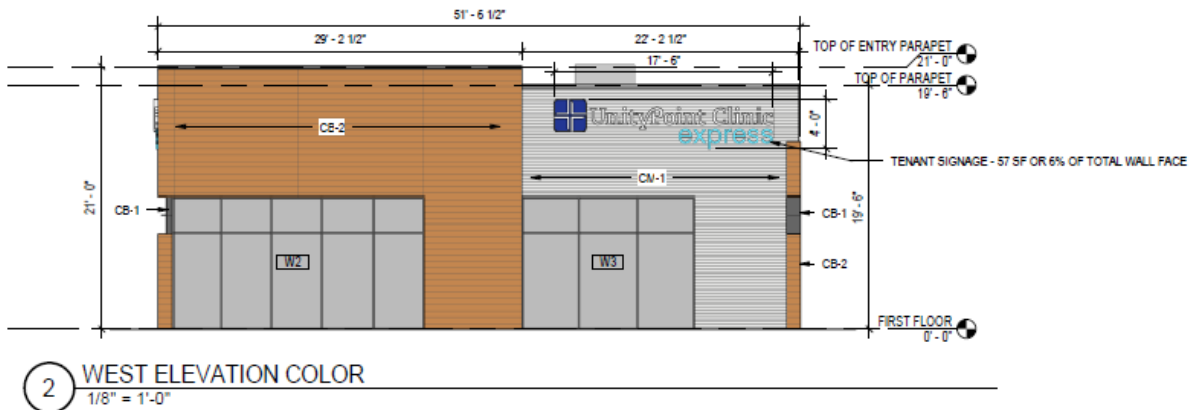
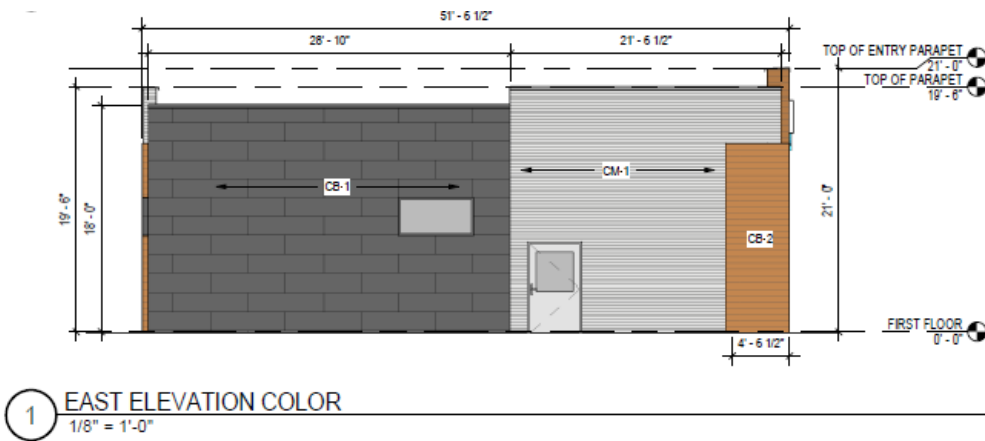
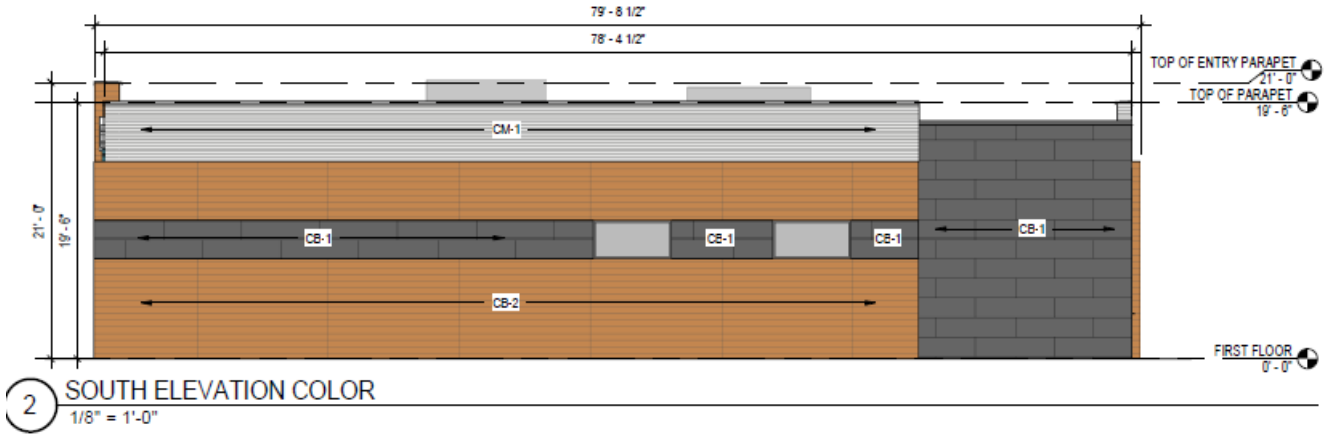
Architectural features of the new building include the flat roof, with the slight variation where the parapets are located. The applicant proposes window curtains along the north and west elevations and a window ribbon along the North and South elevations. These style features and materials maintain an identity while being generally consistent with neighboring buildings.

View from the North

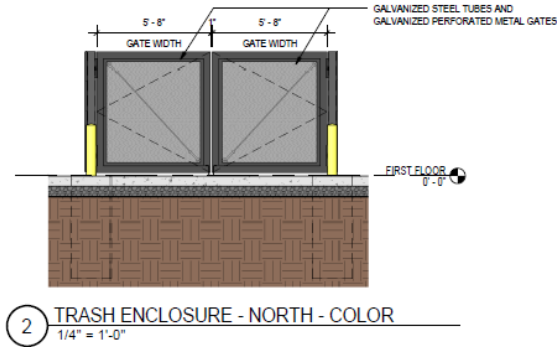
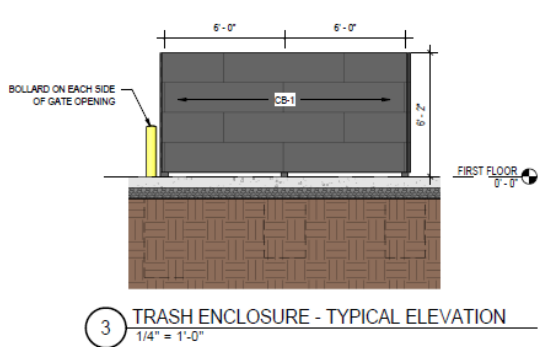


1 NORTH ELEVATION COLOR  
1/8" = 1'-0"

View from Viking Road:



- 7) **Trash Dumpster Site:** The dumpster and enclosure is located on the south edge of the property. This enclosure will be made of fiber cement and metal to match the materials used on the principal structure. It will have two doors to operate towards the north where a truck can approach it. The enclosure will measure 15 feet by 14 feet and will be 6 feet high. **The dumpster facility location and enclosure is acceptable.**



- 8) Lighting: The HWY-1 District regulations do not have specific lighting design guidelines. However, all new site plans require a review of the lighting to consider potential nuisance issues and incompatibilities. The vehicular use area will utilize four 15-foot high fully downcast and shielded fixtures produced by Lithonia Lighting. The applicant will also propose four smaller fully downcast and shielded fixtures that will be attached to the building for pedestrian lighting. The lighting plan shows that the proposed models will properly light critical areas of the site without producing glare or spillover light directing light on to other properties. **Lighting is acceptable.**
- 9) Signage: Separate sign permits will be required for all signage prior to installation. However, the proposed signage plan for the site must be part of this review by the Planning and Zoning Commission and City Council. The signage plan has been included as an attachment.

Wall signs may only be on two wall surfaces and must be less than 20% of the wall area. For the new building, two wall signs are illustrated on the building on the north and the west. These wall signs meet the quantity and are well within the size requirements.

Freestanding signs are to be evaluated on a case-by-case basis. The intent in this zone is to limit the size, height, and number of on-premises signs for each permitted use with the objective of discouraging sign clutter and to encourage the highest aesthetic standards for the development site. Freestanding signs are limited in height to 25 feet above the surface of the roadway and their aggregate sign area should not exceed 250 square feet. The applicant proposes a 10.2 foot by 9.5 monument sign that will be similar materials as the proposed building. **Signage is acceptable.**

- 10) Storm Water Management: The applicant proposes to connect to the Pinnacle Prairie regional storm water plan. The engineering division has determined that no additional detention is required. Prior to construction, a City SWPPP permit will still need to be obtained. **Criterion is met, subject to final engineering review prior to issuance of a building permit.**

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the site plan for the Unity Point Express Clinic. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The developer is responsible for the construction of a properly sized water system from the existing 8" water mains near the northeast corner of Lot 4 and the existing 12" water main near the southwest corner of Lot 2. Included in the installation are valves, fire hydrants and water service stubs for the new lots. Final main sizing and fire hydrant and valve placement locations will be part of the construction plan review. The developer will need to make refundable investments for the installation of the electric and gas utilities to and throughout the addition. For a ten-year period after the installation, CFU will refund a portion of the refundable investment based upon the number of new service connections to the electric and gas distribution system. There is no interest paid on the refundable investment and the total refund will not exceed the original investment amount. CFU will install the communication utility fiber system to serve the addition. Any other minor technical issues will be addressed at the time of a building plan review.

A courtesy notice to surrounding property owners was mailed on June 3, 2021.

**STAFF RECOMMENDATION**

Staff recommends approval of SP21-006, a commercial site plan for property located at 5909 Prairie Parkway in the HWY-1 Commercial District, subject to:

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

**PLANNING & ZONING COMMISSION**

Introduction Discussion 6/9/2021 The next item for consideration by the Commission was a site plan review for the UnityPoint Clinic site at 5909 Prairie Parkway. Acting Chair Holst introduced the item and Ms. Pezley provided background information, noting that the clinic will be located on one of the new lots created with the previously discussed plat. The applicant is proposing to build a new 4,001 square foot building for a clinic with 27 parking at the location. Staff finds that the site meets the setbacks, open space, parking, landscaping, signage, and use requirements and recommends continuing the discussion to the June 23 meeting. This cannot be approved prior to approval of the preliminary and final plats.

Alex Bower, engineering consultant for the applicant, spoke on behalf of the applicant explaining that UnityPoint Clinic would like to find a location with easier access for their clients. As they do not need as much land as the existing lot 2, it is proposed to split the property into four lots. This led to the decision to create the right-in / right-out entrance and the full access on to Brandilynn to allow for a traffic circulation pattern through the site that makes the fire apparatus access easier.

Mr. Schrad asked if there was any further consideration of a bike path on Viking Road. Ms. Howard noted that the trail has already been constructed along the Viking Road frontage of this property, but additional sidewalks will need to be constructed from Viking up to the roundabout at Brandilynn when the clinic is

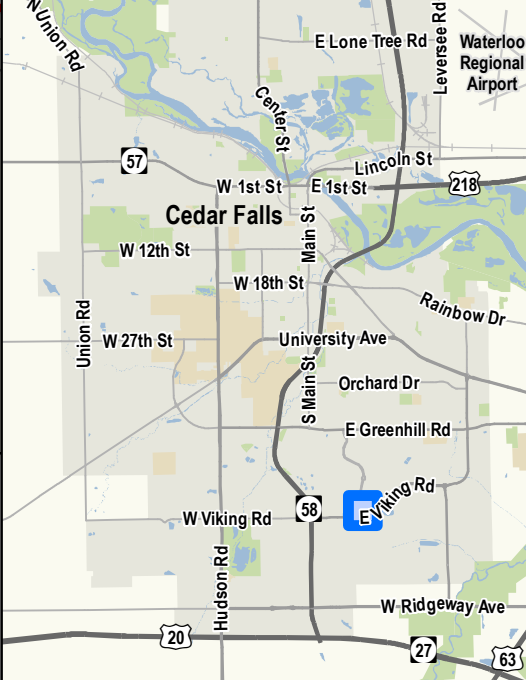
constructed. The Commission felt that it was a good project and had no concerns.

The item will be continued at the next Planning and Zoning meeting.

Attachments: Location Map  
Complete Site Plan Set  
Proposed Signage Plan & Building Elevations



Location Map

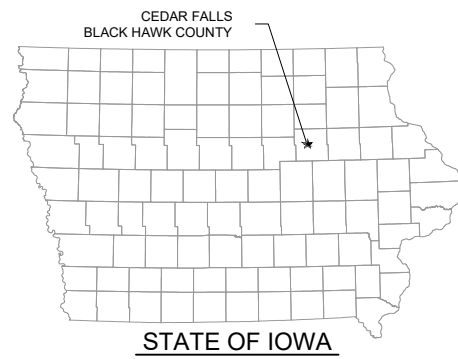


Preliminary Plat, Final Plat and Site Plan  
for Unity Point Clinic  
5909 Prairie Parkway

# UPC EXPRESS VIKING ROAD IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

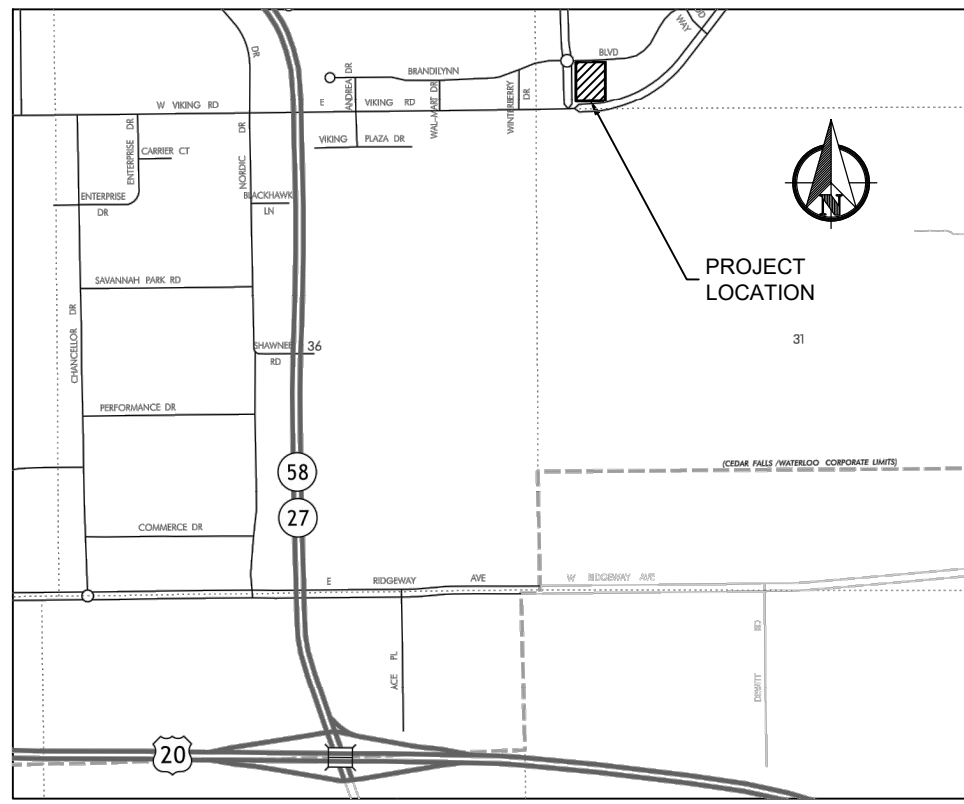
NEW COMMERCIAL DEVELOPMENT

PN: 4296-21



INDEX OF SHEETS

SHEET	TITLE
C0.1	TITLE
C0.2	SITE DEVELOPMENT PLAN
C0.3	GENERAL NOTES AND TYPICAL CROSS SECTION
C1.1	UTILITY PLAN
C2.1	SHARED DRIVE PLAN AND PROFILE - EAST-WEST TRACT
C2.2	SHARED DRIVE PLAN AND PROFILE - NORTH-SOUTH TRACT
C2.3	INTERSECTION PLANS
C2.4	ROUNDBOUT SIDEWALK RAMP PLANS
C2.5	PAVING PLAN - PARKING LOT AND DRIVE
C3.1	SWPPP - INITIAL
C3.2	SWPPP - CONSTRUCTION
C3.3	SWPPP - FINAL STABILIZATION
C4.1	LANDSCAPE PLAN



THE SITE IMPROVEMENTS SHOWN WITHIN THIS PLAN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE 2021 VERSION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALSO KNOWN AS SUDAS (2021), AS AMENDED BY THE CITY OF CEDAR FALLS, AND, IF PROVIDED, PROJECT SPECIFIC SUPPLEMENTAL SPECIFICATIONS.

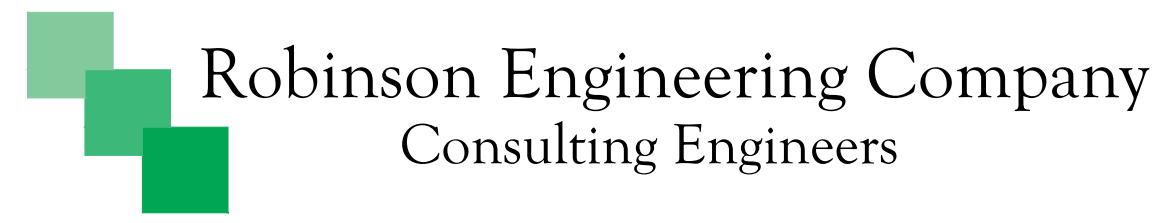
THE INFRASTRUCTURE SHOWN WITHIN THESE PLANS ARE PROPOSED AS PRIVATE INFRASTRUCTURE WITH THE EXCEPTION OF THE 12" WATER MAIN ALONG VIKING ROAD.



**DEVELOPER**  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

**GENERAL CONTRACTOR**  
HUFF CONTRACTING  
1310 GRANDVIEW AVENUE  
WATERLOO, IOWA 50703  
319.233.9000

**CIVIL ENGINEER**  
ROBINSON ENGINEERING  
819 SECOND STREET NE  
INDEPENDENCE, IOWA 50644  
319-334-7211  
PROJECT CONTACT: ALEX BOWER  
ENGINEER: MONICA SMITH



819 Second Street NE  
Independence, Iowa 50644  
319-334-7211

**C0.1**  
6/02/21  
APPROVAL

MONICA M SMITH  
LICENSED  
15074  
IOWA  
PROFESSIONAL ENGINEER

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

MONICA M. SMITH      LICENSE NO. 15074

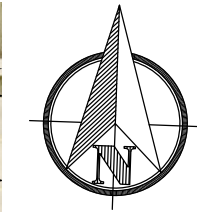
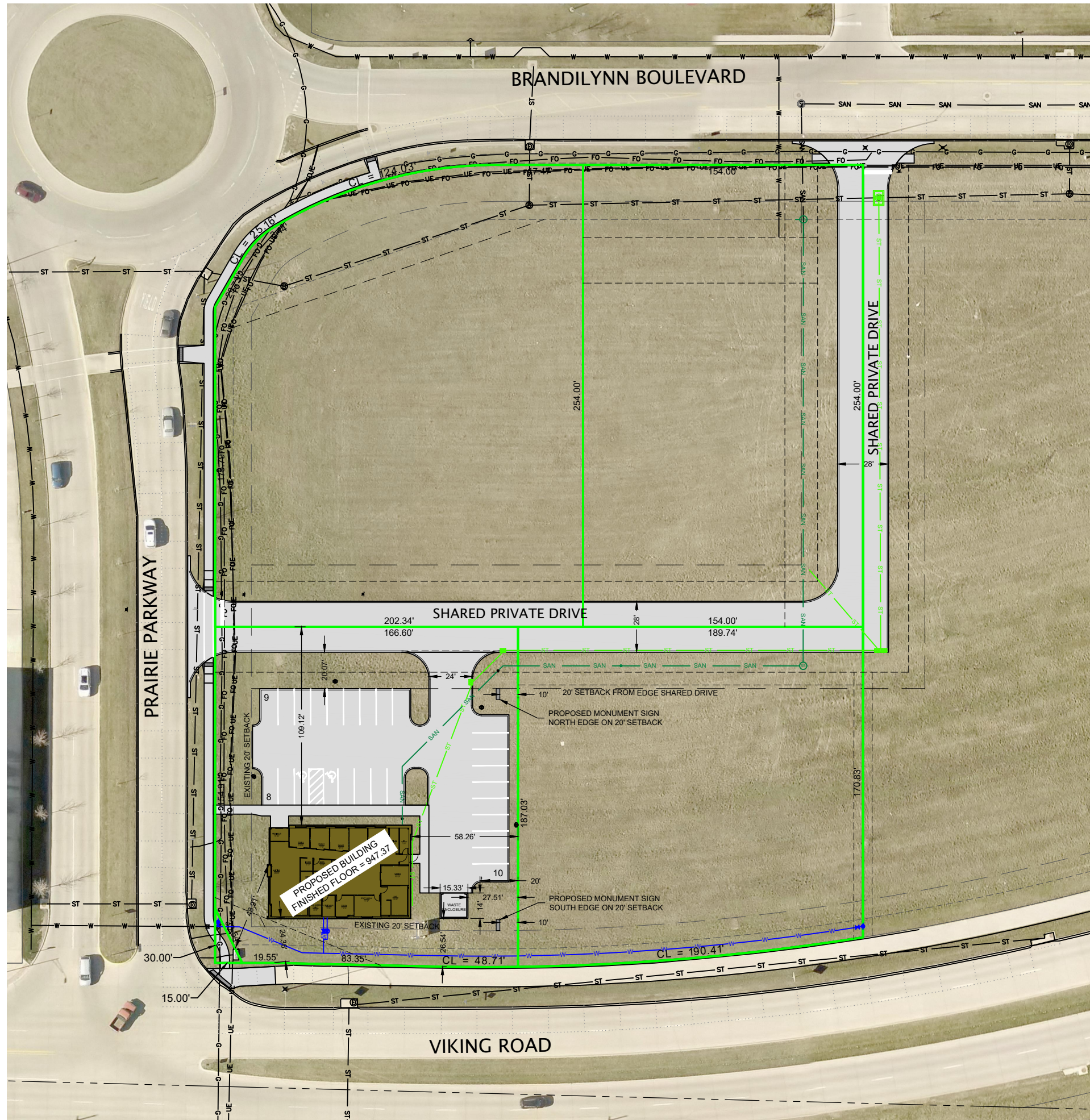
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Signature \_\_\_\_\_ Date \_\_\_\_\_

My renewal date is December 31, 2021

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### SITE DEVELOPMENT PLAN UPC EXPRESS VIKING ROAD

**SITE ADDRESS**  
NORTHEAST QUADRANT VIKING ROAD AND PRAIRIE PARKWAY  
LOT 2, PINNACLE PRAIRIE COMMERCIAL PHASE 2  
PARCEL ID 8913-30-351-010

**OWNER**  
GREENHILL ESTATES INC  
3957 75th STREET  
AURORA, IL 60504

**DEVELOPER**  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

**ZONING**  
HWY-1 - HIGHWAY COMMERCIAL

**LOT INFORMATION**  
LOT SIZE CURRENT: 152,827 S.F. / 3.51 ACRES  
LOT SIZE PROPOSED: 30,989 S.F. / 0.71

**SETBACK REQUIREMENTS (ALSO APPLIES TO PARKING)**  
FRONT: 20'  
REAR: NOT NOTED  
SIDE: NOT NOTED

**BUILDING AND LOT USE (PROPOSED LOT 2 OF LOT 2)**

**EXISTING**  
BUILDING FOOTPRINT: N/A  
TOTAL PAVEMENT & SIDEWALKS: N/A  
TOTAL VEGETATED SURFACE: 30,989 S.F. (100%)  
**PROPOSED WITHIN LOT (30,989 SF)**  
BUILDING FOOTPRINT: 4,001 S.F. (12.9%)  
TOTAL PAVEMENT & SIDEWALKS: 14,287 S.F. (46.1%)  
TOTAL VEGETATED SURFACE: 12,701 S.F. (41.0%)  
**PROPOSED EXCLUSIVE OF LANDSCAPE SETBACK (19,374 SF)**  
BUILDING FOOTPRINT: 4,001 S.F. (20.7%)  
TOTAL PAVEMENT & SIDEWALKS: 11,253 S.F. (58.1%)  
TOTAL VEGETATED SURFACE: 4,120 S.F. (21.2%)

**PARKING**

REQUIRED PER SEC. 26-220, (a), 2, b, 4.  
1. Banks, businesses and professional offices. Not less than one parking space for every 300 square feet of gross floor area, but in no case less than five parking spaces. Each drive-up window shall provide three stacking spaces per teller.

**CALCULATIONS:**  
TOTAL FLOOR AREA = 4,001 SF / 300 = 14 SPACES

REQUIRED PARKING = 14 SPACES  
PROVIDED PARKING = 27 SPACES

**PROPOSED EMPLOYEES**  
MAX SHIFT PROJECTED = 9 EMPLOYEES

**FLOOD PLAIN**  
NOT APPLICABLE

**STORM WATER MANAGEMENT**  
REGIONAL DETENTION

Item 4.

Robinson Engineering Company  
Consulting Engineers

819 Second Street NE  
Independence, Iowa 50644  
319.337.7211



SITE DEVELOPMENT PLAN

UPC EXPRESS VIKING ROAD  
PN 4296-21  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

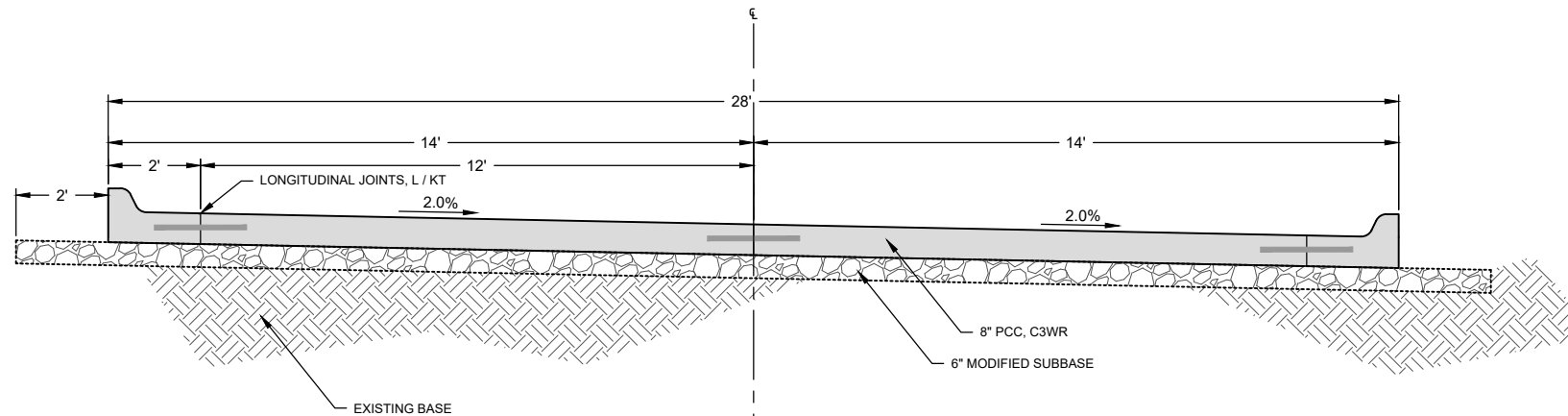
**C0.2**

6/02/2 APPROV. 35



**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE SITE IMPROVEMENTS SHOWN WITHIN THIS PLAN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE 2021 VERSION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALSO KNOWN AS SUDAS (2021) AS AMMENDED BY THE CITY OF CEDAR FALLS UNLESS SPECIFICALLY STATED OTHERWISE IN THESE PLANS, THE PROJECT MANUAL (IF APPLICABLE), OR CITY AND OTHER APPLICABLE ORDINANCES. THIS INCLUDES, IF PROVIDED, PROJECT SPECIFIC SUPPLEMENTAL SPECIFICATIONS.
3. ANY QUANTITIES SHOWN ON THE CIVIL SHEETS (C#.#) ARE TO ASSIST THE BIDDER. THE BIDDER/CONTRACTOR SHALL MAKE A FINAL DETERMINATION OF THE QUANTITIES REQUIRED TO COMPLETE THE WORK AND THE BID SHALL BE ON THE BASIS OF THE BIDDER/CONTRACTOR'S OWN CALCULATIONS. ANY COMMENT RELATED TO QUANTITY OR PAYMENT ON THE CIVIL SHEETS IS SOLELY PROVIDED TO ASSIST THE BIDDER/CONTRACTOR IN THE PREPARATION OF BIDDING AND SHALL NOT BE CAUSE FOR CHANGE ORDER REQUEST.
4. CONSTRUCTION SURVEY FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO ANY EXISTING UTILITY. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES NOTICE TO IOWA ONE CALL (1-800-292-8989) NOT LESS THAN 48 HOURS BEFORE EXCAVATION, EXCLUDING WEEKENDS AND LEGAL HOLIDAYS.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, LOCATE AND DETERMINE THE UNDERGROUND UTILITIES ON THE PROJECT SITE. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO BECOME FULLY FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE WORK IN ACCORDANCE WITH THESE DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY AT THE SITE, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICT PRIOR TO PROCEEDING WITH THE WORK.
9. DRAWING DIMENSIONS SHALL GOVERN OVER SCALING OF DRAWINGS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. NOTES AND DETAILS ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OUTSIDE THE CONSTRUCTION LIMITS RESULTING FROM NEGLIGENCE.
11. CONTRACTOR SHALL PROTECT EXISTING FACILITIES, BUILDINGS, AND OTHER APPURTENANCES NOT TO BE REMOVED FROM THE SITE DURING THE CONSTRUCTION ACTIVITIES.
12. CONTRACTOR SHALL CONFINE WORK TO THE CONSTRUCTION LIMITS AND EASEMENTS PROVIDED OR EASEMENTS OBTAINED. COPIES OF ANY EASEMENTS THE CONTRACTOR OBTAINS FOR CONSTRUCTION WORK ON THIS PROJECT SHALL BE PROVIDED TO THE OWNER.
13. CONTRACTOR SHALL COORDINATE TEMPORARY DISRUPTION OF UTILITY SERVICES WITH THE CITY OF CEDAR FALLS, AFFECTED UTILITY COMPANIES, AND/OR AFFECTED PROPERTY OWNERS WHEN UTILITY SERVICES ARE INTERRUPTED DUE TO CONSTRUCTION ACTIVITIES ON THIS PROJECT.
14. TYPE A COMPACTION SHALL BE REQUIRED FOR EXCAVATION/EMBANKMENT WORK ON THIS PROJECT. ADDITIONAL COMPACTION REQUIREMENTS MAY BE REQUIRED FOR BUILDING CONSTRUCTION. REFER TO APPLICABLE SPECIFICATIONS FOR THAT WORK.
15. THIS PLAN REFERENCES NYLOPLAST STRUCTURES WITH THE INTENT TO SPECIFY AN ENGINEERED PVC STRUCTURE AND IS NOT INTENDED TO INDICATE A SPECIFIC BRAND IS REQUIRED. STRUCTURES SHALL BE NYLOPLAST BRAND OR EQUIVALENT. NYLOPLAST IS A BRAND NAME AFFILIATED WITH ADS PIPE.



**TYPICAL CROSS SECTION**

SLIP FORM STATIONING:  
 STA 10+71.06 - STA 13+78.00  
 STA 51+98.72 - STA 54+36.72

Item 4.

Robinson Engineering Company  
Consulting Engineers

819 Second Street NE  
Independence, Iowa 50644  
319-334-7211

**Huff Contracting, Inc.**  
Building since 1946

**GENERAL NOTES AND TYPICAL CROSS SECTION**

UPC EXPRESS WIKING ROAD  
PN 4296-21  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

C0.3

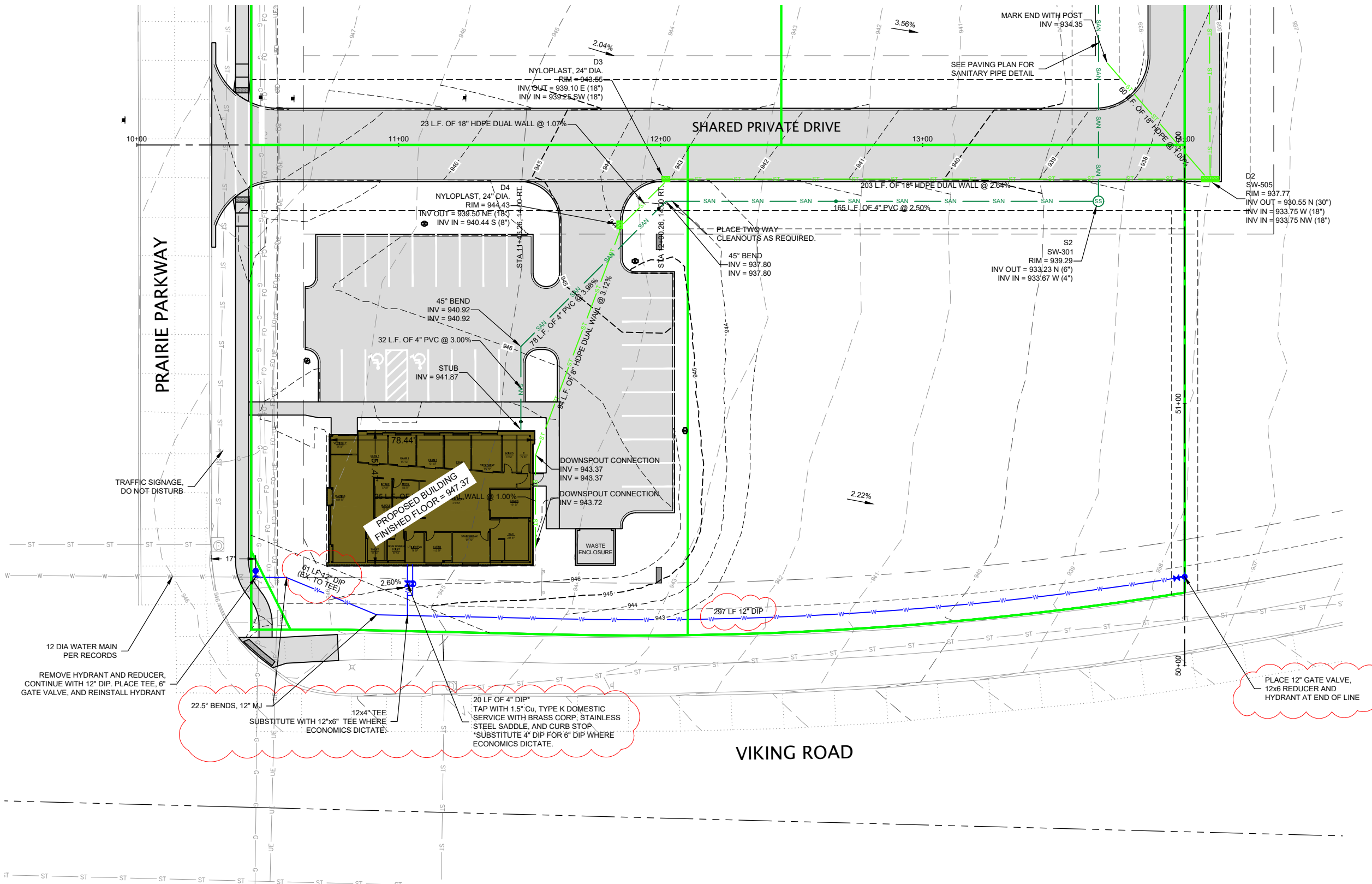
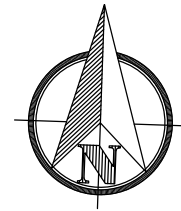
6/02/2  
APPROV. 36

**NOTES:**

1. ALL HDPE DRAINAGE PIPE SHALL BE OF DUAL WALL CONSTRUCTION. REFER TO PIPE LINETYPE LEGEND THIS SHEET FOR WHICH PIPES TO BE PERFORATED, IF ANY.
2. STORM PIPING SHALL BE RCP WHERE PLACED WITHIN CITY RIGHT OF WAY.
3. WATER LINE SHALL BE BURIED TO MAINTAIN 6' COVER.
4. CONTRACTOR SHALL FIELD VERIFY LOCATION, ELEVATION, AND MATERIAL OF ALL WATER, STORM, AND SANITARY CONNECTIONS.
5. CONFIRM WATER SERVICE ENTRANCE LOCATION TO BUILDING WITH ARCHITECTURAL AND MECHANICAL PLANS.
6. COORDINATE CONNECTION TO MUNICIPAL WATER MAIN WITH CEDAR FALLS UTILITIES STAFF.
7. SANITARY SERVICE SHALL BE INSTALLED WITH TRACER WIRE. PLACE TRACER STATION AT CLEAN OUT WHERE SERVICE EXISTS BUILDING.
8. PLACE LIGHT POLES 3' CLEAR FROM EDGE PAVING/BACK OF CURB.

**STORM PIPE LEGEND**

- ST — ST — NON PERFORATED STORM PIPE
- DT — DT — PERFORATED STORM PIPE



Item 4.

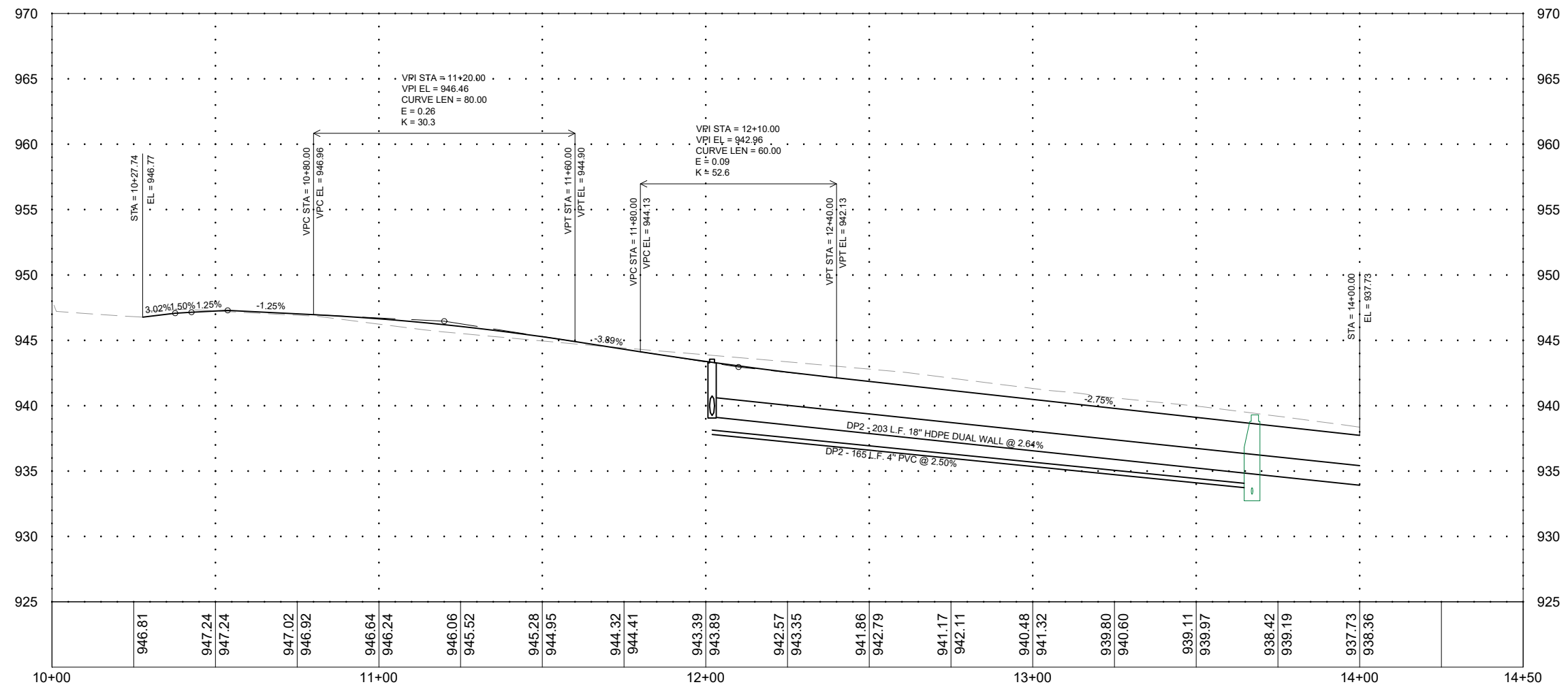
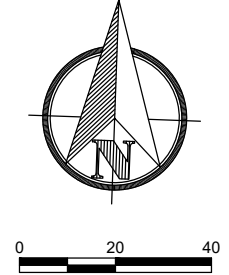
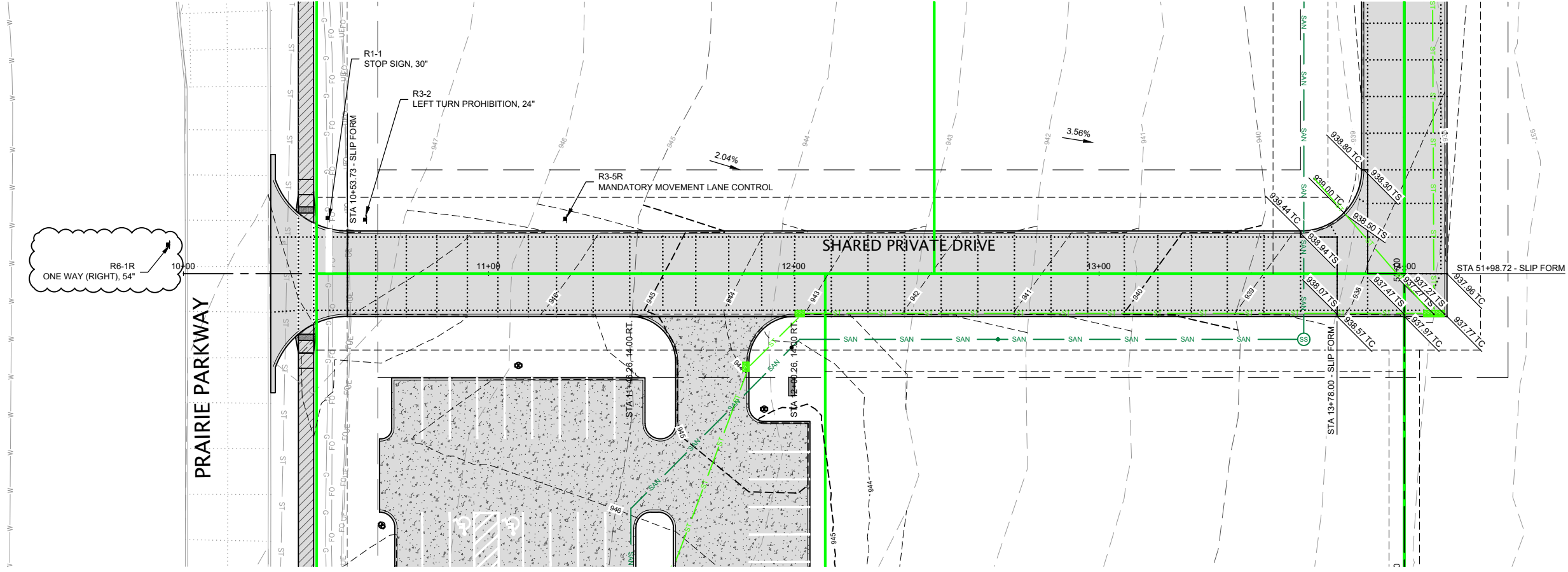
Robinson Engineering Company  
Consulting Engineers  
819 Second Street NE  
Independence, Iowa 50644  
319.334.7711

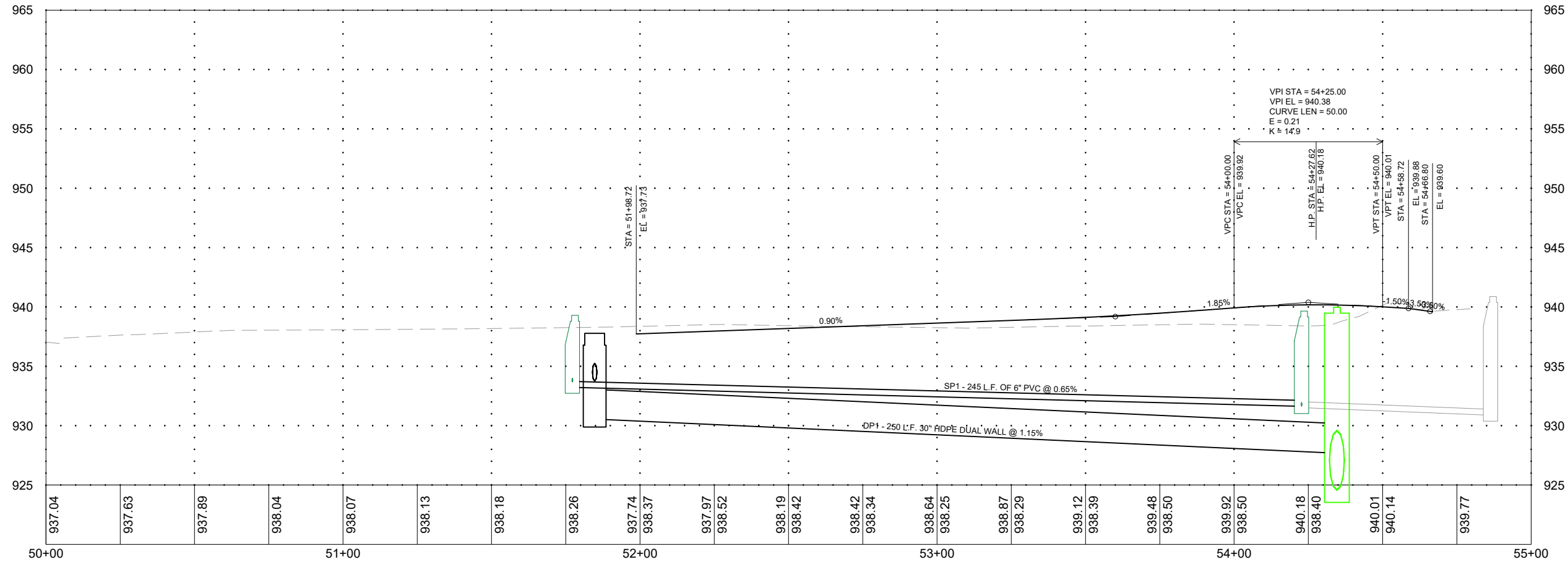
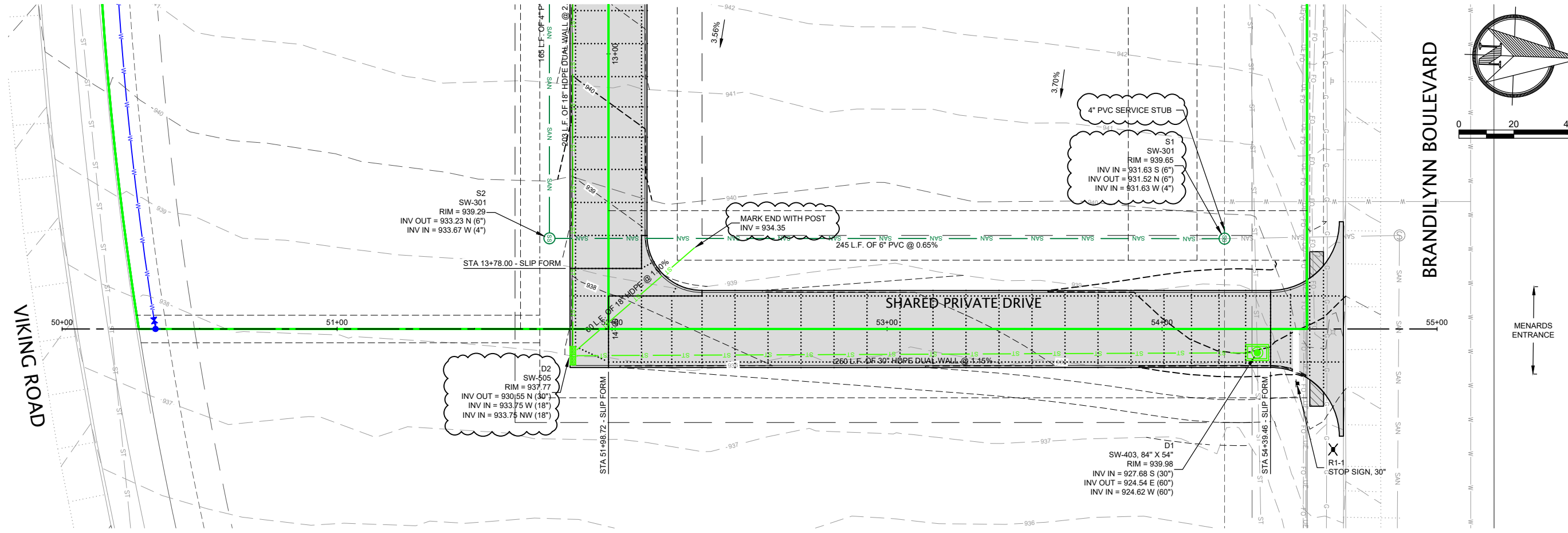
Huff Contracting, Inc.  
Building since 1946

UTILITY PLAN

UPC EXPRESS WIKING ROAD  
PN 4296-21  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

C1.1  
6/02/2  
APPROV. 37





Item 4.

Robinson Engineering Company  
Consulting Engineers

819 Second Street NE  
Independence, Iowa 50644  
319.334.7711

Huff Contracting, Inc.  
Building since 1946

SHARED DRIVE PLAN AND PROFILE - NORTH-SOUTH

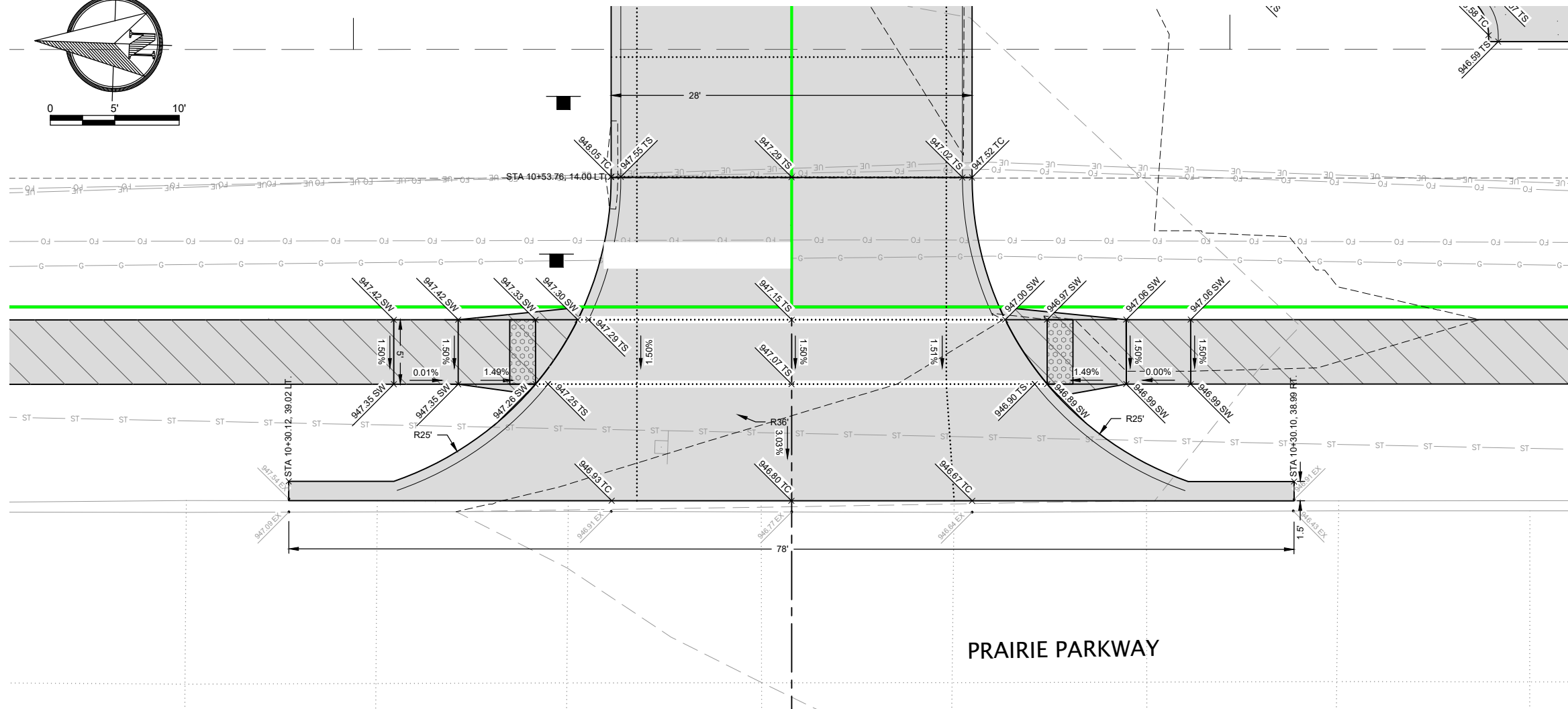
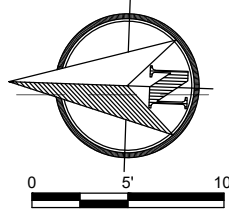
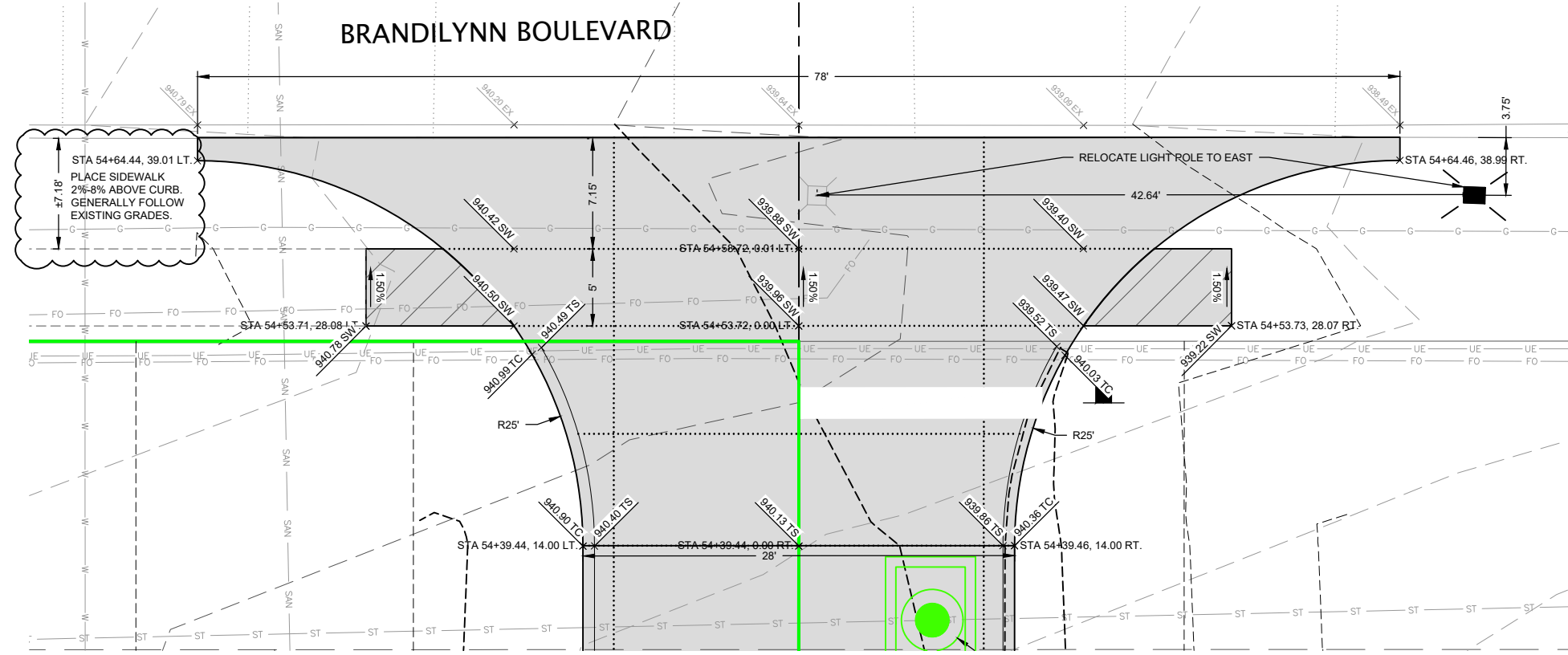
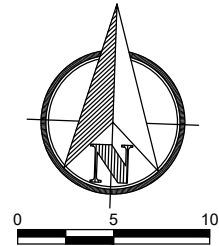
TRACT  
JFC EXPRESS, VIKING ROAD  
PN 4296-21

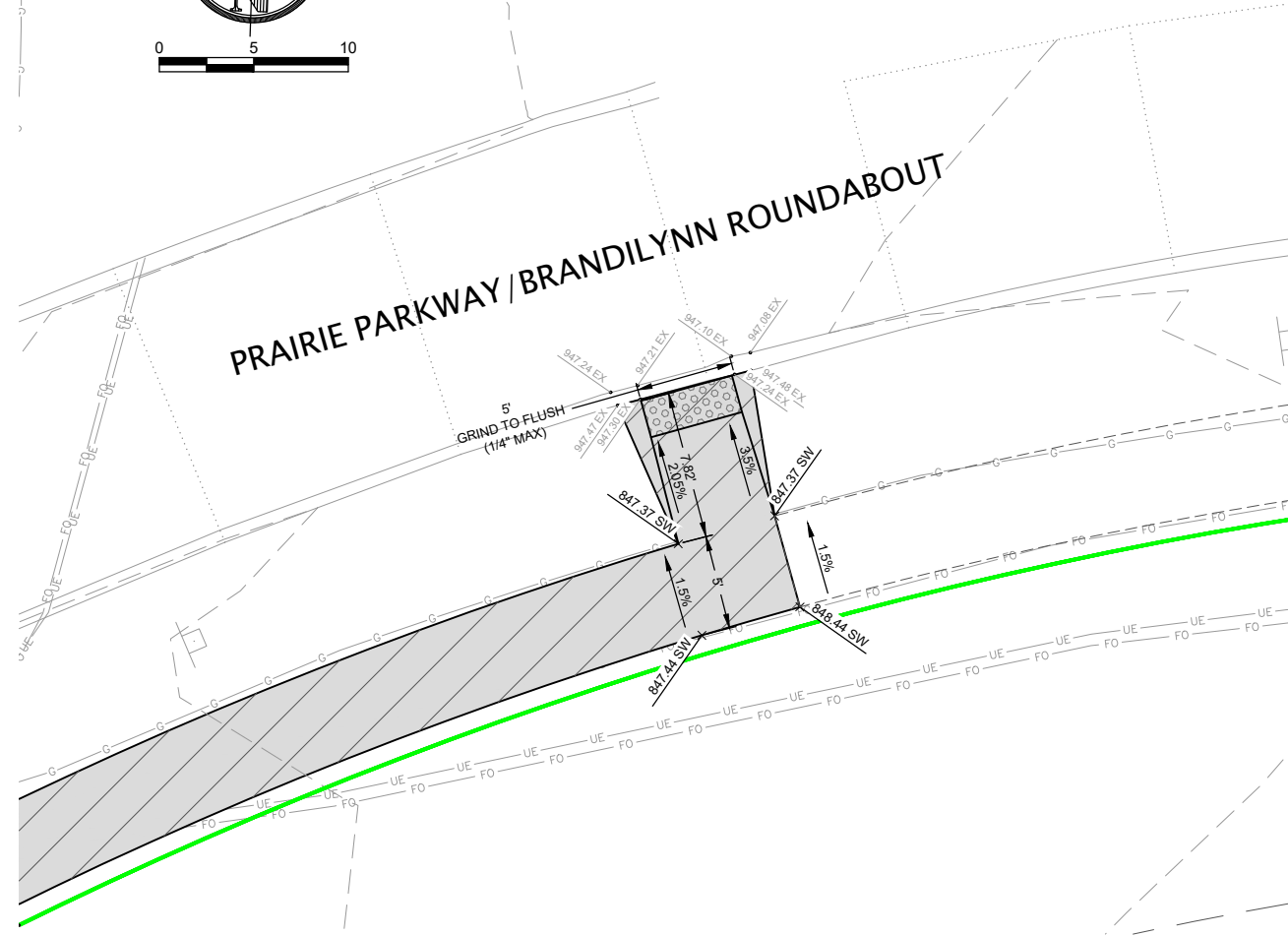
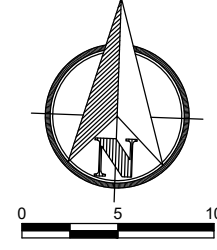
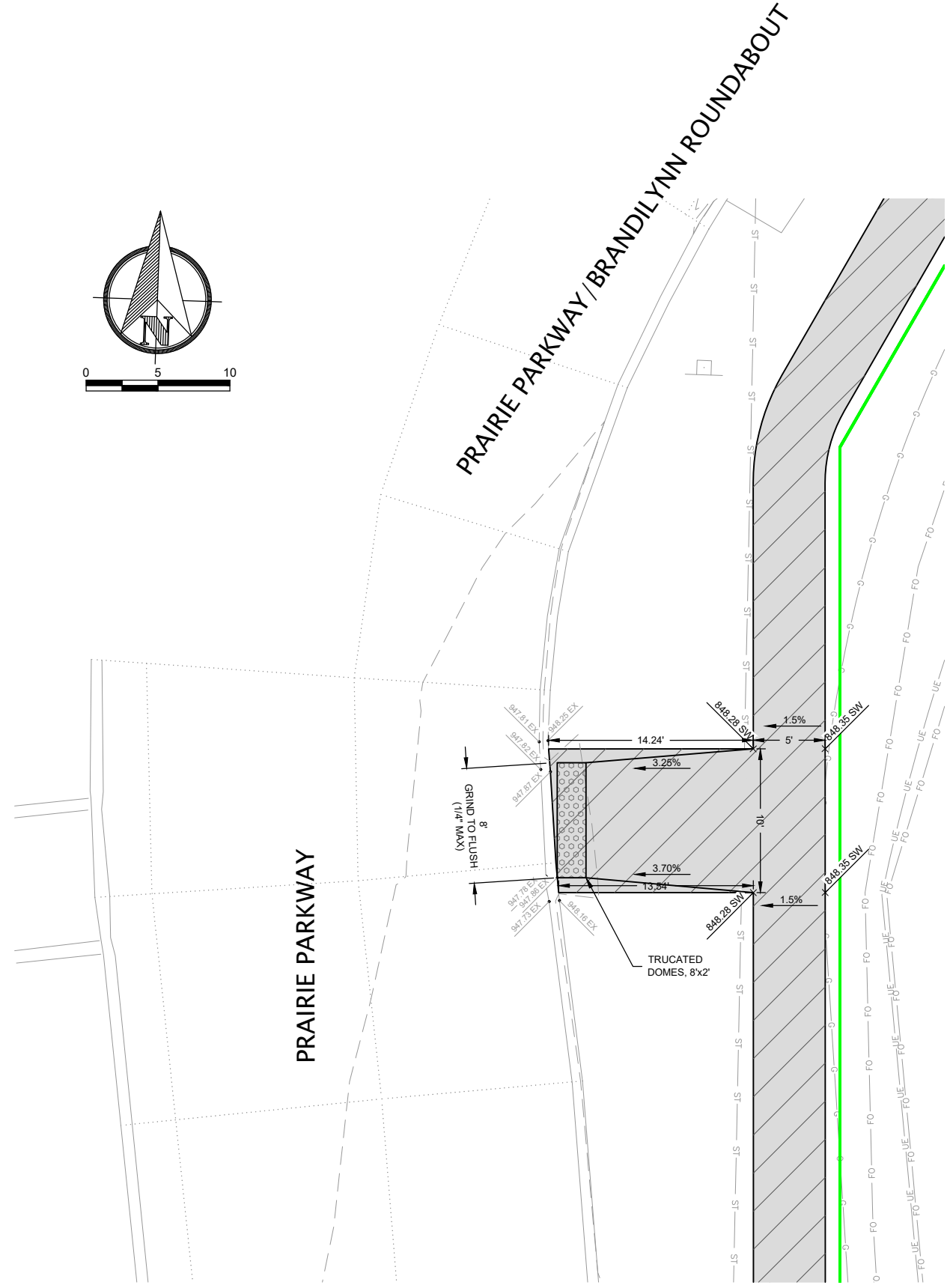
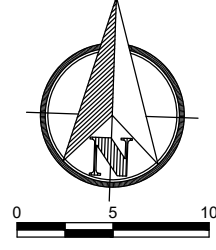
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

C2.2

2021-06-30 APPROV. 39







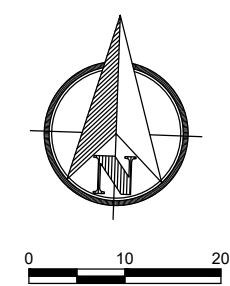
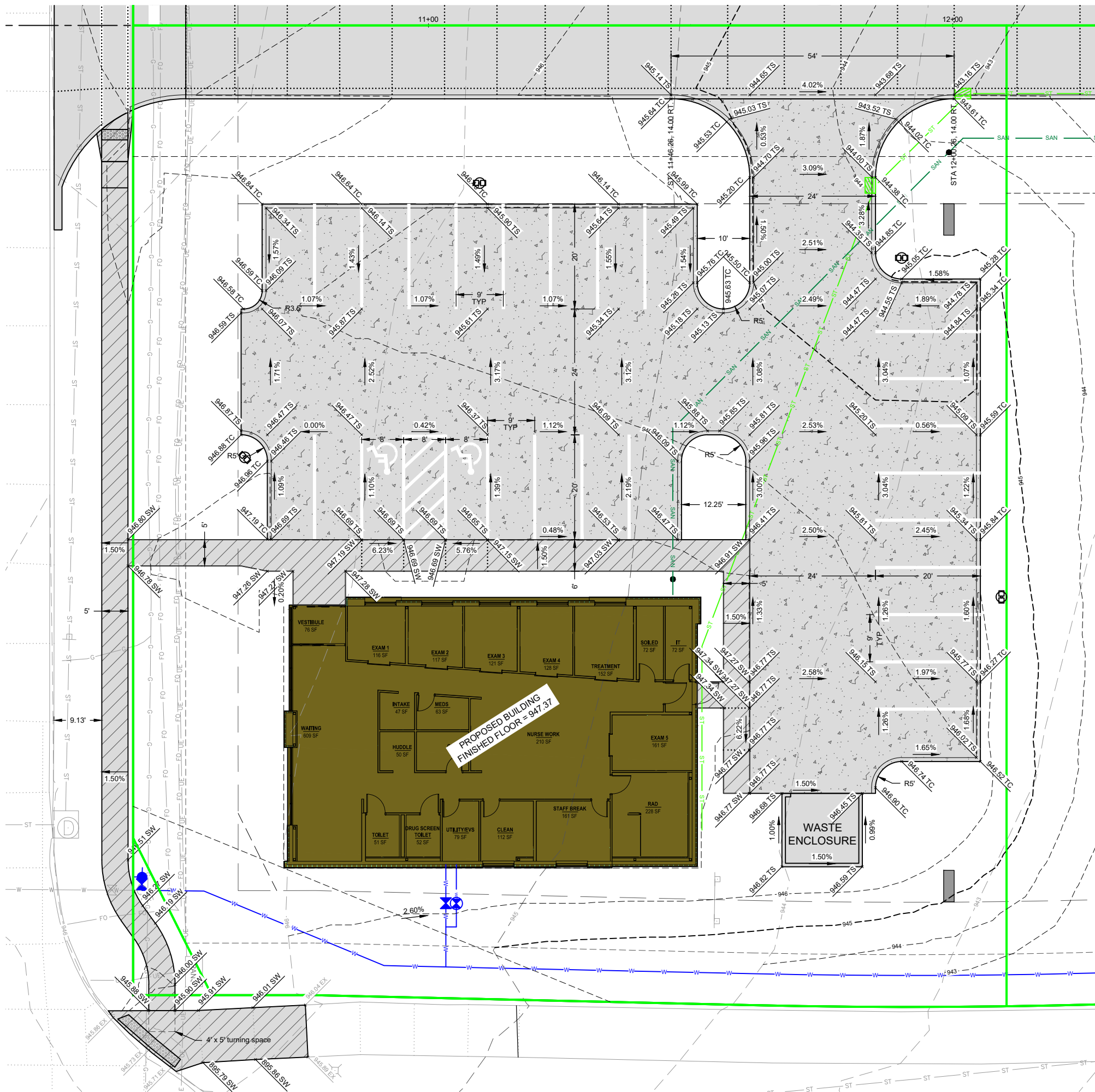
**ROUNDABOUT SIDEWALK RAMP  
PLANS**

UFC EXPRESS WIKING ROAD  
 PN 4290-21  
 DESCHUTES INVESTMENTS, LLC  
 2642 ARBORETA COURT  
 CARMICHAEL, CALIFORNIA 95608

**C2.4**  
 2021-06-  
 APPROV. 41



Item 4.



**HATCHING LEGEND**

	PCC SIDEWALK, 5" PCC ON 4" MODIFIED SUBBASE
	PCC PAVEMENT, 6" PCC ON 6" MODIFIED SUBBASE
	PCC PAVEMENT, 8" PCC ON 6" MODIFIED SUBBASE

- PAVEMENT NOTES:**
- SIDEWALKS ARE DESIGNED AT 1.5% CROSS SLOPE OR LESS. AS CONSTRUCTED CROSS SLOPS SHALL NOT EXCEED 2%.
  - LONGITUDINAL SLOPE OF WALKS SHALL NOT EXCEED 5% (1:20) UNLESS AT CURB RAMP IN WHICH CASE THE LONGITUDINAL SLOPE SHALL NOT EXCEED 8.3% (1:12). CARE SHALL BE TAKEN TO INSTALL WALKS IN ACCORDANCE WITH THE SURFACE DESIGN HEREIN.
  - END STALLS ARE 10' WIDE MEASURED FROM BACK OF CURB TO CENTER PAVEMENT MARKING. STANDARD STALLS ARE 9' WIDE MEASURED CENTER TO CENTER OF PAVEMENT MARKING. HANDICAP STALLS ARE AS NOTED.
  - PROVIDE AND INSTALL HANDICAP PARKING SIGNS. SIGNS SHALL BE ALUMINUM ON GALVANIZED STEEL SQUARE TUBE.

**Robinson Engineering Company**  
Consulting Engineers

819 Second Street NE  
Independence, Iowa 50644  
319.334.7711

Item 4.

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**Huff Contracting, Inc.**  
Building since 1946

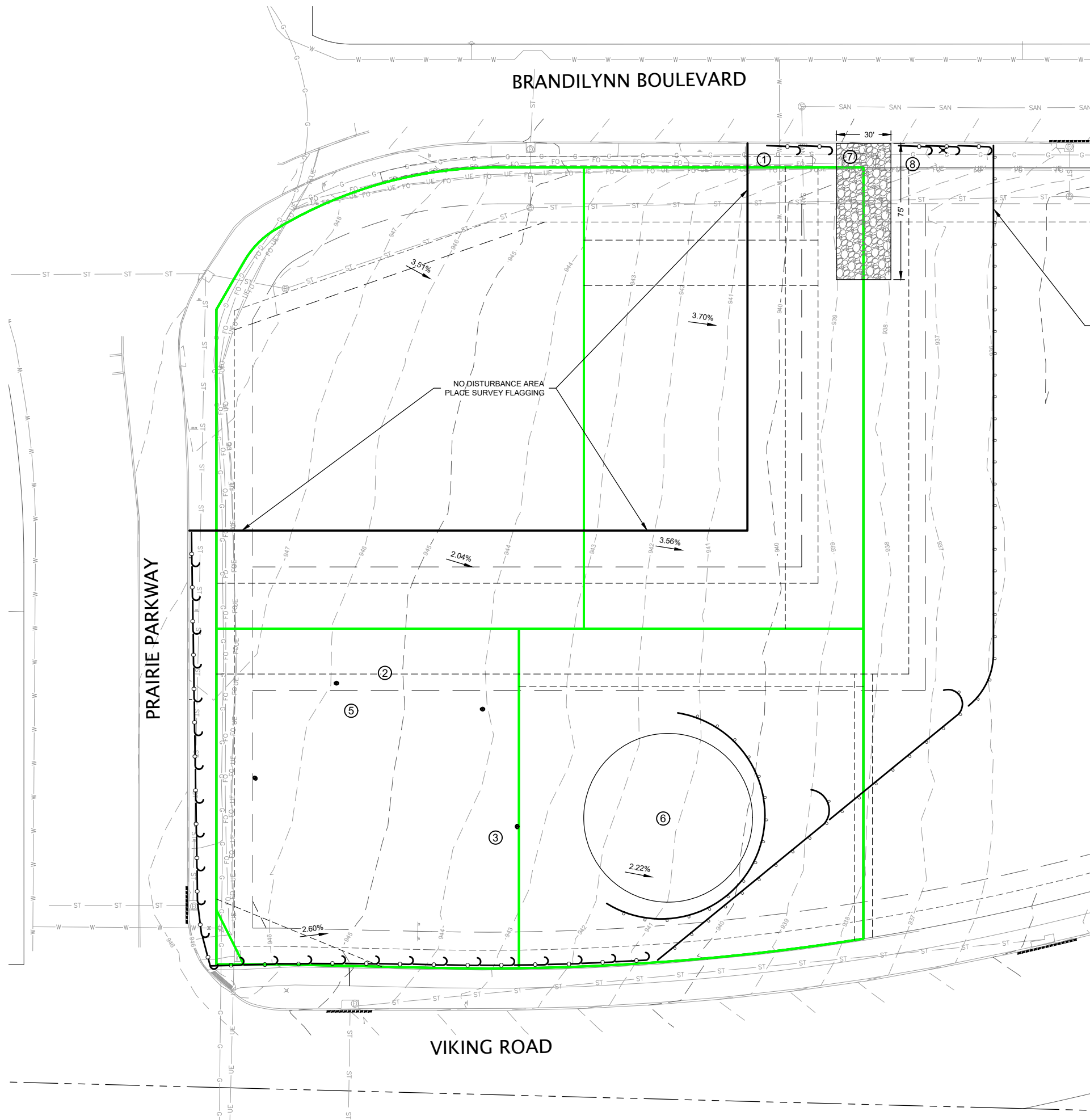
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**PAVING PLAN - PARKING LOT AND DRIVE**

UPC EXPRESS WIKING ROAD  
PN 4296-21  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

**C2.5**  
2021-06-APPROV. 42





PLACE FROM TOP SLOPE AT NORTH TO SOUTH ALONG CONTOUR LINE AND WRAP NORTH AT SOUTH END TO CREATE SEDIMENT TRAP FOR PROJECT. CONTRACTOR SHALL MAINTAIN SOUTH SILT FENCE FROM RUPTURE AND SEDIMENT BUILDUP DURING CONSTRUCTION

**KEY**

- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
- ⑧ CONCRETE WASHOUT

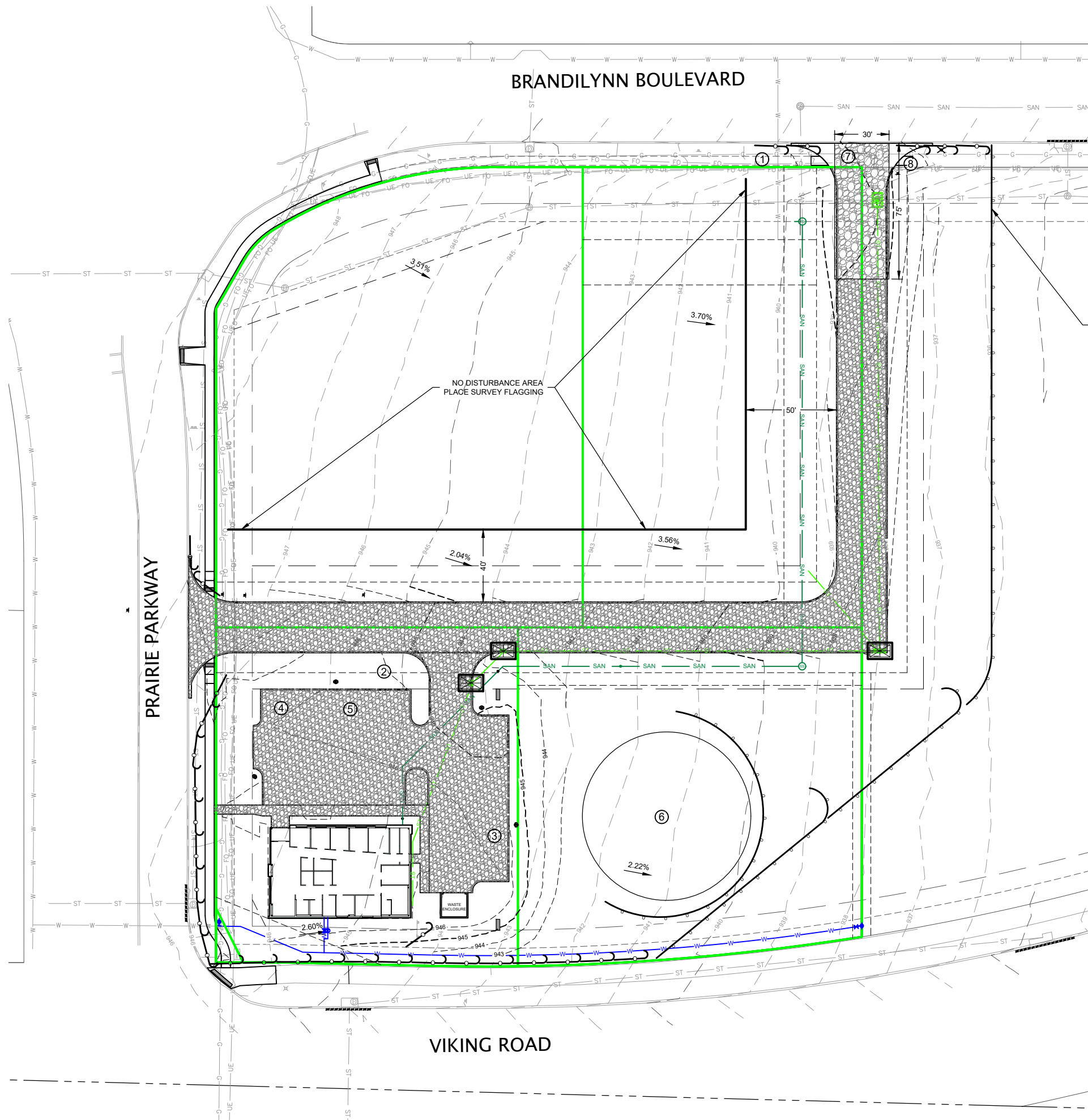
**LEGEND**

- PCC
  - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN) MINIMUM 8" TOP SOIL WITH SEEDING, 6" WITH SOD.
  - GRANULAR SURFACING PERMANENT OR TEMPORARY
  - EROSION MULCHING
  - TEMPORARY ROLLED EROSION CONTROL PRODUCT
  - INLET PROTECTION - SILT BAG
  - INLET PROTECTION - SOCK
  - 9" - FILTER SOCK, MULCH FILL\*\*
  - SILT FENCE
- \*\* MAY SUBSTITUTE WITH SILT FENCE OR MULCH BERM WHERE PERMITTED

**NOTES:**

1. NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.
2. PORTABLE SANITARY FACILITY SHALL BE STAKED DOWN TO WITHSTAND ANY ANTICIPATED WINDS
3. CONCRETE SLURRY GENERATED BY WET SAWING SHALL BE VACUUMED OR UTILIZE OTHER ACCEPTABLE CONTAINMENT METHOD TO CAPTURE AND DISPOSE OF THE MATERIAL IN ACCORDANCE WITH APPLICABLE LAWS.
4. IMMEDIATELY MULCH (OR STABILIZE) ANY AREAS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR LONGER

Item 4.

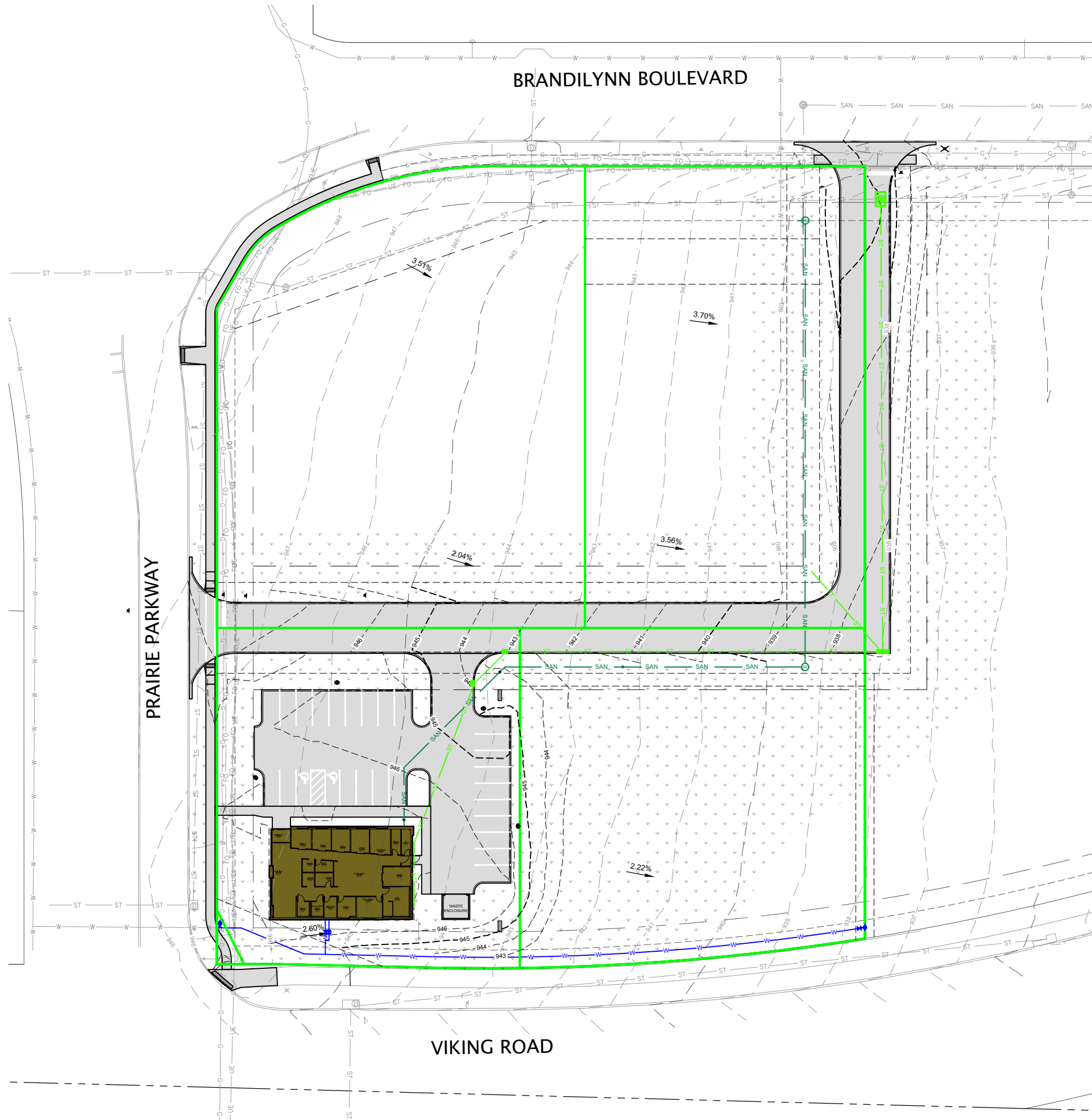


PLACE FROM TOP SLOPE AT NORTH TO SOUTH ALONG CONTOUR LINE AND WRAP NORTH AT SOUTH END TO CREATE SEDIMENT TRAP FOR PROJECT. CONTRACTOR SHALL MAINTAIN SOUTH SILT FENCE FROM RUPTURE AND SEDIMENT BUILDUP DURING CONSTRUCTION

- KEY**
- ① SWPPP BOX
  - ② PORTABLE SANITARY FACILITY
  - ③ CONSTRUCTION DUMPSTER
  - ④ CONSTRUCTION PARKING
  - ⑤ CONSTRUCTION TRAILER
  - ⑥ MATERIAL STORAGE
  - ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
  - ⑧ CONCRETE WASHOUT

- LEGEND**
- PCC
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  - GRANULAR SURFACING PERMANENT OR TEMPORARY
  - EROSION MULCHING
  - TEMPORARY ROLLED EROSION CONTROL PRODUCT
  - INLET PROTECTION - SILT BAG
  - INLET PROTECTION - SOCK
  - 9" - FILTER SOCK, MULCH FILL\*\*
  - SILT FENCE
- \*\* MAY SUBSTITUTE WITH SILT FENCE OR MULCH BERM WHERE PERMITTED

- NOTES:**
1. NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.
  2. PORTABLE SANITARY FACILITY SHALL BE STAKED DOWN TO WITHSTAND ANY ANTICIPATED WINDS
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  4. IMMEDIATELY MULCH (OR STABILIZE) ANY AREAS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR LONGER



- KEY**
- ① SWPPP BOX
  - ② PORTABLE SANITARY FACILITY
  - ③ CONSTRUCTION DUMPSTER
  - ④ CONSTRUCTION PARKING
  - ⑤ CONSTRUCTION TRAILER
  - ⑥ MATERIAL STORAGE
  - ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
  - ⑧ CONCRETE WASHOUT

- LEGEND**
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  - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN) MINIMUM 8" TOP SOIL WITH SEEDING, 6" WITH SOD.
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  4. IMMEDIATELY MULCH (OR STABILIZE) ANY AREAS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR LONGER

Robinson Engineering Company  
Consulting Engineers

819 Second Street NE  
Independence, Iowa 50644  
319.334.7771

Item 4.



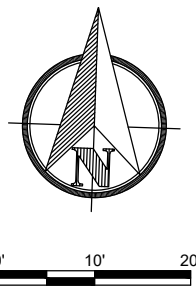
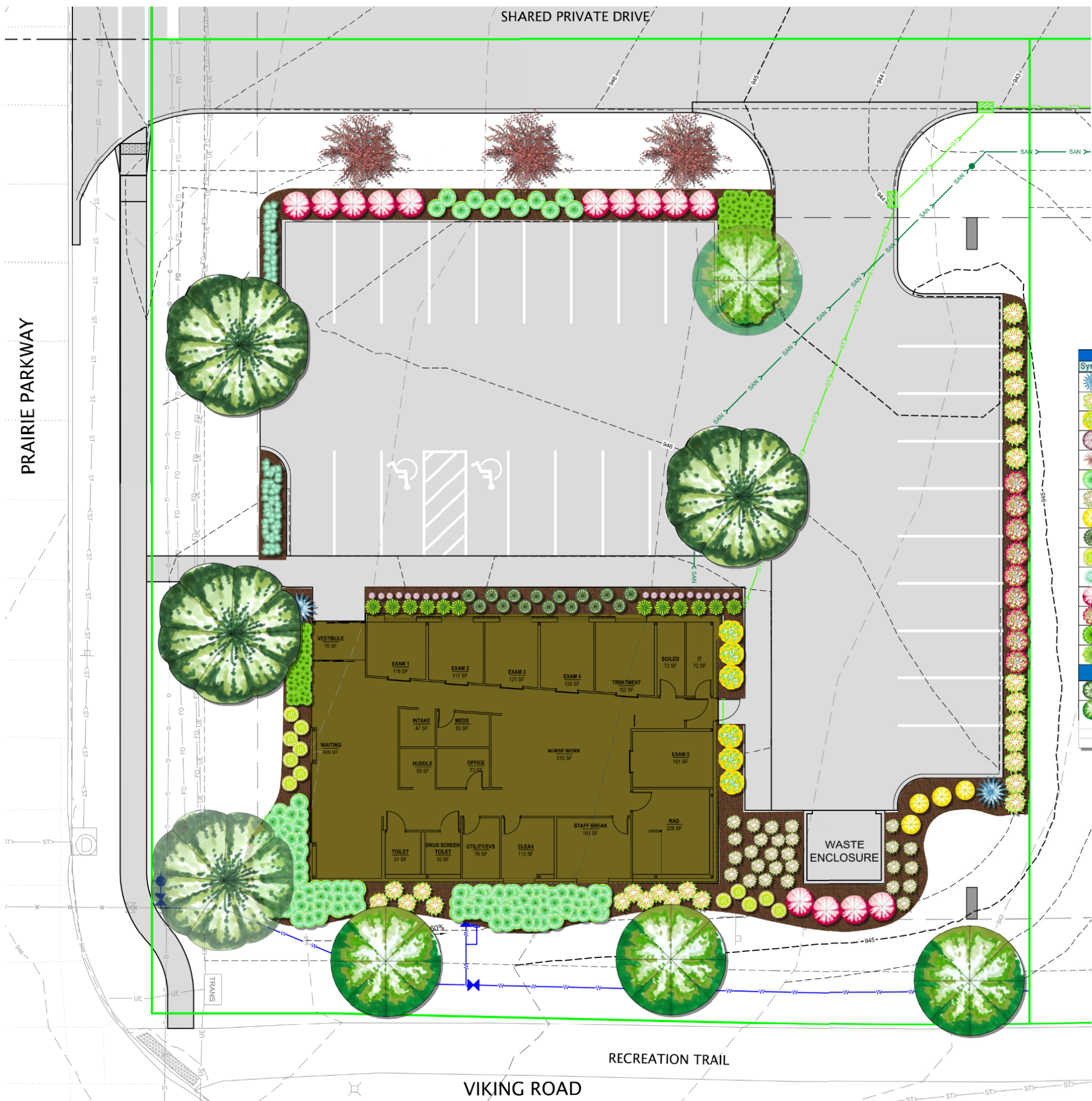
**Huff Contracting, Inc.**  
Building since 1946

SWPPP - FINAL STABILIZATION

UPC EXPRESS WIKING ROAD  
PN 4296-21  
DESCHUTES INVESTMENTS, LLC  
2642 ARBORETA COURT  
CARMICHAEL, CALIFORNIA 95608

**C3.3**  
6/02/2 APPROV. 45





**LANDSCAPE PLAN  
UPC EXPRESS VIKING ROAD**

ZONED - HWY-1 - HIGHWAY COMMERCIAL DISTRICT  
 LOT SIZE: 30989 S.F. / 0.71 ACRE  
 REQUIREMENTS PER ORDINANCE (PARAPHRASED):  
 A. MIN. OPEN SPACE OF 10% EXCLUDING PERIMETER SETBACK  
 B. MIN. 0.02 PTS/SF OF SITE AREA. (REDUCTIONS POSSIBLE SUBJECT TO APPROVAL)  
 30989 SF \* 0.02 PTS/SF = 620 POINTS  
 C. MIN. 0.75 PTS PER LF OF FRONTAGE  
 352 LF FRONTAGE \* 0.75PTS/LF = 264 PTS  
 SUB REQUIREMENTS  
 • OVERSTORY TREES PLACED ADJACENT TO PARKING AT A RATE OF 1 TREE PER 15 PARKING SPACES OR 1 TREE PER 2500 SF OF HARD SURFACE 11,487 SF PAVEMENT / 2500 SF = 5 TREES  
 • LANDSCAPING AROUND PERIMETER OF PARKING AREAS.  
 OPEN SPACE PROVIDED  
 TOTAL AREA EXCLUSIVE OF LANDSCAPE SETBACK: 19,374 SF  
 VEGETATED SURFACE: 4,120 S.F. (21.2%)

Symbol Qty		Common	Botanical	Starting Size	Mature Size	Points
[Symbol]	2	Zafiro Blue Spruce	Picea pungens 'Zafiro'	#10	5-6'	20
[Symbol]	32	Kodiak Orange Bush Honeysuckle	Diervilla x 'G2X88544'	#3	4'	160
[Symbol]	6	Lemon Candy Ninebark	Physocarpus opulifolius 'Podarus 3'	#3	4-5'	30
[Symbol]	21	Grape Expectations Coral Bells	Heuchera 'Grape Expectations'	#1	12"	N/A
[Symbol]	3	Royal Raindrops Crabapple	Malus 'JFS-KW5'	2.5" Caliper	15-20'	240
[Symbol]	86	North Wind Switch Grass	Panicum virgatum 'Northwind'	#3	6'	N/A
[Symbol]	27	Karl Forester Feather Reed Grass	Calamagrostis acutiflora 'Karl Forester'	#3	5'	N/A
[Symbol]	4	Golden Mops False Cypress	Chamaecyparis pisifera 'Golden Mops'	#5	4'	40
[Symbol]	15	Green Mountain Boxwood	Buxus 'Green Mountain'	#5	3-4'	150
[Symbol]	11	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	#3	2'	55
[Symbol]	78	Prairie Blues Little Bluestem	Schizachyrium scoparium 'Prairie Blues'	#1	3'	N/A
[Symbol]	14	Firelight Hydrangea	Hydrangea paniculata 'SMHPFL'	#5	5'	140
[Symbol]	9	Panther Ninebark	Physocarpus opulifolius 'N5'	#3	4'	45
[Symbol]	156	Tara Prairie Dropseed	Sporobolus heterolepis 'Tara'	#1	2'	N/A
[Symbol]	12	Liberty Hosta	Hosta x 'Liberty'	#1	2-3'	N/A
Street Trees						
[Symbol]	4	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	2.5" Caliper	40'	240
[Symbol]	4	Accolade Elm	Ulmus 'Morton'	2.5" Caliper	40'	240

Item 4.

Robinson Engineering Company  
 Consulting Engineers  
 819 Second Street NE  
 Independence, Iowa 50644  
 319.334.7711

Huff Contracting, Inc.  
 Building since 1946

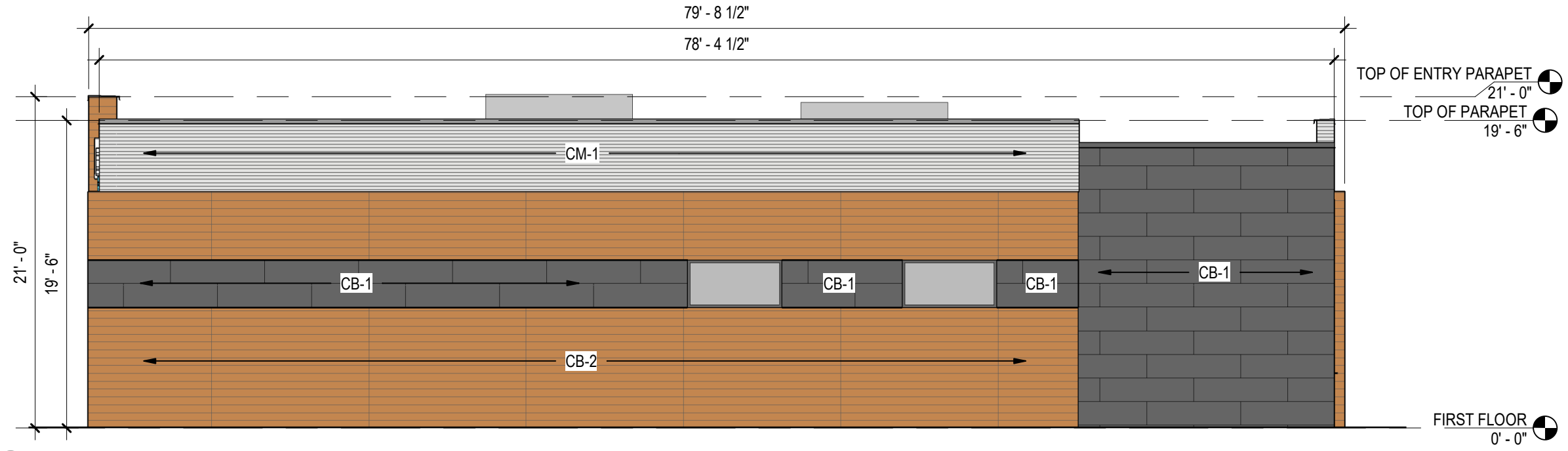
LANDSCAPE PLAN

UPC EXPRESS VIKING ROAD  
 PN 4296-21  
 DESCHUTES INVESTMENTS, LLC  
 2642 ARBORETA COURT  
 CARMICHAEL, CALIFORNIA 95608

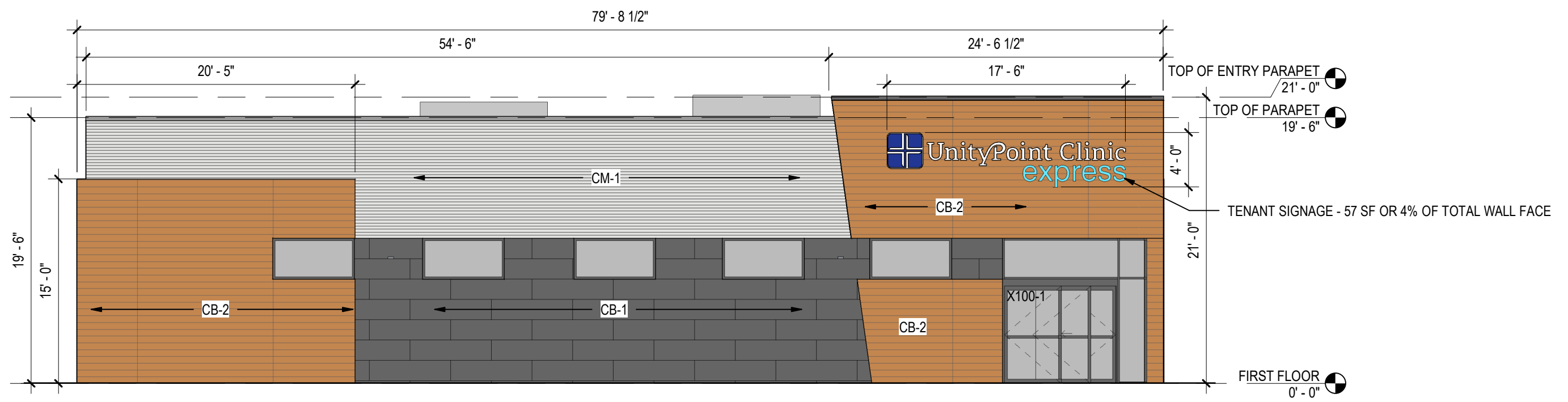
**C4.1**  
 6/02/20  
 APPROV. 46

**MATERIAL LEGEND:**

- 
- 
- 



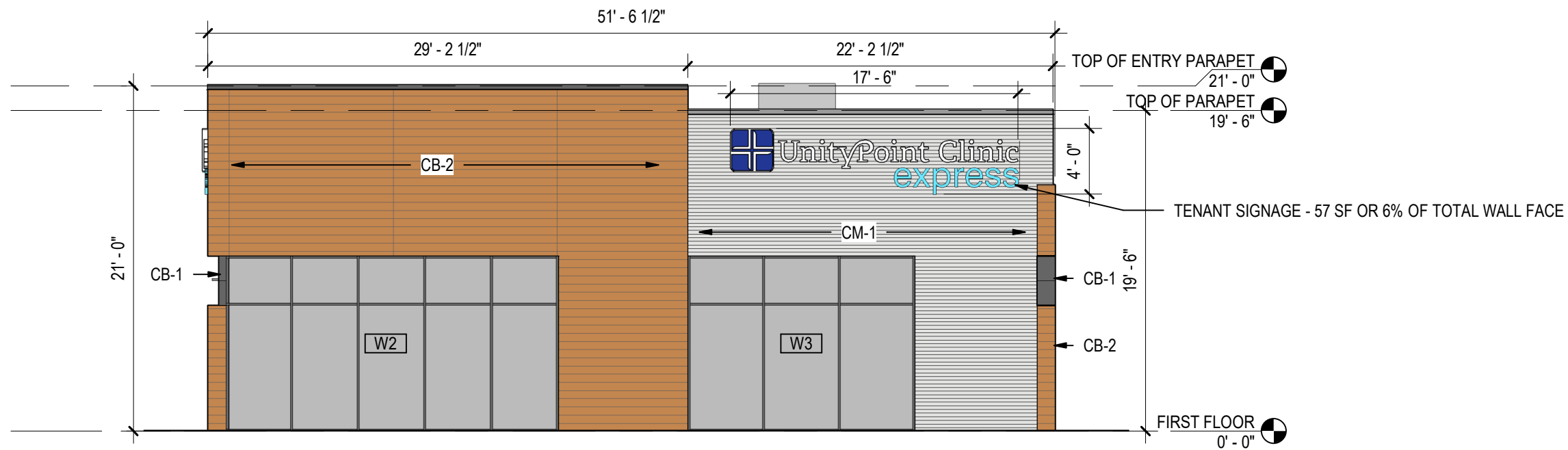
**2 SOUTH ELEVATION COLOR**  
1/8" = 1'-0"



**1 NORTH ELEVATION COLOR**  
1/8" = 1'-0"

**COLOR ELEVATIONS**  
**EXPRESS CLINIC - CEDAR FALLS**

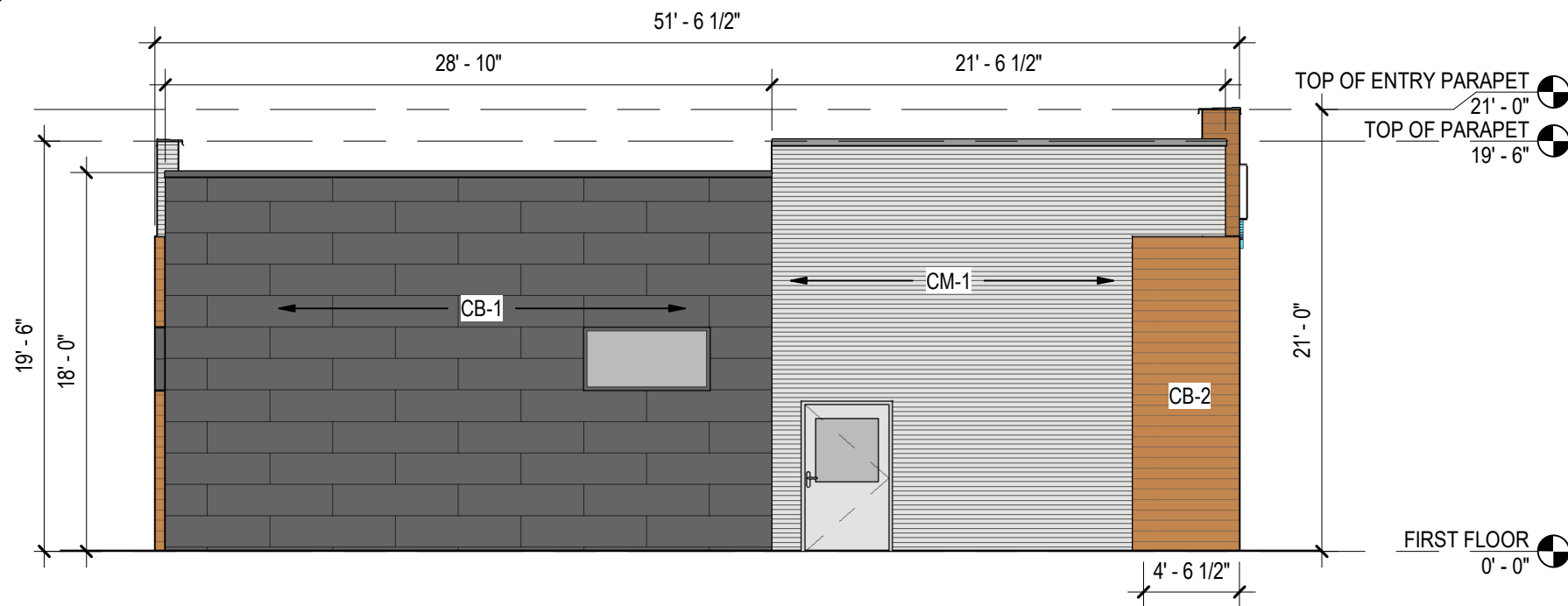
21023



**MATERIAL LEGEND:**

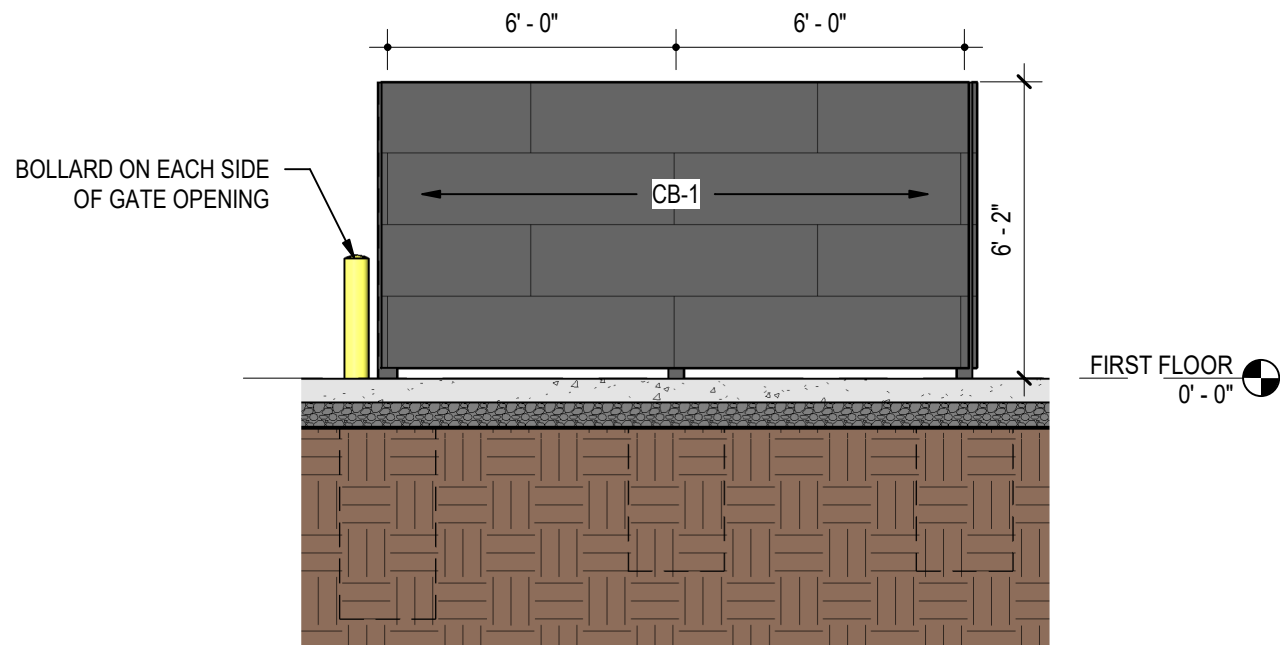
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**2 WEST ELEVATION COLOR**  
1/8" = 1'-0"






**1 EAST ELEVATION COLOR**  
1/8" = 1'-0"

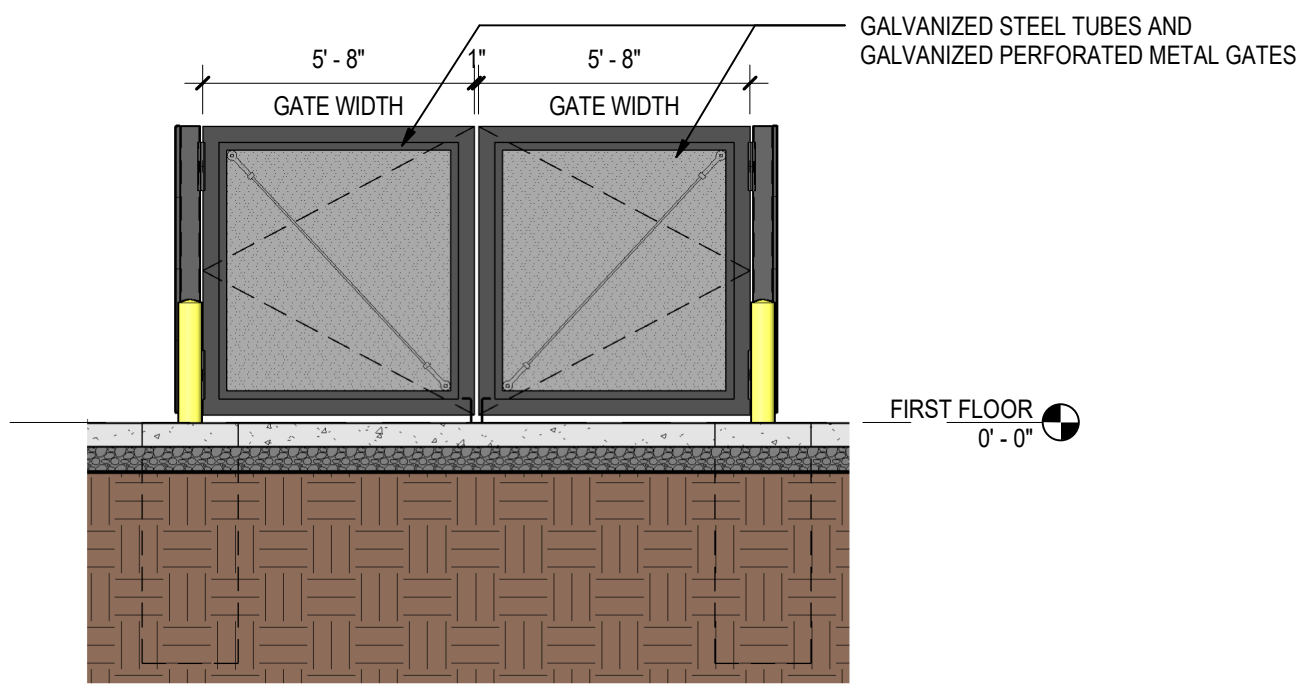




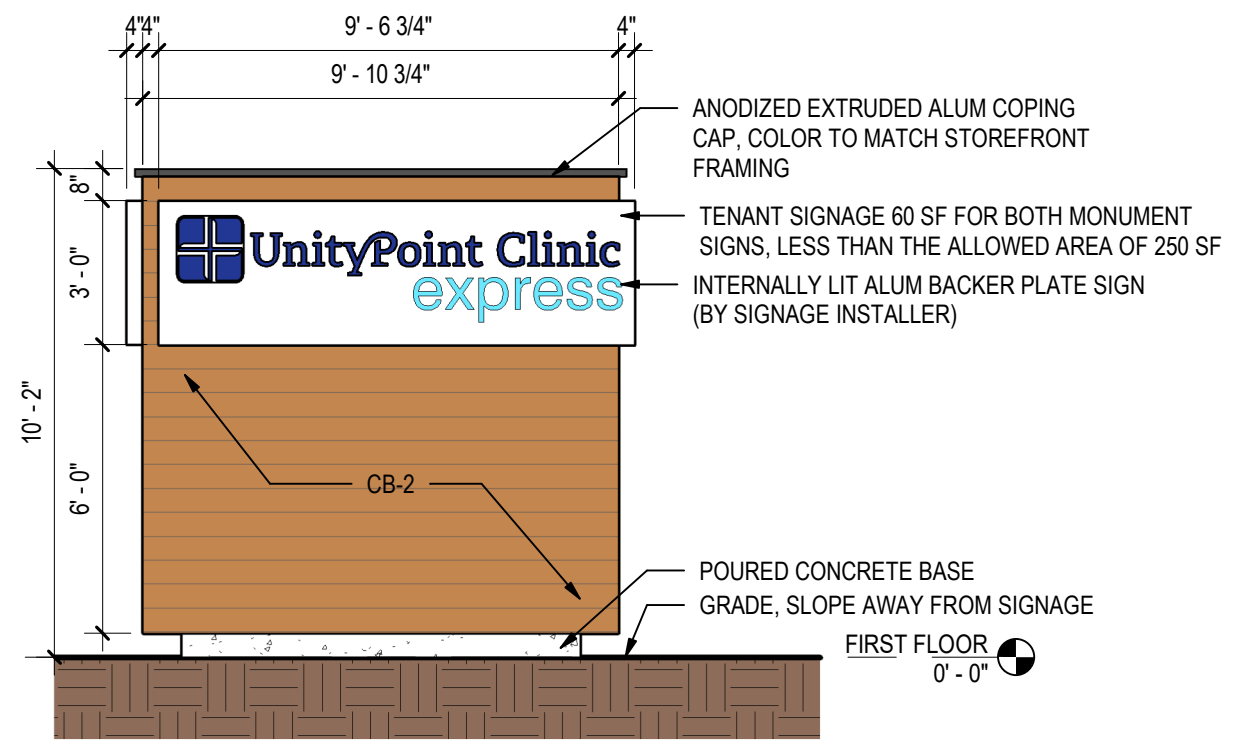
**MATERIAL LEGEND:**

-  CB-1 6'-0" X 1'-8" NOMINAL FIBER CEMENT NICHHA "TUFF BLOCK", RUNNING BOND. ACTUAL LAYOUT DIMENSIONS: 71 5/8" x 17 7/8" O.C. ADD 3/8" VERTICAL EXPANSION JOINTS TO LAYOUT AS RECOMMENDED BY NICHHA
-  CB-2 10'-0" X 1'-6" NOMINAL FIBER CEMENT NICHHA VINTAGE WOOD, "REDWOOD", STACK BOND. ACTUAL LAYOUT DIMENSIONS 119 3/4" x 17 7/8" O.C. INCLUDING THE VERTICAL JOINT BETWEEN PANELS
-  CM-1 7/8" SINE WAVE CORRUGATED METAL PANELS

**3 TRASH ENCLOSURE - TYPICAL ELEVATION**  
1/4" = 1'-0"

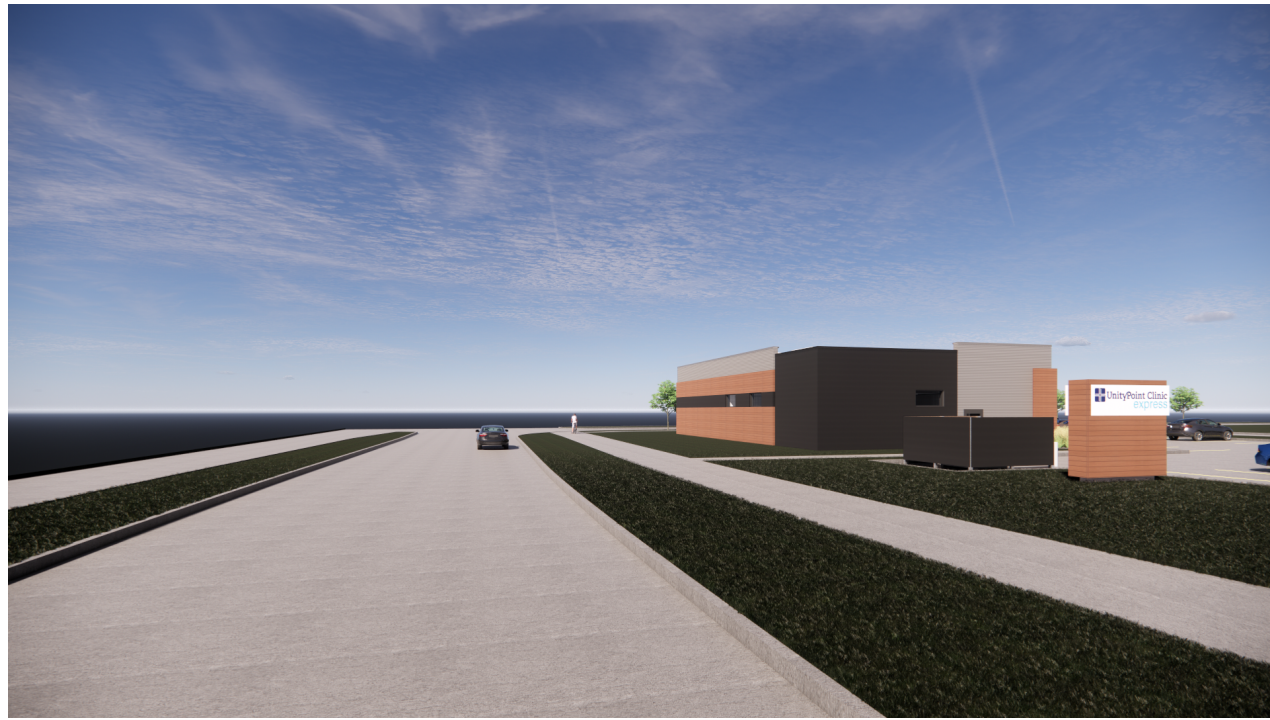


**2 TRASH ENCLOSURE - NORTH - COLOR**  
1/4" = 1'-0"

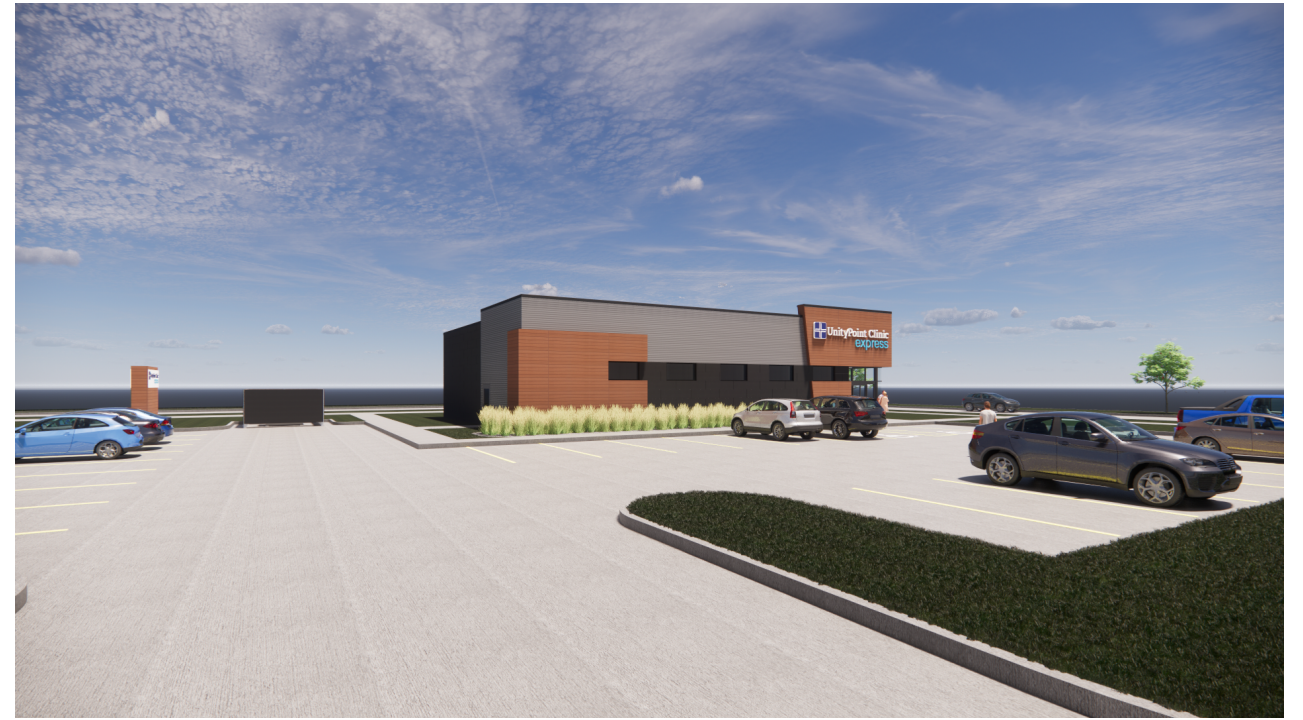


**1 MONUMENT SIGN ELEVATION - TYPICAL**  
1/4" = 1'-0"





VIEW FROM VIKING RD



VIEW FROM PARKING LOT ENTRANCE



VIEW FROM PRAIRIE PKWY



VIEW FROM CORNER OF VIKING RD & PRAIRIE PKWY



## 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 & Zoning Commission  
**FROM:** Michelle Pezley, Planner III  
**DATE:** June 21, 2021  
**SUBJECT:** Hwy-1 Commercial Site Plan - 703 Brandilynn Blvd(Case # SP21-007)

**REQUEST:** Site plan approval for construction of a new multi-tenant retail building

**PETITIONER:** T & L Investments, LLC; Alex Bower, Robinson Engineering Company, Engineer

**LOCATION:** 703 Brandilynn Blvd; Northwest of Brandilynn Blvd intersection of Winterberry Dr.

### PROPOSAL

The applicant proposes to construct a one-story, 8516 square foot retail building at 703 Brandilynn Blvd.

The applicant proposes a restaurant with a drive-through and three other retail spaces. The site plan illustrates the location of the building, drive-through lane, parking for employees and customers, and a dumpster enclosure. The proposed layout of the site sits on 1.537 acres with vehicular access to the private easement to the

property to the north and an access on to Brandilynn Boulevard from the south. Ross Dress for Less, Hobby Lobby, HomeGoods, and Dollar Tree are located to the north of the site. Collins Community Credit Union and BioLife are located south of the site. Walmart and associated parking lot is east of the site.



**BACKGROUND**

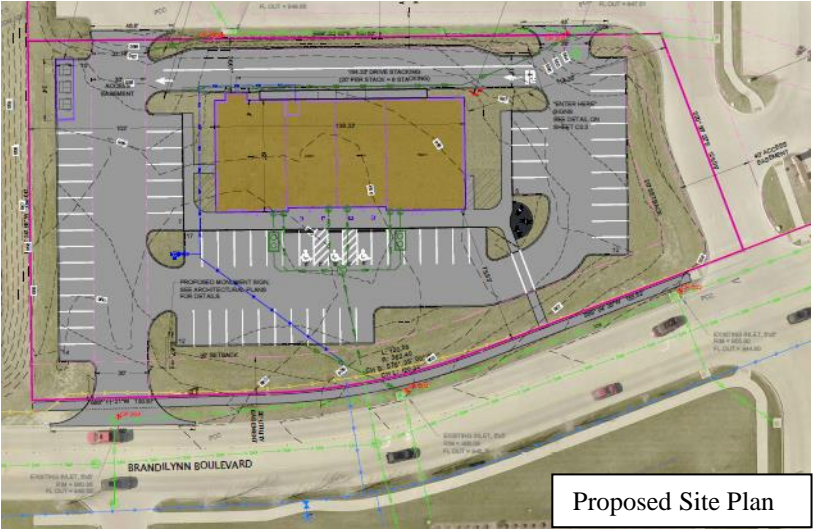
The property is part of the Pinnacle Prairie Master Plan that was adopted by the City in 2004. The City approved Pinnacle Prairie Commercial South Phase II in 2012. Lot 3 was created in 2016 under Pinnacle Prairie Commercial South- Phase IV plat. The property is zoned Highway Commercial (HWY-1), which requires site plan review and a recommendation from Planning and Zoning Commission and approval from the City Council. Pinnacle Prairie Owner’s Association has reviewed the plans for the site.

**ANALYSIS**

The HWY-1 District is intended to promote general service commercial uses that serve a broader market area (i.e. city-wide or regional customer base). The ordinance requires a detailed site plan review prior to approval in order to ensure that the development site satisfies several basic aesthetic standards. Attention to details such as parking, open green space, landscaping, signage, building design, and other similar factors help to ensure orderly development in the entire area.

Following is a review of the zoning ordinance requirements for the proposed development:

- 1) **Use:** Any commercial or retail use intended to serve the traveling public or a regional customer base is listed as a permitted use in the HWY-1 District. The retail and restaurant space proposed within the building satisfy this definition. **Use is allowed.**



- 2) **Setbacks:** There is a platted building setback of 20 feet along Brandilynn Boulevard. The building is 75 feet from Brandilynn; 103 feet from the western property line; 30 feet from the northern property line, and 114 feet from the eastern property line.

The side yard setback is 5 feet. The district also requires that a 20-foot landscaped setback be maintained along streets and principal accessways. Drives, aisles, and parking areas may not encroach into these landscaped setbacks. The private drive along the east property line is considered a principal accessway because it is the primary driveway for the entirety of this commercial area to the north and east. Therefore, the 20-foot landscaped setback applies along the eastern property boundary and along Brandilynn Boulevard to the south. The applicant’s site plan conforms to these standards. **Building setbacks are satisfied. The parking lot setbacks are also satisfied.**

- 3) Parking: The code requires restaurants to provide one parking space for every 100 square feet of gross floor area, plus one parking space for every two employees with a minimum of five parking spaces. The code requires retail stores over 2,000 square feet in gross floor area to provide 4.5 parking stalls per 1,000 square feet of gross floor area. The floor area of the building is 8,516 square feet and of that, 4,820 square feet will be designated as the restaurant. The applicant proposes using the exclusion of storage areas, closets, bathrooms, and other areas that are nonessential to the building up to 10%, which is found under Sec. 26-220(b)(1).

Use	Proposed	10% reduced sq	Parking requirement
Restaurant	4,820sf	4,338	44
Restaurant employees	16		8
Retail	3,131sf	2,818	13
Total			65

The proposal requires 65 parking spaces and the applicant proposes 67 spaces.

The parking meets the zoning standards with minimum stall dimensions of 9' x 19'. The applicant also proposes three parking spaces that will be compact spaces that are 8'x19' and a 24-foot wide aisle. **The amount and dimension of the parking stalls and drives are met.**

- 4) Open Green Space: The HWY-1 District requires that open green space/landscape area be provided at the rate of 10% of the development site excluding the required 20-foot landscaped setback area. Below is a summary that details how this provision is met.

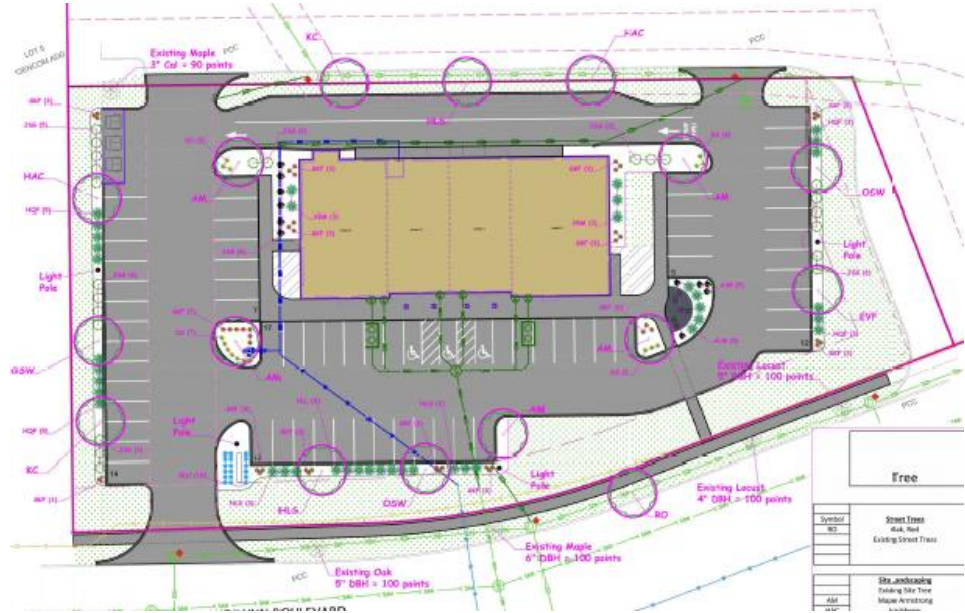
New Development Site(excluding 20-foot landscape setback)	55,071 SF	
<u>Required Open/Green Space</u>	5,507.1 SF	10%
<b>Provided Open/Green Space</b>	<b>9,605 SF</b>	<b>17%</b>

Landscaping is shown throughout the site, both around the building as well as within the parking lot, along the streets, and required setbacks. For clarity, the 9,605 square feet is the provided green space in addition to the landscaped setback.

**The open green space exceeds the minimum requirement and is well distributed.**

5) Landscaping:

The HWY-1 District requires landscaping at the rate of 0.02 points per sq. ft. of total development site area which comes to 1,379 points required. Their plan achieves 1,895 points. An additional 306 points are required for street tree planting and their plan achieves 480. Four of the street trees are already planted.



The Hwy-1 district and parking standards require internal landscaping requirements. Trees are required in the vehicular use area at the rate of one overstory tree per 15 parking spaces. This equates to a requirement of 5 overstory trees. That is the amount proposed within the parking area to meet this requirement

In addition to the internal parking lot trees, there are trees required within the peripheral of the parking lot and along the street frontages. The applicant proposes landscaping islands with at least five feet wide with shrubs, grasses, and additional trees being located around parking areas. The landscaping screening is required for the entire parking lot which includes the internal circulation to be screened. **Staff proposes the condition that the applicant provide a revised landscaping plan to provide parking lot screening along the entire length of the property frontage along Brandilynn Boulevard according to City parking lot screening standards;**

6) Building Design: The HWY-1 zone requires a design review of various elements.

The intent of the zone is to promote and facilitate comprehensively planned commercial developments located adjacent to major transportation corridors and interchanges. It is further the purpose of the zone to encourage high standards of building architecture and site planning. The elements in the code are noted below with a review of how each is addressed. **Overall, staff finds that the proposed building design meets the zoning standards based on the following analysis.**

*Proportion: The relationship between the width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building; the relationship of width to height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building.*



The applicant submitted the elevations and two renderings of the building. The scale and proportion of the new building will be similar to other nearby establishments. It is one-story with variable wall heights where a flat roof with additional parapets ranging from 18-22 feet. The neighboring buildings to the north and south have similar dimensions. Staff finds that the proposal is consistent with neighboring buildings and with the height allowances in the zoning district.

*Roof shape, pitch, and direction: The similarity or compatibility of the shape, pitch, and direction of roofs in the immediate area shall be considered in the construction or alteration of a building.*

The adjacent buildings utilize flat roofs with a parapet in the front. The applicant proposes a flat roof with additional parapets to provide a variation to the roofline. Staff finds that the design is compatible with the surrounding buildings.

*Pattern: Alternating solids and openings (wall to windows and doors) in the front facade and sides and rear of a building create a rhythm observable to viewers. This pattern of solids and openings shall be considered in the construction or alteration of a building.*

The new building is oriented toward Brandilynn Blvd. The applicant proposes a variety of fiber cement siding in “espresso”, and “pecan” and pac-clad aluminum panels in “stone white.” The applicant also proposes brick with a “vintage black velour” to provide a change in materials and colors. There is a good balance of the materials and colors that provide a transition to the less transparent rear of the building. Overall, the patterns meet or exceed the City’s standards.

*Materials and texture: Materials and texture. The similarity or compatibility of existing materials and textures on the exterior walls and roofs of buildings in the immediate area shall be considered in the construction or alteration of a building. A building or alteration shall be considered compatible if the materials and texture used are appropriate in the context of other buildings in the immediate area.*

The applicant proposes windows, fiber cement siding, and painted bricks for the new building’s exterior materials. All of the materials provide a sleeker modern feel that strikes a balance between color and texture. Staff finds that these material and texture choices are compatible with those of adjacent buildings.

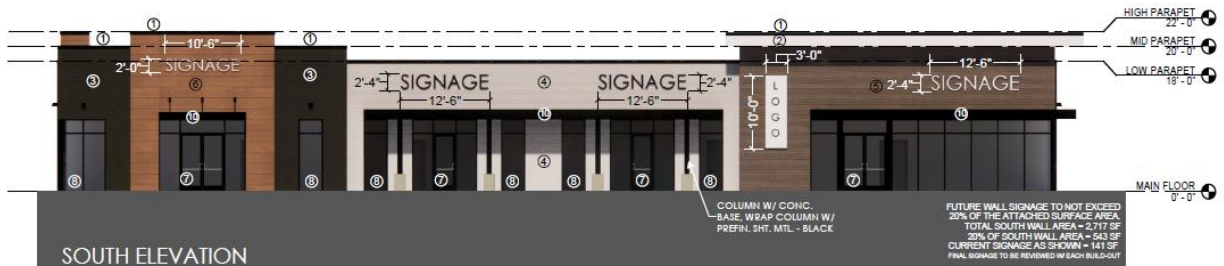
*Color: The similarity or compatibility of existing colors of exterior walls and roofs of buildings in the area shall be considered in the construction or alteration of a building.*

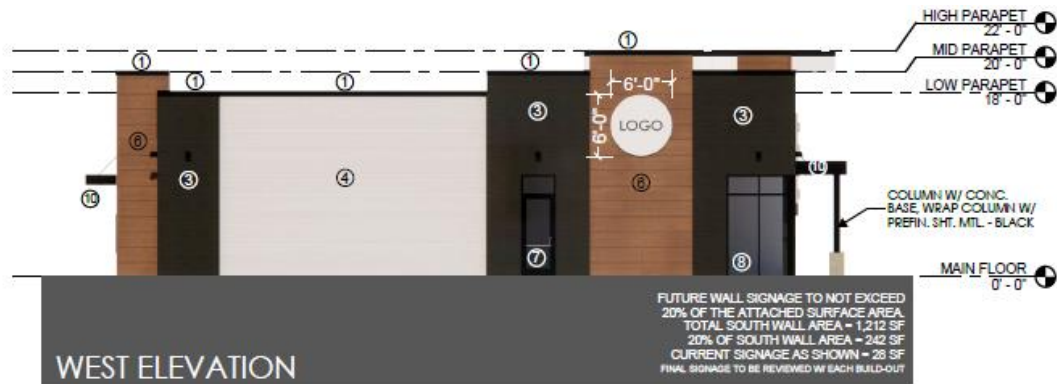
The applicant proposes the building features to be a very neutral color palate. The applicant proposes dark brown fiber cement, pac-clad

aluminum panels in “stone white”, a pecan color fiber cement panels, and “black velour” bricks. Staff finds no issues with the choice of colors.

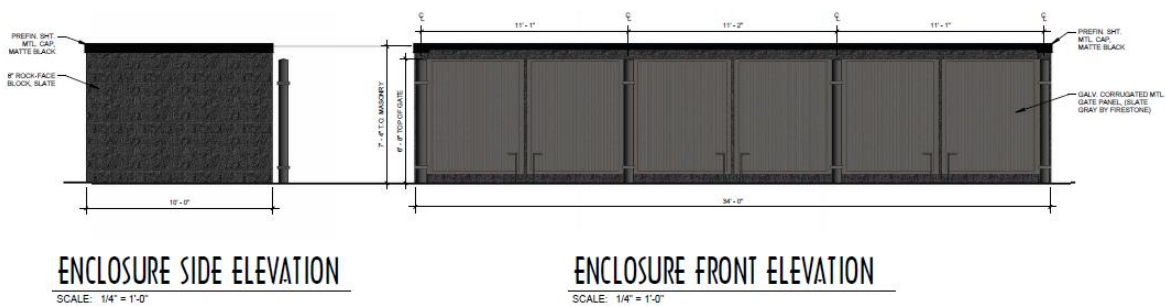
*Architectural features: Architectural features, including but not limited to, cornices, entablatures, doors, windows, shutters, and fanlights, prevailing in the immediate area, shall be considered in the construction or alteration of a building. It is not intended that the details of existing buildings be duplicated precisely, but those features should be regarded as suggestive of the extent, nature, and scale of details that would be appropriate for new buildings or alterations.*

Architectural features of the new building include the flat roof, with a slight variation where the parapets are located. The applicant proposes window curtains along the south and east elevations and material changes for the north and west elevations. These style features and materials maintain an identity while being generally consistent with neighboring buildings.





- 7) Trash Dumpster Site: The dumpster and enclosure are located on the west edge of the property. This enclosure will be made of rock face block in a dark gray color and metal to match the materials used on the principal structure. It will have three sets of doors to operate towards the east where a truck can approach it. The enclosure will measure 10 feet by 34 feet and will be 7 feet high. **The dumpster facility location and enclosure are acceptable.**

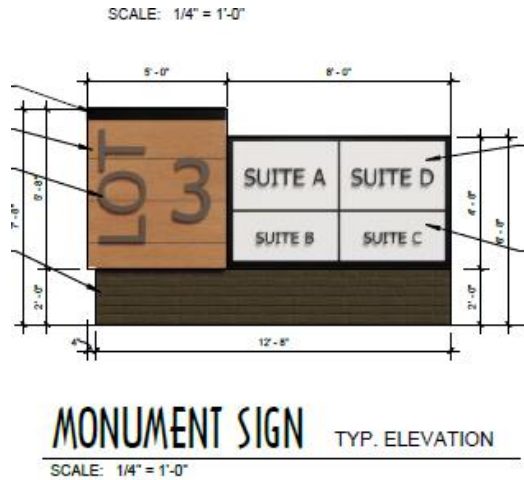


- 8) Lighting: The HWY-1 District regulations do not have specific lighting design guidelines. However, all new site plans require a review of the lighting to consider potential nuisance issues and incompatibilities. The vehicular use area will utilize six, 15-foot high fully downcast and shielded fixtures produced by Lithonia Lighting. The applicant will also propose four smaller fully downcast and shielded fixtures that will be attached to the building for pedestrian lighting. The lighting plan shows that the proposed models will properly light critical areas of the site without producing glare or spillover light directing light on to other properties or right-of-way. **Lighting is acceptable.**
- 9) Signage: Separate sign permits will be required for all signage prior to installation. However, the proposed signage plan for the site must be part of this review by the Planning and Zoning Commission and City Council. The signage plan has been included as an attachment.

Wall signs may only be on two wall surfaces and must be less than 20% of the wall area. Proposed wall signs will need to be similar and proportional to the signs shown on the elevations for a cohesive sign plan at the time of sign permit. For the new building, two wall signs are illustrated on the building on the west and the south

elevation. These wall signs meet the quantity and are well within the size requirements.

Freestanding signs are to be evaluated on a case-by-case basis. The intent in this zone is to limit the size, height, and the number of on-premises signs for each permitted use with the objective of discouraging sign clutter and to encourage the highest aesthetic standards for the development site. Freestanding signs are limited in height to 25 feet above the surface of the roadway and their aggregate sign area should not exceed 250 square feet. The applicant proposes a 7.5 foot by 12.5 multi-tenant monument sign that will be constructed of similar materials as the proposed building. **Signage is acceptable.**



- 10) Storm Water Management: The applicant proposes to connect to the Pinnacle Prairie regional storm water plan. The engineering division has determined that no additional detention is required. Prior to construction, a City SWPPP permit will still need to be obtained. **Criterion is met, subject to final engineering review prior to issuance of a building permit.**

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the proposed site plan. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. There is an existing 8" water service stubbed into the lot. The site shows a 12" water service. If a 12" is required, the existing 8" will need to be abandoned in accordance with the CFU service policies. Natural gas is available along Brandilynn Blvd.

The developer is responsible for the construction of a properly sized water system throughout the proposed site. Included in the installation are valves, fire hydrants, and water service connections. Cedar Falls Public Safety will need to review and approve the civil site plan for final hydrant locations. Gas services are owned, installed, and maintained by CFU. If the primary heat source for the new building is natural gas, CFU will install the gas service at no cost to the owner. The general contractor is required to contact CFU for coordination of utility service locations.

Any other minor technical issues will be addressed at the time of a building plan review.

A courtesy notice to surrounding property owners was mailed on June 15, 2021.

STAFF RECOMMENDATION

Staff recommends approval of SP21-007, a commercial site plan for property located at

703 Brandilynn Boulevard in the Hwy-1 Commercial District, subject to:

- 1) Any comments or direction specified by the Planning & Zoning Commission.
- 2) Revision to the landscaping plan to provide parking lot screening along the entire length of the property frontage along Brandilynn Boulevard according to City parking lot screening standards;
- 3) Conformance with all staff recommendations and technical requirements.

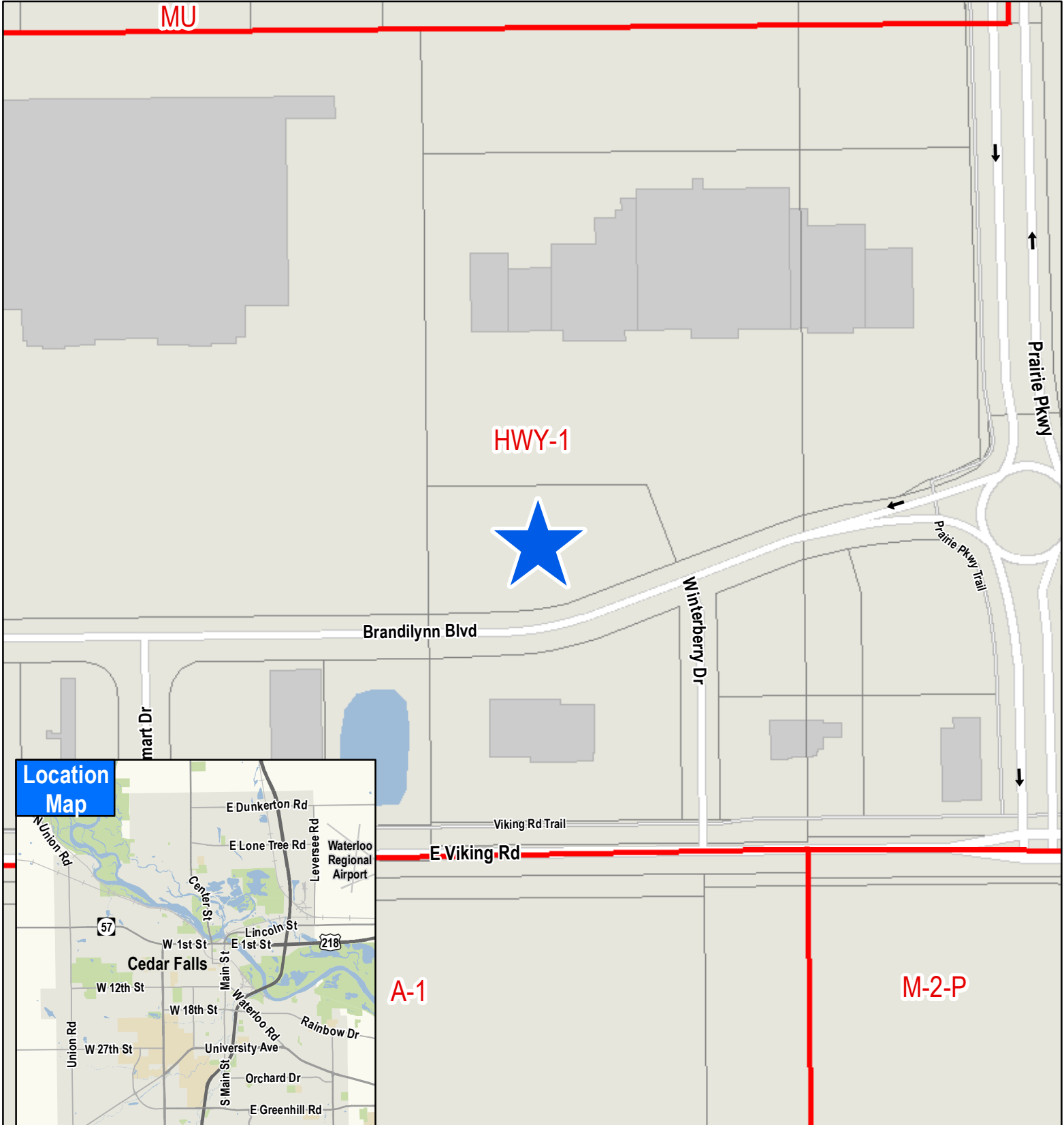
## PLANNING & ZONING COMMISSION

Introduction

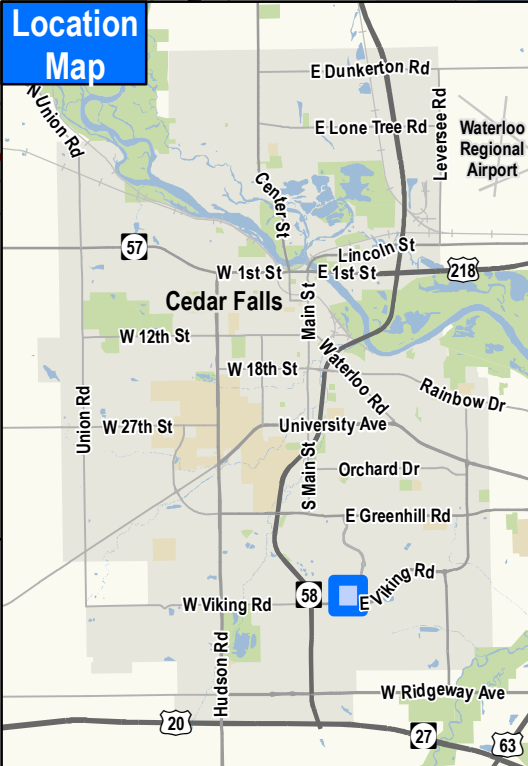
Discussion

6/23/2021

Attachments:   Location Map  
                  Complete Site Plan Set  
                  Proposed Signage Plan & Building Elevations



Location Map

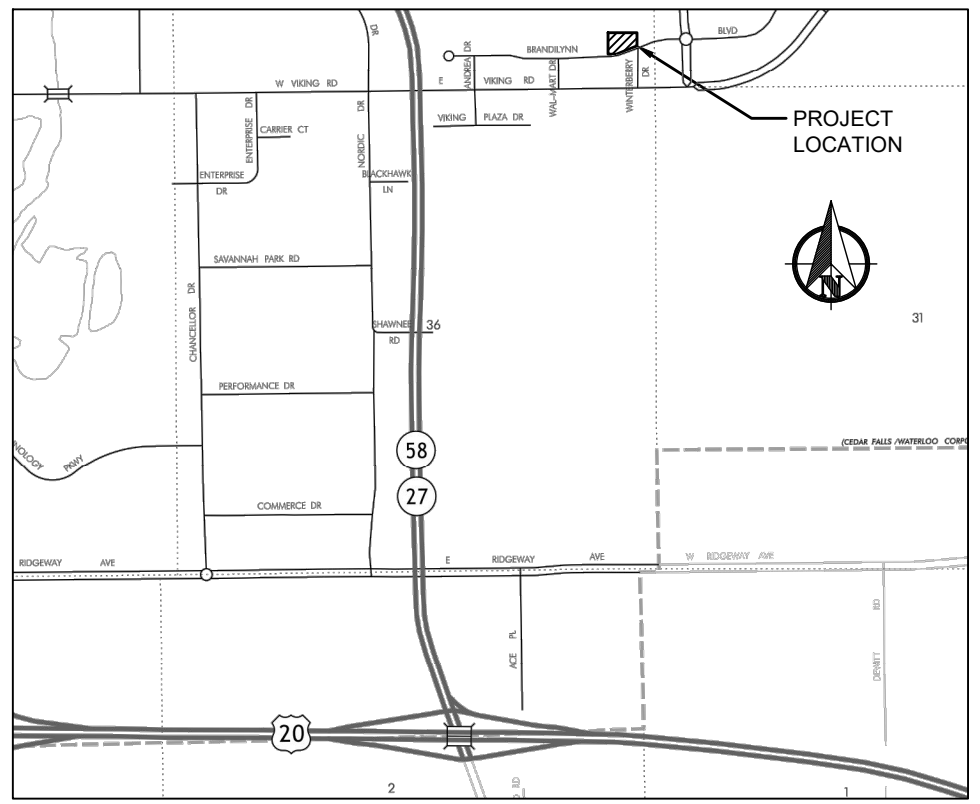
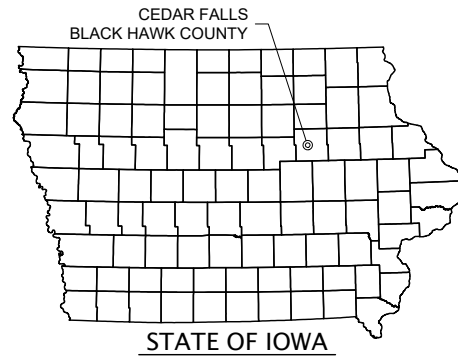


Retail on Brandilynn Blvd



# RETAIL ON BRANDILYNN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

703 BRANDILYNN BOULEVARD  
NEW COMMERCIAL DEVELOPMENT  
PN: 4305-21



LOCATION MAP  
CEDAR FALLS, IOWA  
NTS

INDEX OF SHEETS

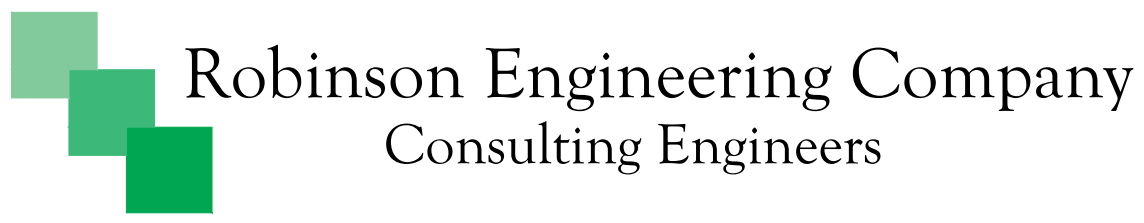
SHEET	TITLE
C0.1	TITLE
C0.2	SITE DEVELOPMENT PLAN
C0.3	GENERAL NOTES
C1.1	UTILITY PLAN
C2.1	PAVING PLAN - EAST
C2.2	PAVING PLAN - WEST
C3.1	SWPPP - INITIAL
C3.2	SWPPP - DURING CONSTRUCTION
C3.3	SWPPP - FINAL STABILIZATION
C4.1	LANDSCAPE PLAN



THE SITE IMPROVEMENTS SHOWN WITHIN THIS PLAN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE 2021 VERSION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALSO KNOWN AS SUDAS (2021), AS AMENDED BY THE CITY OF CEDAR FALLS, AND, IF PROVIDED, PROJECT SPECIFIC SUPPLEMENTAL SPECIFICATIONS.

**DEVELOPER**  
T & L INVESTMENTS, LLC  
PO BOX 390, 520 MAIN STREET  
HUDSON, IOWA 50643

**CIVIL ENGINEER**  
ROBINSON ENGINEERING  
819 SECOND STREET NE  
INDEPENDENCE, IOWA 50644  
319-334-7211  
PROJECT CONTACT: ALEX BOWER  
ENGINEER: MONICA SMITH



819 Second Street NE  
Independence, Iowa 50644  
319-334-7211

**C0.1**  
2021-06-14  
SUBMITTAL 3

MONICA M SMITH  
LICENSED  
15074  
IOWA  
PROFESSIONAL ENGINEER

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

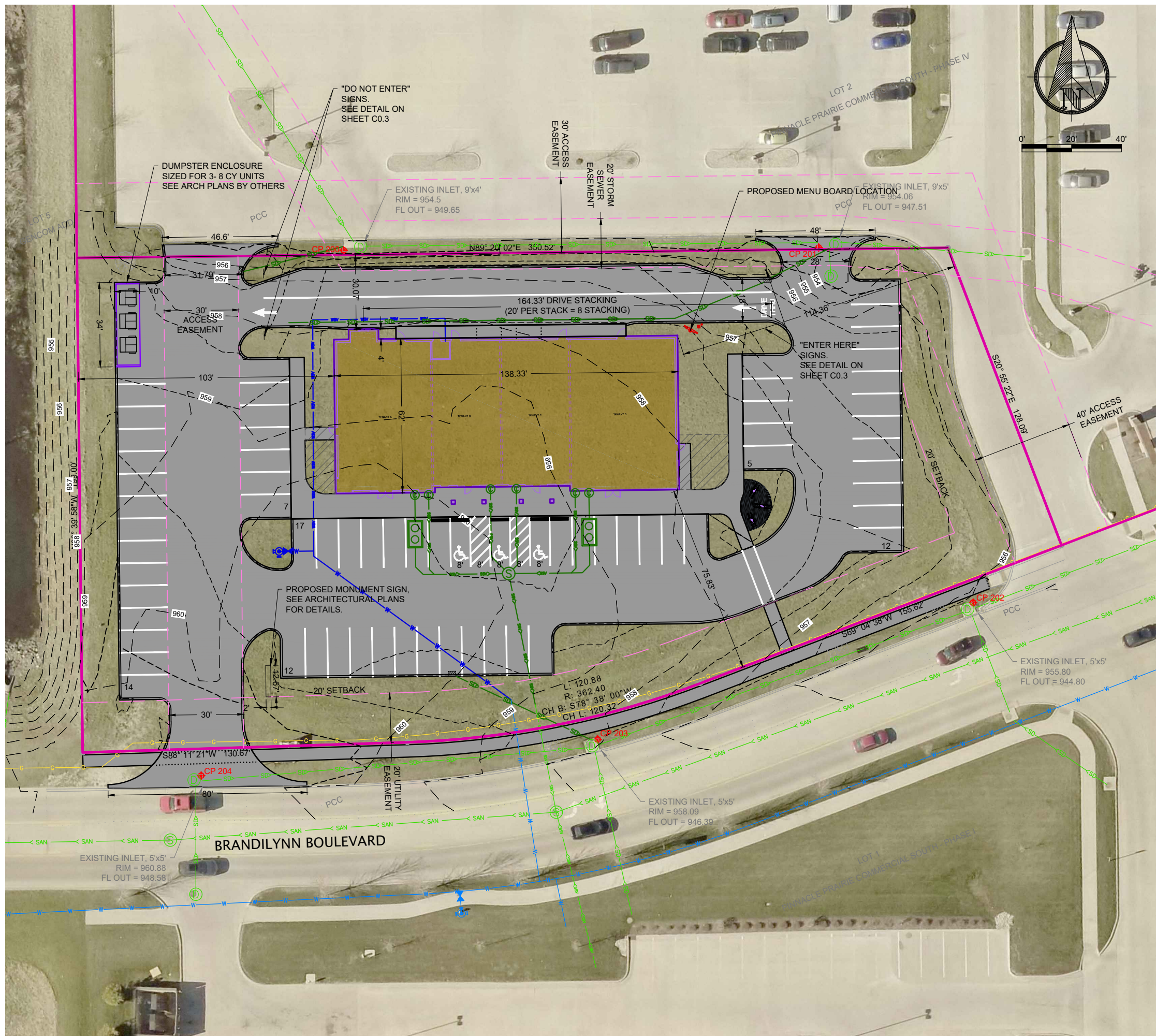
MONICA M. SMITH      LICENSE NO. 15074

---

Signature \_\_\_\_\_ Date \_\_\_\_\_  
My renewal date is December 31, 2021

Pages or sheets covered by this seal: 'C' SHEET





## SITE DEVELOPMENT PLAN RETAIL ON BRANDILYNN

SITE ADDRESS:  
703 BRANDILYNN BOULEVARD, CEDAR FALLS, IOWA 50613  
LOT 3, PINNACLE PRAIRIE COMMERCIAL SOUTH - PHASE IV

PARCEL ID:  
8914-25-476-008

DEVELOPER:  
T & L INVESTMENTS, LLC  
PO BOX 390, 520 MAIN STREET  
HUDSON, IOWA 50643

ZONING:  
HWY-1

LOT SIZE:  
66,942 SF / 1.537 ACRES

SETBACK REQUIREMENTS  
FRONT: 20' (INCLUDES PARKING)  
REAR: NOT NOTED  
SIDE: NOTE NOTED

LOT USE  
EXISTING  
BUILDING FOOTPRINT: N/A  
TOTAL PAVEMENT & SIDEWALKS: N/A  
TOTAL VEGETATED SURFACE: 66,942 S.F. (100%)

PROPOSED (WHOLE LOT, 66,942 S.F.)  
BUILDING FOOTPRINT: 8,516 S.F. (12.7%)  
TOTAL PAVEMENT & SIDEWALKS: 38,813 S.F. (58.0%)  
TOTAL VEGETATED SURFACE: 19,613 S.F. (29.3%)

PROPOSED (EXC. LANDSCAPE SETBACK, 55,071 S.F.)  
BUILDING FOOTPRINT: 8,516 S.F. (15.5%)  
TOTAL PAVEMENT & SIDEWALKS: 36,110 S.F. (65.6%)  
TOTAL VEGETATED SURFACE: 10,445 S.F. (18.9%)

PARKING  
REQUIRED PER SEC. 26-220, (a), 2, b, 4.  
30. Restaurant, fast food, drive-in or carryout. One parking space for every 100 square feet of gross floor area, plus one parking space for every two employees with a minimum of five parking spaces for employee parking. Where drive-up window facilities are proposed, five stacking spaces shall be provided per window.  
35. Shopping centers or retail stores, shops or supermarkets over 2,000 square feet in gross floor area; 4 1/2 parking stalls per 1,000 square feet of gross floor area.

CALCULATIONS:  
RETAIL FLOOR AREA REDUCTION: 3,131 SF \* .9 = 2,818 SF  
RESTAURANT FLOOR AREA REDUCTION: 4,820 SF \* .9 = 4,338 SF  
RESTAURANT EMPLOYEES, MAX SHIFT PROJECTED: 8 EMPLOYEES  
RETAIL FLOOR AREA = 2,818 SF / 1,000 \* 4.5 = 13 SPACES  
RESTAURANT FLOOR AREA = 4,338 SF / 100 = 44 SPACES  
RESTAURANT EMPLOYEES = 16 EMP. / 2 = 8 SPACES  
REQUIRED PARKING = 65 SPACES  
PROVIDED PARKING = 67 SPACES

FLOOD PLAIN  
NOT APPLICABLE

STORM WATER MANAGEMENT  
REGIONAL

### PROJECT CONTROL

CP	N	E	Z	MAG	ON	INTAKE	TOP
CP 200	N-3641827.83	E-5207747.81	Z-954.58	MAG ON	INTAKE	TOP	
CP 201	N-3641828.93	E-5207938.95	Z-954.11	MAG ON	INTAKE	TOP	
CP 202	N-3641686.09	E-5208001.08	Z-955.84	MAG ON	INTAKE	TOP	
CP 203	N-3641631.04	E-5207850.01	Z-958.09	MAG ON	INTAKE	TOP	
CP 204	N-3641616.49	E-5207690.44	Z-960.93	MAG ON	INTAKE	TOP	

The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401)  
Horizontal Control NAD 83 (2007), Vertical Control NAVD88  
Control was acquired by localizing into the Black Hawk County GPS Control System utilizing points 11, 15, 23, 30, 98, 107, 108, 109, 161, 171, 172 and projected from the cross of 11-171 & 30-172.  
Scale factor 1.0000892152 applied.  
Held 11, 23, 30, 108, 161, 171, 172 for Horizontal & Vertical Calibration.  
Projection Point: Northing = 3,645,129.22' Easting = 5,208,107.61'

Item 5.

Robinson Engineering Company  
Consulting Engineers

819 Second Street NE  
Independence, Iowa 50644  
319.334-7211

SITE DEVELOPMENT PLAN

RETAIL ON BRANDILYNN  
PN: 4305-21  
T & L INVESTMENTS, LLC  
PO BOX 390, 520 MAIN STREET  
HUDSON, IOWA 50643

C0.2

2021-06  
SUBMITTA 62



**TRAFFIC CONTROL**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH ALL APPLICABLE JURISDICTIONAL REQUIREMENTS.

**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE SITE IMPROVEMENTS SHOWN WITHIN THIS PLAN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE 2021 VERSION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALSO KNOWN AS SUDAS (2021) AS AMENDED BY THE CITY OF CEDAR FALLS UNLESS SPECIFICALLY STATED OTHERWISE IN THESE PLANS, THE PROJECT MANUAL (IF APPLICABLE), OR CITY AND OTHER APPLICABLE ORDINANCES. THIS INCLUDES, IF PROVIDED, PROJECT SPECIFIC SUPPLEMENTAL SPECIFICATIONS.
3. ANY QUANTITIES SHOWN ON THE CIVIL SHEETS (C.#) ARE TO ASSIST THE BIDDER. THE BIDDER/CONTRACTOR SHALL MAKE A FINAL DETERMINATION OF THE QUANTITIES REQUIRED TO COMPLETE THE WORK AND THE BID SHALL BE ON THE BASIS OF THE BIDDER/CONTRACTOR'S OWN CALCULATIONS. ANY COMMENT RELATED TO QUANTITY OR PAYMENT ON THE CIVIL SHEETS IS SOLELY PROVIDED TO ASSIST THE BIDDER/CONTRACTOR IN THE PREPARATION OF BIDDING AND SHALL NOT BE CAUSE FOR CHANGE ORDER REQUEST.
4. CONSTRUCTION SURVEY FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO ANY EXISTING UTILITY. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES NOTICE TO IOWA ONE CALL (1-800-292-8989) NOT LESS THAN 48 HOURS BEFORE EXCAVATION, EXCLUDING WEEKENDS AND LEGAL HOLIDAYS.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, LOCATE AND DETERMINE THE UNDERGROUND UTILITIES ON THE PROJECT SITE. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO BECOME FULLY FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE WORK IN ACCORDANCE WITH THESE DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY AT THE SITE, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICT PRIOR TO PROCEEDING WITH THE WORK.
9. DRAWING DIMENSIONS SHALL GOVERN OVER SCALING OF DRAWINGS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. NOTES AND DETAILS ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OUTSIDE THE CONSTRUCTION LIMITS RESULTING FROM NEGLIGENCE.
11. CONTRACTOR SHALL PROTECT EXISTING FACILITIES, BUILDINGS, AND OTHER APPURTENANCES NOT TO BE REMOVED FROM THE SITE DURING THE CONSTRUCTION ACTIVITIES.
12. CONTRACTOR SHALL CONFINE WORK TO THE CONSTRUCTION LIMITS AND EASEMENTS PROVIDED OR EASEMENTS OBTAINED. COPIES OF ANY EASEMENTS THE CONTRACTOR OBTAINS FOR CONSTRUCTION WORK ON THIS PROJECT SHALL BE PROVIDED TO THE OWNER.
13. CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE AND STAGING PLAN A MINIMUM OF TWO (2) DAYS PRIOR TO THE PRECONSTRUCTION MEETING.
14. CONTRACTOR SHALL NOT INTERRUPT ACCESS TO OTHER PROPERTIES, WHERE INGRESS/EGRESS IS PERMITTED, DURING CONSTRUCTION.
15. CONTRACTOR SHALL INSTALL INITIAL EROSION CONTROL MEASURES FOR INSPECTION BY THE CITY PRIOR TO EARTH MOVING ACTIVITIES.
16. CONTRACTOR SHALL COORDINATE TEMPORARY DISRUPTION OF UTILITY SERVICES WITH THE CITY OF CEDAR FALLS, AFFECTED UTILITY COMPANIES, AND/OR AFFECTED PROPERTY OWNERS WHEN UTILITY SERVICES ARE INTERRUPTED DUE TO CONSTRUCTION ACTIVITIES ON THIS PROJECT.
17. TYPE A COMPACTION SHALL BE REQUIRED FOR EXCAVATION/EMBANKMENT WORK ON THIS PROJECT. ADDITIONAL COMPACTION REQUIREMENTS MAY BE REQUIRED FOR BUILDING CONSTRUCTION. REFER TO APPLICABLE SPECIFICATIONS FOR THAT WORK.
18. THIS PLAN REFERENCES NYLOPLAST STRUCTURES WITH THE INTENT TO SPECIFY AN ENGINEERED PVC STRUCTURE AND IS NOT INTENDED TO INDICATE A SPECIFIC BRAND IS REQUIRED. STRUCTURES SHALL BE NYLOPLAST BRAND OR EQUIVALENT. NYLOPLAST IS A BRAND NAME AFFILIATED WITH ADS PIPE.
19. THE CONTRACTOR WILL BE PROVIDED WITH THE STORM WATER POLLUTION PREVENTION PLAN AND ACCOMPANYING NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT NUMBER 2 (SWPPP) DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SWPPP MANAGEMENT, INSPECTIONS, EXECUTION, AND REMOVAL OF DEVICES. IN ADDITION, CONTRACTOR SHALL SUBMIT 'NOTICE OF DISCONTINUATION' TO THE IOWA DNR AT TIME SITE IS CONSIDERED FULLY ESTABLISHED, SUBJECT TO CITY APPROVAL.

**APPLICABLE SUDAS SECTIONS:**

Iowa Statewide Urban Design and Specifications (SUDAS) is available publicly at <https://iowasudas.org>

The following specifications sections are brought to the attention of the contractor for work on this project. Exclusion from this list shall not exempt other sections from applicability to work on this project. For all items called out in subsection 1.08 MEASUREMENT AND PAYMENT, '1. Measurement:' and '2. Payment:' shall be excluded. '3. Includes:' shall still apply to all sections. Any reference to 'Unit price' or similar context shall refer to The Contract arrangement for payment in the Project Manual for this project. EXAMPLE: where a 6" Gate valve is called out in the Plans all incidentals under Division 5, Section 5020, Part 1, Sub Section 1.08, A., 3, shall apply.

**DIVISION 2: Earthwork**  
2010: Earthwork, Subgrade, and Subbase

**DIVISION 3: Trench Excavation and Backfill**  
3010: Trench Excavation and Backfill  
3020: Trenchless Construction (Boring, Jacking, and Tunneling)

**DIVISION 4: Sewers and Drains**  
4010: Sanitary Sewers  
4020: Storm Sewers  
4060: Cleaning, Inspection, and Testing of Sewers

**DIVISION 5: Water Mains and Appurtenances**  
5010: Pipe Fittings  
5020: Valves, Fire Hydrants, and Appurtenances  
5030: Testing and Disinfection

**DIVISION 6: Structures for Sanitary and Storm Sewers**  
6010: Structures for Sanitary and Storm Sewers  
6030: Cleaning, Inspection, and Testing of Structures

**DIVISION 7: Streets and Related Work**  
7010: Portland Cement Concrete Pavement  
7030: Sidewalks, Shared Used Paths, and Driveways

**DIVISION 8: Traffic Control**  
8020: Pavement Markings  
8030: Temporary Traffic Control

**DIVISION 9: Site Work and Landscaping**  
9010: Seeding  
9030: Plant Material and Planting  
9040: Erosion and Sediment Control  
9060: Chain Link Fence

**Division 11: Miscellaneous**  
11,010: Construction Survey  
11,050: Concrete Washout

**APPLICABLE SUDAS DETAILS:**

Iowa Statewide Urban Design and Specifications (SUDAS) is available publicly at <https://iowasudas.org>

The following details are brought to the attention of the contractor for work on this project. Exclusion from this list shall not exempt other details from applicability to site work on this project.

**DIVISION 2: Earthwork**  
2010.101 - DETAILS OF EMBANKMENTS AND REBUILDING EMBANKMENTS  
2010.102 - DESIGNATION OF ROADWAY EARTHWORK ITEMS

**DIVISION 3: Trench Excavation and Backfill**  
3010.101 - Trench Bedding and Backfill Zones  
3010.103 - Flexible Gravity Pipe Trench Bedding  
3010.104 - Pressure Pipe Trench Bedding

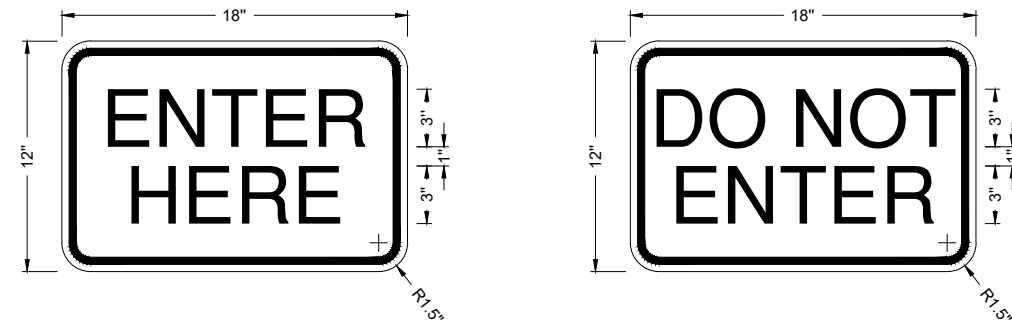
**DIVISION 4: Sewers and Drains**  
4010.201 - Sanitary Sewer Service Stub  
4010.203 - Sanitary Sewer Cleanout  
4020.211 - Storm sewer Pipe Connections

**DIVISION 5: Water Mains and Appurtenances**  
5010.101 - Thrust Blocks  
5010.102 - Tracer System  
5010.901 - Minimum Clearance Between Water Service and Structure  
5020.201 - Fire Hydrant Assembly

**DIVISION 7: Streets and Related Work**  
7010.101 - Joints  
7010.102 - PCC Curb Details [6" Standard Curb]  
7010.904 - Typical Jointing Layout  
7030.102 - Concrete Driveway, Type B [With Radii]  
7030.202 - Curb Details for Class A Sidewalk [Detail 3]

**DIVISION 8: Traffic Control**  
8030-102 - Work off of Pavement with Minor Encroachment onto Traveled Way

**DIVISION 9: Site Work and Landscaping**  
9030.101 - Planting Pit  
9030.102 - Tree Staking, Guying, And Wrapping  
9040.102 - Filter Berm and Filter Sock  
9040.103 - Rolled Erosion Control Product (RECP) Installation on Slopes  
9040.104 - Rolled Erosion Control Product (RECP) Installation in Channel  
9040.114 - Sediment Basin with Emergency Spillway  
9040.119 - Silt Fence  
9040.120 - Stabilized Construction Entrance



**SIGN DETAILS**

FOLLOW MUTCD STANDARDS FOR FONT STYLE AND GENERAL DIMENSIONING

Item 5.

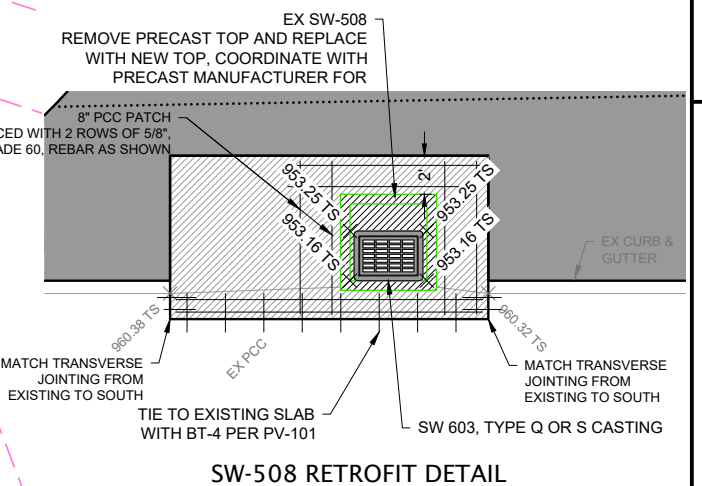
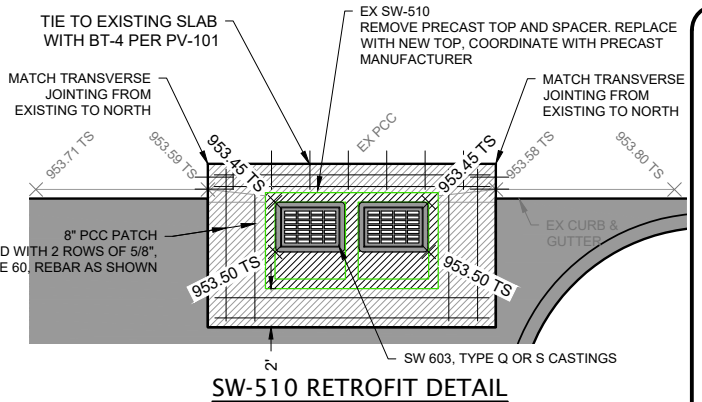
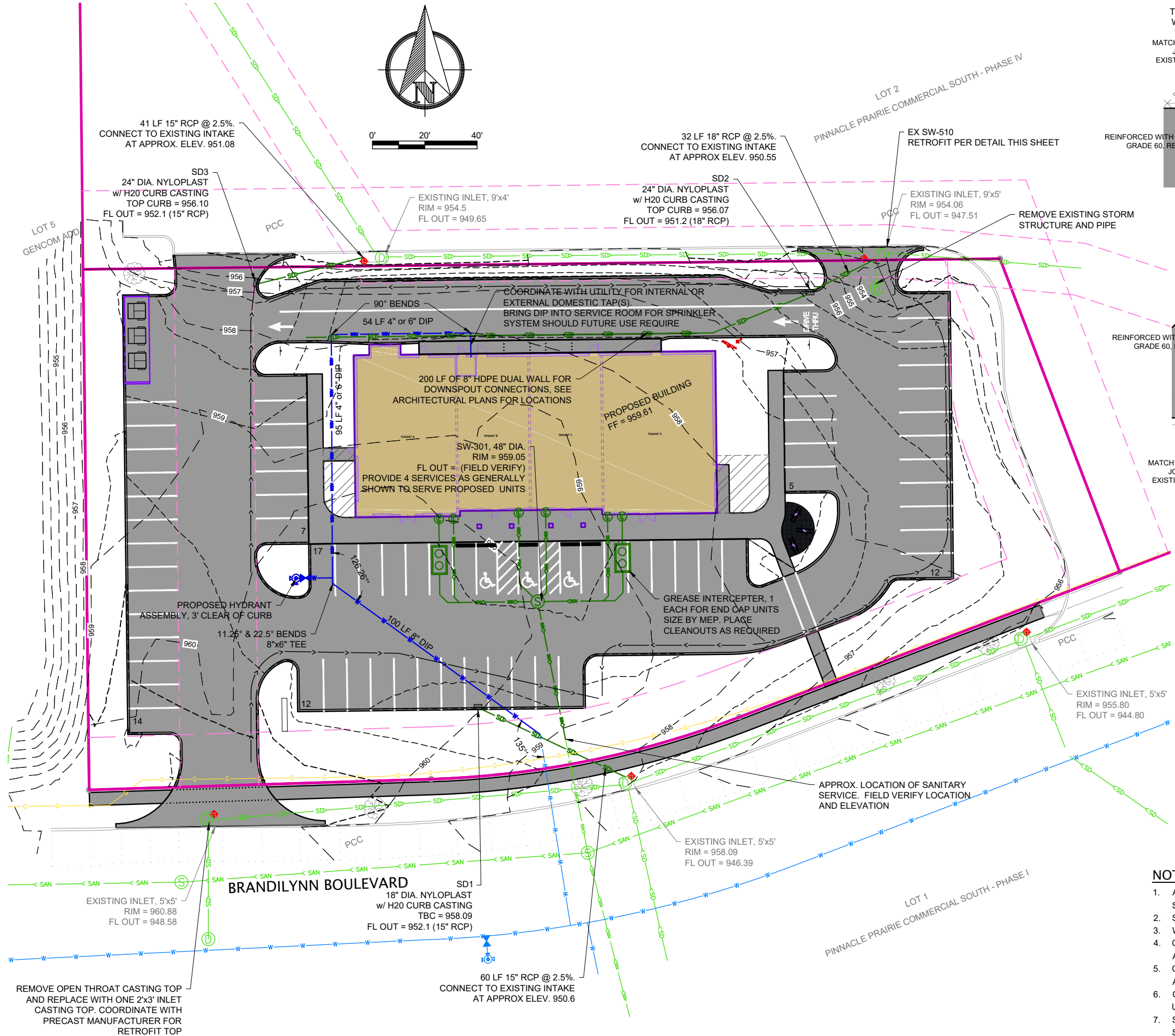
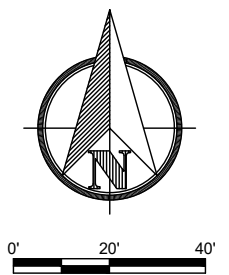
Robinson Engineering Company  
Consulting Engineers

819 Second Street NE  
Independence, Iowa 50644  
319.334.7211

GENERAL NOTES

RETAIL ON BRANDILYNN  
PN: 4305-21  
T & L INVESTMENTS, LLC  
PO BOX 390, 520 MAIN STREET  
HUDSON, IOWA 50643

**C0.3**  
2021-06  
SUBMITTA 63



**STORM PIPE LEGEND**

- NON PERFORATED STORM PIPE
- PERFORATED STORM PIPE

**NOTES:**

1. ALL HDPE DRAINAGE PIPE SHALL BE OF DUAL WALL CONSTRUCTION UNLESS SPECIFICALLY SPECIFIED OTHERWISE.
2. STORM PIPING SHALL BE RCP WHERE PLACED WITHIN CITY RIGHT OF WAY.
3. WATER LINE SHALL BE BURIED TO MAINTAIN 6' COVER.
4. CONTRACTOR SHALL FIELD VERIFY LOCATION, ELEVATION, AND MATERIAL OF ALL WATER, STORM, AND SANITARY CONNECTIONS.
5. CONFIRM WATER SERVICE ENTRANCE LOCATION TO BUILDING WITH ARCHITECTURAL AND MECHANICAL PLANS.
6. COORDINATE CONNECTION TO MUNICIPAL WATER MAIN WITH CEDAR FALLS UTILITIES STAFF.
7. SANITARY SERVICE SHALL BE INSTALLED WITH TRACER WIRE. PLACE TRACER STATION AT CLEAN OUT WHERE SERVICE EXISTS BUILDING.
8. PLACE LIGHT POLES 3' CLEAR FROM EDGE PAVING/BACK OF CURB.

Item 5.

Robinson Engineering Company  
Consulting Engineers

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Independence, Iowa 50644  
319.334.7211



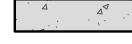
UTILITY PLAN

RETAIL ON BRANDILYNN  
PN: 4305-21  
T & L INVESTMENTS, LLC  
PO BOX 390, 520 MAIN STREET  
HUDSON, IOWA 50643

**C1.1**  
2021-06  
SUBMITTA 64

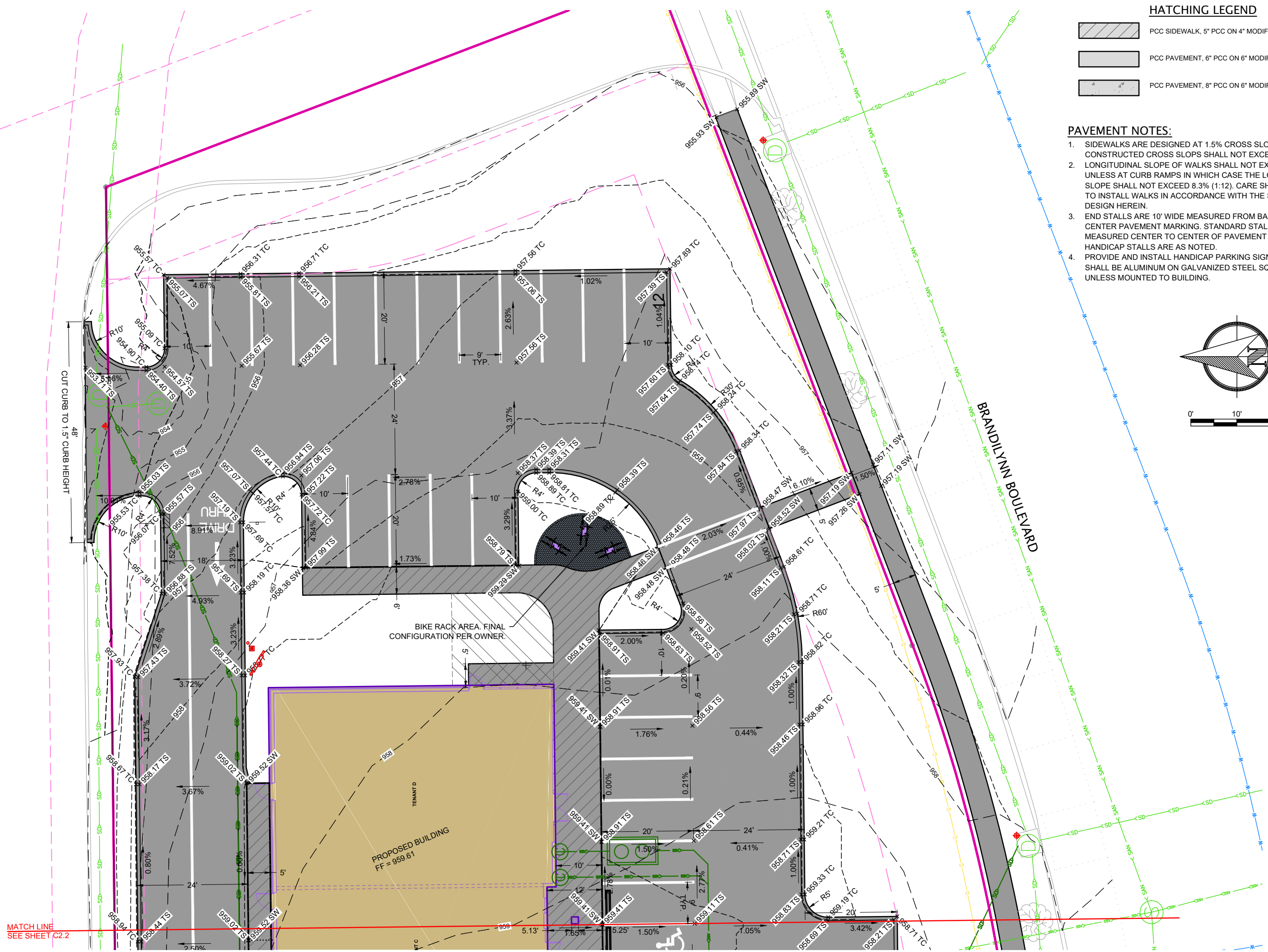
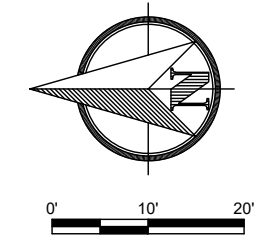


HATCHING LEGEND

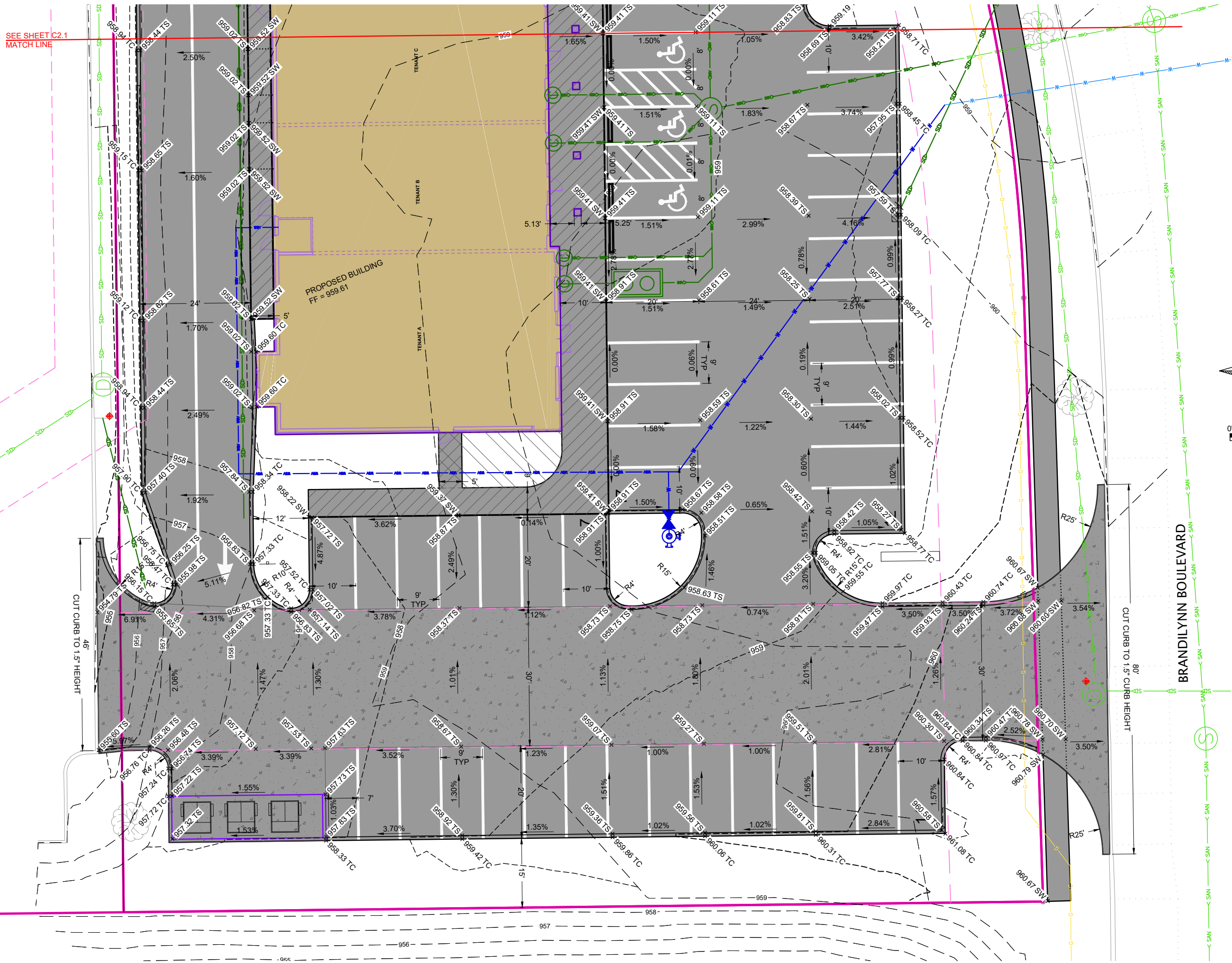
-  PCC SIDEWALK, 5" PCC ON 4" MODIFIED SUBBASE
-  PCC PAVEMENT, 6" PCC ON 6" MODIFIED SUBBASE
-  PCC PAVEMENT, 8" PCC ON 6" MODIFIED SUBBASE

PAVEMENT NOTES:

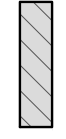
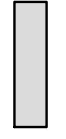
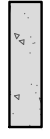
- SIDEWALKS ARE DESIGNED AT 1.5% CROSS SLOPE OR LESS. AS CONSTRUCTED CROSS SLOPS SHALL NOT EXCEED 2%.
- LONGITUDINAL SLOPE OF WALKS SHALL NOT EXCEED 5% (1:20) UNLESS AT CURB RAMPS IN WHICH CASE THE LONGITUDINAL SLOPE SHALL NOT EXCEED 8.3% (1:12). CARE SHALL BE TAKEN TO INSTALL WALKS IN ACCORDANCE WITH THE SURFACE DESIGN HEREIN.
- END STALLS ARE 10' WIDE MEASURED FROM BACK OF CURB TO CENTER PAVEMENT MARKING. STANDARD STALLS ARE 9' WIDE MEASURED CENTER TO CENTER OF PAVEMENT MARKING. HANDICAP STALLS ARE AS NOTED.
- PROVIDE AND INSTALL HANDICAP PARKING SIGNS. SIGNS SHALL BE ALUMINUM ON GALVANIZED STEEL SQUARE TUBE UNLESS MOUNTED TO BUILDING.

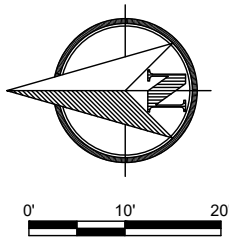


MATCH LINE  
SEE SHEET C2.2



**HATCHING LEGEND**

-  PCC SIDEWALK, 5" PCC ON 4" MODIFIED SUBBASE
-  PCC PAVEMENT, 6" PCC ON 6" MODIFIED SUBBASE
-  PCC PAVEMENT, 8" PCC ON 6" MODIFIED SUBBASE



**PAVING PLAN - WEST**

RETAIL ON BRANDILYNN  
 PN: 4305-21  
 T & L INVESTMENTS, LLC  
 PO BOX 390, 520 MAIN STREET  
 HUDSON, IOWA 50643

**C2.2**  
 2021-06  
 SUBMITTA

**Robinson Engineering Company**  
 Consulting Engineers

819 Second Street NE  
 Independence, Iowa 50644  
 319-334-7211

Item 5.



**SEQUENCE OF ACTIVITIES**

INITIAL  
PREPARATION OF SITE FOR MOBILIZATION  
AND COMMENCEMENT OF WORK

1. INSTALL SWPPP BOX
2. ESTABLISH PERIMETER CONTROLS
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE
4. INSTALL PORTABLE SANITARY FACILITY
5. ESTABLISH STAGING & PARKING AREAS
6. ESTABLISH STOCK PILE CONTROLS
7. PLACE INLET PROTECTION DEVICES ON ROADWAY INLETS.

**KEY**

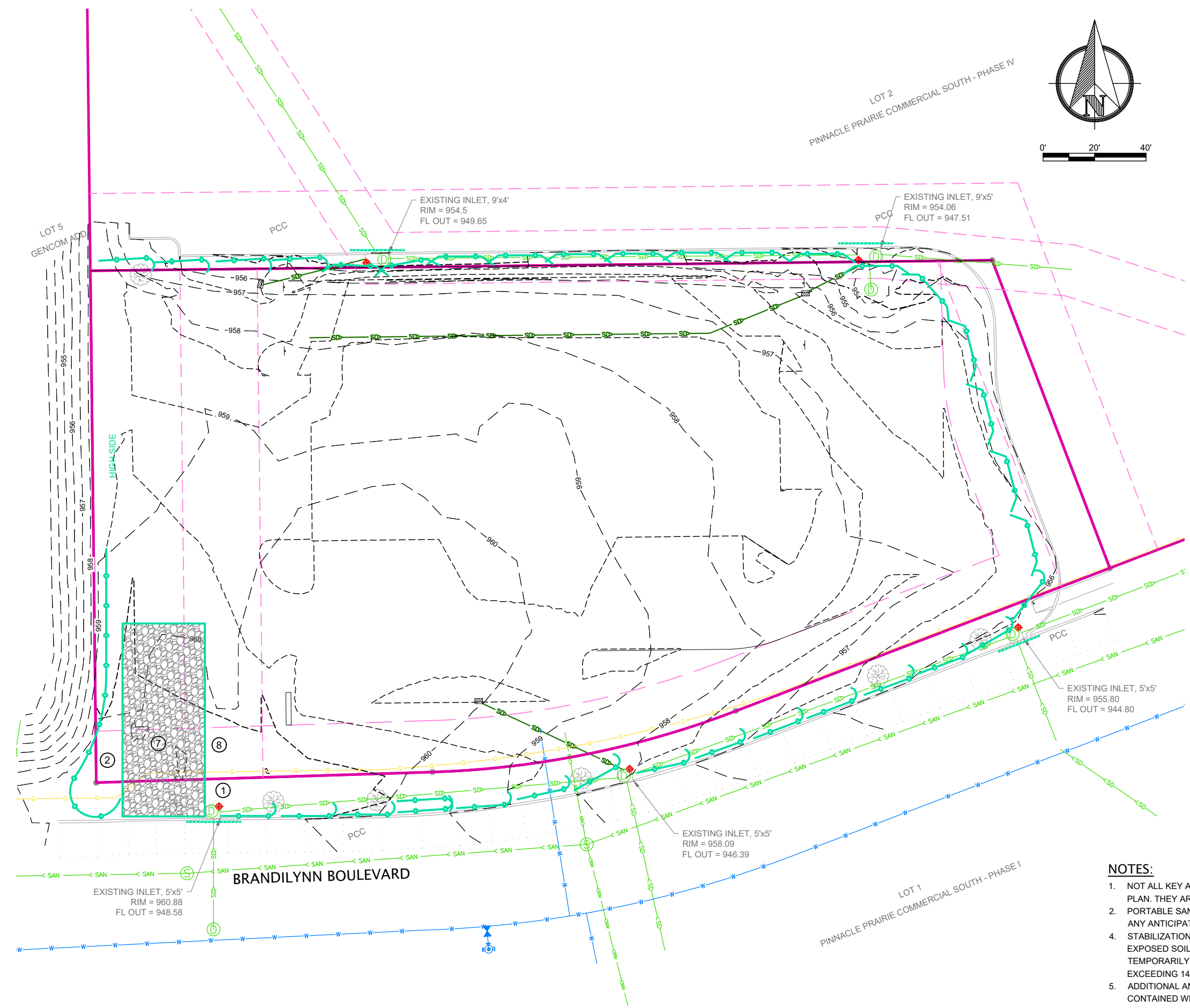
- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
- ⑧ CONCRETE WASHOUT

**LEGEND**

- PCC
  - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
  - GRANULAR SURFACING PERMANENT OR TEMPORARY
  - EROSION MULCHING
  - TEMPORARY ROLLED EROSION CONTROL PRODUCT
  - INLET PROTECTION - SILT BAG
  - INLET PROTECTION - SOCK
  - 9" - FILTER SOCK, MULCH FILL\*\*
  - SILT FENCE
- \*\* MAY SUBSTITUTE WITH SILT FENCE OR MULCH BERM WHERE PERMITTED

**NOTES:**

1. NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.
2. PORTABLE SANITARY FACILITY SHALL BE STAKED DOWN TO WITHSTAND ANY ANTICIPATED WINDS
4. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY ON ANY EXPOSED SOILS IF EARTH DISTURBING ACTIVITIES HAVE CEASED TEMPORARILY OR PERMANENTLY AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
5. ADDITIONAL AND MORE COMPREHENSIVE DETAILS AND INSTRUCTIONS CONTAINED WITHIN THE SWPPP DOCUMENT
6. CONCRETE SLURRY GENERATED BY WET SAWING SHALL BE VACUUMED OR UTILIZE OTHER ACCEPTABLE CONTAINMENT METHOD TO CAPTURE AND DISPOSE OF THE MATERIAL IN ACCORDANCE WITH APPLICABLE LAWS.



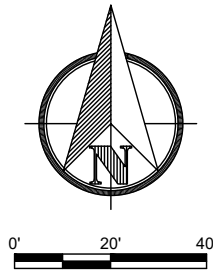
SWPPP - INITIAL

RETAIL ON BRANDILYNN  
PN: 4305-21  
T & L INVESTMENTS, LLC  
PO BOX 390, 520 MAIN STREET  
HUDSON, IOWA 50643

**C3.1**

2021-06-67  
SUBMITTA

LOT 2  
PINNACLE PRAIRIE COMMERCIAL SOUTH - PHASE IV



**SEQUENCE OF ACTIVITIES**

CONSTRUCTION  
CONTINUED MAINTENANCE, IMPLEMENTATION,  
AND EVOLUTION OF SWPPP

1. MAINTENANCE
  - 1.A. SWPPP DOCUMENTS
  - 1.B. PERIMETER CONTROLS
  - 1.C. TEMPORARY CONSTRUCTION ENTRANCE
  - 1.D. STOCK PILES
2. SITE GRADING
  - 2.A. INSTALL DETENTION BASIN ON SOUTH END TO OPERATE AS SEDIMENT BASIN DURING CONSTRUCTION.
  - 2.B. PLACE EROSION MULCHING WHEN AREAS ARE NOT BEING WORKED OR ONCE GRADE IS ESTABLISHED
  - 2.C. PLACE PAVEMENT SUBBASE ONCE SUBGRADE PREPARED
  - 2.D. SWEEP STREETS WHEN EROSION IS TRACKED
3. UTILITIES
  - 3.A. PLACE EROSION MULCHING THROUGH DISTURBED AREAS
  - 3.B. PLACE INLET PROTECTION DEVICES FOR NEWLY INSTALLED INTAKES
  - 3.C. PLACE SILT FENCE TO PROTECT CULVERTS
  - 3.D. SWEEP STREETS WHEN EROSION IS TRACKED
4. BUILDING CONSTRUCTION
  - 4.A. MAINTAIN ONSITE CONTROLS
5. SITE PAVING
  - 5.A. INSTALL CONCRETE WASHOUT
  - 5.B. REMOVE TEMPORARY CONSTRUCTION ENTRANCE ONCE REQUIRED TO PREPARE SUBBASE AND PLACE PAVEMENT

**LEGEND**

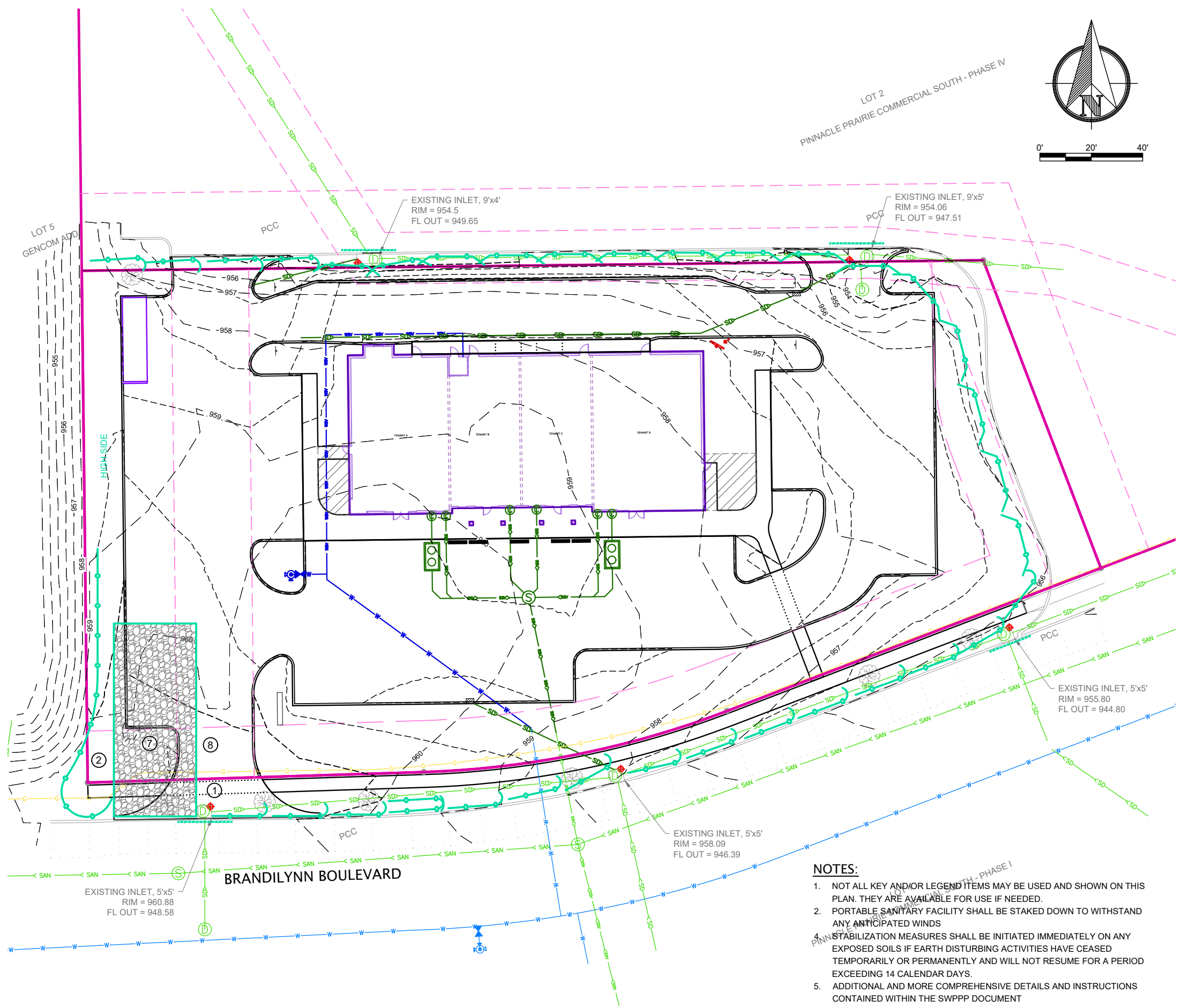
- PCC
  - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
  - GRANULAR SURFACING PERMANENT OR TEMPORARY
  - EROSION MULCHING
  - TEMPORARY ROLLED EROSION CONTROL PRODUCT
  - INLET PROTECTION - SILT BAG
  - INLET PROTECTION - SOCK
  - 9" - FILTER SOCK, MULCH FILL\*\*
  - SILT FENCE
- \*\* MAY SUBSTITUTE WITH SILT FENCE OR MULCH BERM WHERE PERMITTED

**KEY**

- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
- ⑧ CONCRETE WASHOUT

**NOTES:**

1. NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.
2. PORTABLE SANITARY FACILITY SHALL BE STAKED DOWN TO WITHSTAND ANY ANTICIPATED WINDS
3. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY ON ANY EXPOSED SOILS IF EARTH DISTURBING ACTIVITIES HAVE CEASED TEMPORARILY OR PERMANENTLY AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
4. ADDITIONAL AND MORE COMPREHENSIVE DETAILS AND INSTRUCTIONS CONTAINED WITHIN THE SWPPP DOCUMENT
5. CONCRETE SLURRY GENERATED BY WET SAWING SHALL BE VACUUMED OR UTILIZE OTHER ACCEPTABLE CONTAINMENT METHOD TO CAPTURE AND DISPOSE OF THE MATERIAL IN ACCORDANCE WITH APPLICABLE LAWS.



Item 5.

Robinson Engineering Company  
Consulting Engineers

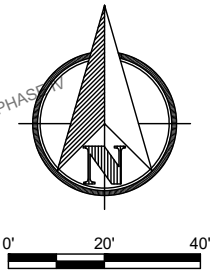
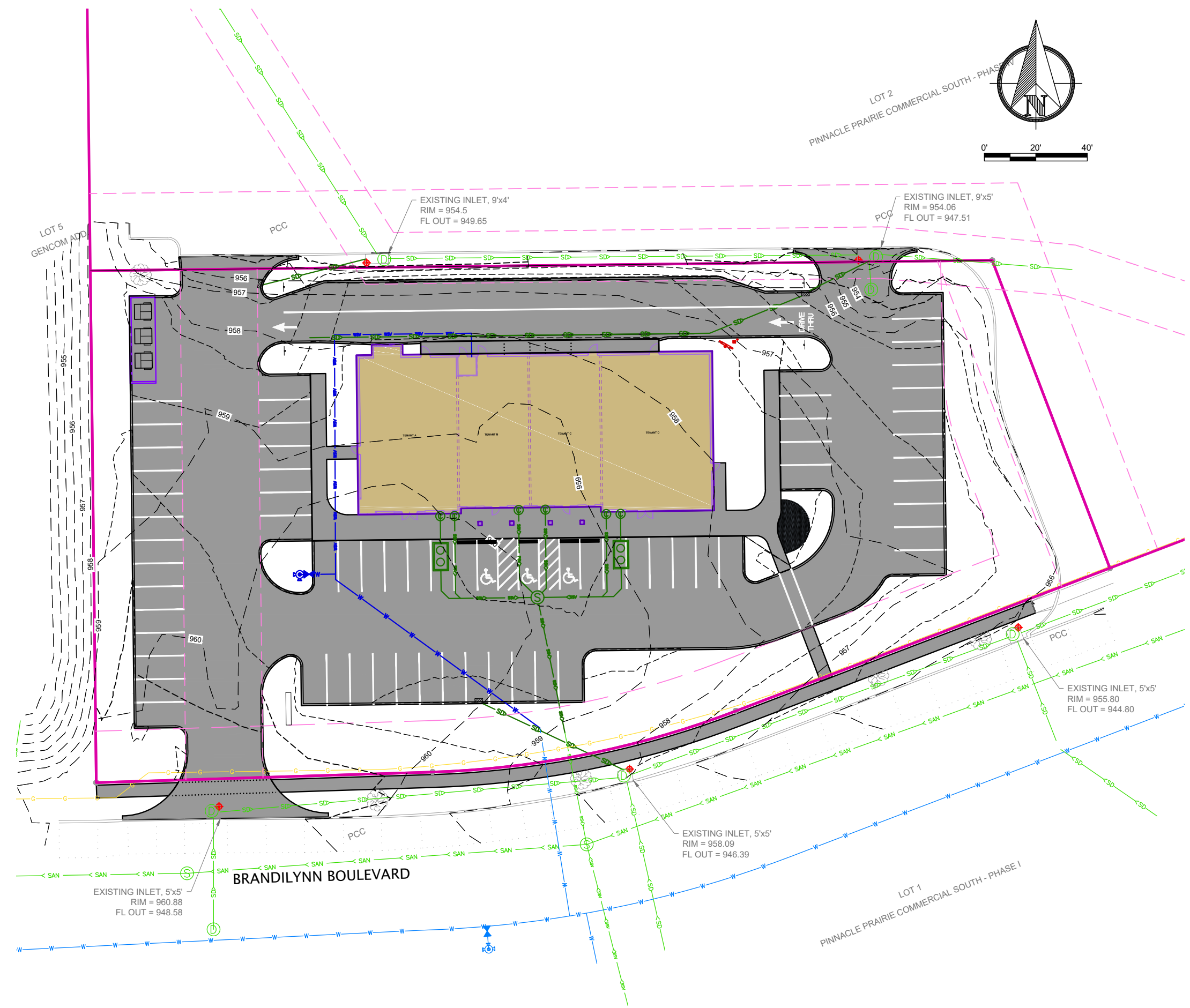
819 Second Street NE  
Independence, Iowa 50644  
319.334.7211

SWPPP - DURING  
CONSTRUCTION

RETAIL ON BRANDILYNN  
PN: 4305-21  
T & L INVESTMENTS, LLC  
PO BOX 390, 520 MAIN STREET  
HUDSON, IOWA 50643

**C3.2**

2021-06-18  
SUBMITTA 68



**SEQUENCE OF ACTIVITIES**  
FINAL STABILIZATION

1. REMOVAL OF SILT BASIN
  - 1.A. DREDGE BASINS TO REMOVE ACCUMULATING SILT.
  - 1.B. REMOVE TEMPORARY SILT DEVICE FROM OUTLET STRUCTURE OF BASIN.
2. SPREAD TOP SOIL
3. SEEDING
  - 3.A. REMOVE EROSION FROM DEVICES TO FINISHED GRADE AND PREP SEEDING AREAS
  - 3.B. PLACE SEEDING, MULCHING, AND FERTILIZER
  - 3.C. WATER AS NECESSARY
4. SEEDING ESTABLISHED
  - 4.A. REMOVE ALL TEMPORARY CONTROLS.
  - 4.B. BEGIN DETENTION SYSTEM MAINTENANCE SCHEDULE.

**LEGEND**

- PCC
  - TOPSOIL, SEEDING, AND MULCHING (MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
  - GRANULAR SURFACING PERMANENT OR TEMPORARY
  - EROSION MULCHING
  - TEMPORARY ROLLED EROSION CONTROL PRODUCT
  - INLET PROTECTION - SILT BAG
  - INLET PROTECTION - SOCK
  - 9" - FILTER SOCK, MULCH FILL\*\*
  - SILT FENCE
- \*\* MAY SUBSTITUTE WITH SILT FENCE OR MULCH BERM WHERE PERMITTED

**KEY**

- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE COMPLY WITH SUDAS 9040.12
- ⑧ CONCRETE WASHOUT

**NOTES:**

1. NOT ALL KEY AND/OR LEGEND ITEMS MAY BE USED AND SHOWN ON THIS PLAN. THEY ARE AVAILABLE FOR USE IF NEEDED.
2. PORTABLE SANITARY FACILITY SHALL BE STAKED DOWN TO WITHSTAND ANY ANTICIPATED WINDS
4. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY ON ANY EXPOSED SOILS IF EARTH DISTURBING ACTIVITIES HAVE CEASED TEMPORARILY OR PERMANENTLY AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
5. ADDITIONAL AND MORE COMPREHENSIVE DETAILS AND INSTRUCTIONS CONTAINED WITHIN THE SWPPP DOCUMENT
6. CONCRETE SLURRY GENERATED BY WET SAWING SHALL BE VACUUMED OR UTILIZE OTHER ACCEPTABLE CONTAINMENT METHOD TO CAPTURE AND DISPOSE OF THE MATERIAL IN ACCORDANCE WITH APPLICABLE LAWS.



# LANDSCAPE PLAN RETAIL ON BRANDILYNN

ZONED  
HWY-1

LOT SIZE  
66,942 SF / 1.537 ACRES

REQUIREMENTS PER ORDINANCE (PARAPHRASED):

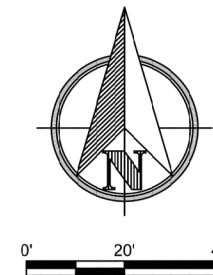
- A. MIN. OPEN SPACE OF 10% EXCLUDING PERIMETER SETBACK
- B. MIN. 0.02 PTS/SF OF SITE AREA. (REDUCTIONS POSSIBLE SUBJECT TO APPROVAL)  
66,942 SF \* 0.02 PTS/SF = 1,339 POINTS
- C. MIN. 0.75 PTS PER LF OF FRONTAGE  
535 LF FRONTAGE \* 0.75PTS/LF = 402 PTS

SUB REQUIREMENTS

- OVERSTORY TREES PLACED ADJACENT TO PARKING AT A RATE OF 1 TREE PER 15 PARKING SPACES OR 1 TREE PER 2500 SF OF HARD SURFACE  
32,599 SF PAVEMENT / 2500 SF = 14 TREES
- LANDSCAPING AROUND PERIMETER OF PARKING AREAS.

OPEN SPACE PROVIDED

TOTAL AREA EXCLUSIVE OF LANDSCAPE SETBACK: 55,071 S.F.  
VEGETATED SURFACE: 10,445 S.F. (18.9%)



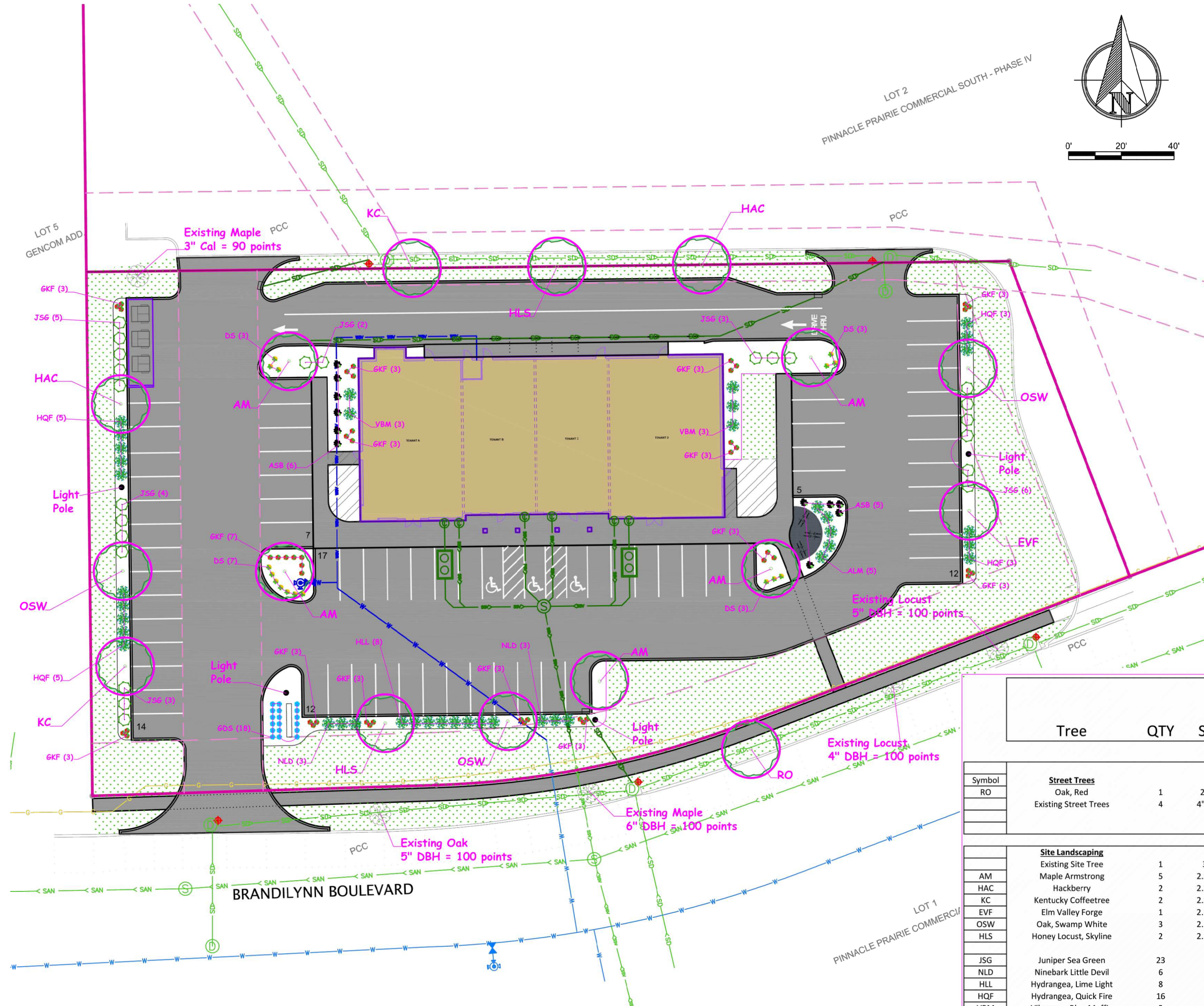
Item 5.

Robinson Engineering Company  
Consulting Engineers

810 Second Street NE  
Independence, Iowa 50644  
319-334-7211

## LANDSCAPE LEGEND

- Overstory Tree 2.5" B&B
- Evergreen Shrub
- Deciduous Shrub
- Perennial #1



Tree	QTY	Size	Mature Height	Points	Total
<b>Street Trees</b>					
RO	1	2" B&B	60'	80	80
Existing Street Trees	4	4" DBH +		100	400
<b>Total Points Street Trees</b>				<b>480</b>	

Symbol	Tree	QTY	Size	Mature Height	Points	Total
<b>Site Landscaping</b>						
	Existing Site Tree	1	3" Cal		90	90
AM	Maple Armstrong	5	2.5" B&B	45'	80	400
HAC	Hackberry	2	2.5" B&B	50'	80	160
KC	Kentucky Coffeetree	2	2.5" B&B	40'	80	160
EVF	Elm Valley Forge	1	2.5" B&B	60'	80	80
OSW	Oak, Swamp White	3	2.5" B&B	50'	80	240
HLS	Honey Locust, Skyline	2	2.5" B&B	45'	80	160
JSG	Juniper Sea Green	23	#5	5'	10	230
NLD	Ninebark Little Devil	6	#5	5'	10	60
HLL	Hydrangea, Lime Light	8	#5	5'	10	80
HQF	Hydrangea, Quick Fire	16	#5	5'	10	160
VBM	Viburnum Blue Muffin	5	#5	5'	10	50
ALM	Aronia, Lowscap Mound	5	#3	2'	5	25
GKF	Grass, Karl Foerster	46	#1	3'	0	0
DS	Daylily, Stella	16	#1	2'	0	0
ASB	Allium, Summer Beauty	11	#1	1.5'	0	0
GDS	Grass, Dropseed	18	#1	1.5'	0	0
<b>Total Points Site Landscaping</b>				<b>1895</b>		

LANDSCAPE PLAN

RETAIL ON BRANDILYNN  
PN: 4305-21  
T & L INVESTMENTS, LLC  
PO BOX 390, 520 MAIN STREET  
HUDSON, IOWA 50643

C4.1

2021-06  
SUBMITT 70



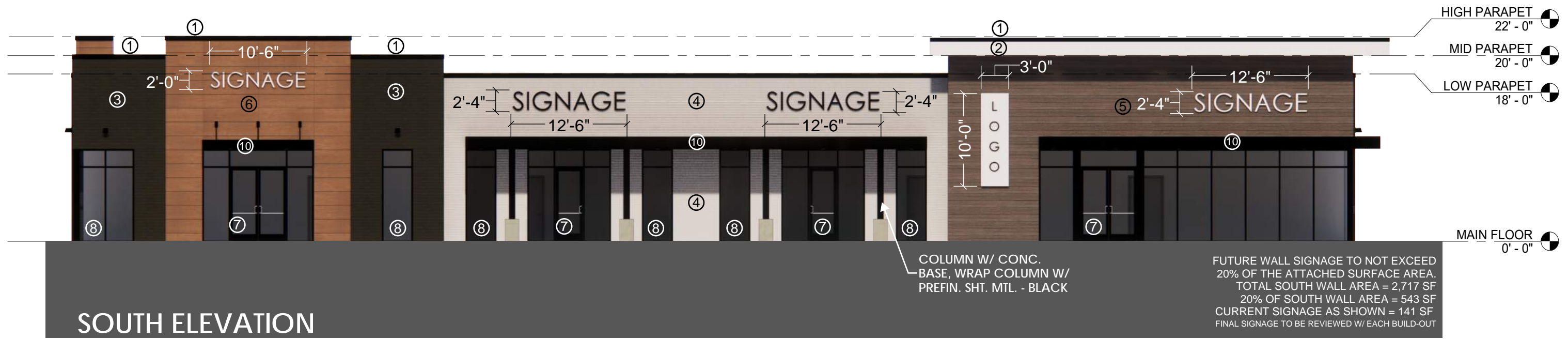






# LOT 3 RETAIL CENTER

Brandilynn Blvd. | Cedar Falls, IA



- ① PREFIN. SHT. MTL. CAP - FIRESTONE MATTE BLACK
- ② ACM PANEL FASCIA - WHITE
- ③ FACE BRICK - VINTAGE BLACK VELOUR
- ④ PAC-CLAD ALUM. PANELS - STONE WHITE
- ⑤ NICHIIA ROUGHSAWN PANELS - ESPRESSO
- ⑥ NICHIIA RIFTSAWN PANELS - PECAN
- ⑦ ALUM. ENTRANCE FRAMING - BLACK
- ⑧ ALUM. STOREFRONT FRAMING - BLACK
- ⑨ INSUL. GALV. H.M. DOOR - MATCH PAC-CLAD STONE WHITE
- ⑩ PREFIN. SHT. MTL. CANOPY - BLACK
- ⑪ DRIVE-THRU WINDOW - BLACK



# LOT 3 RETAIL CENTER

Brandilynn Blvd. | Cedar Falls, IA



NORTH ELEVATION

- ① PREFIN. SHT. MTL. CAP - FIRESTONE MATTE BLACK
- ② ACM PANEL FASCIA - WHITE
- ③ FACE BRICK - VINTAGE BLACK VELOUR
- ④ PAC-CLAD ALUM. PANELS - STONE WHITE
- ⑤ NICHIIHA ROUGHSAWN PANELS - ESPRESSO
- ⑥ NICHIIHA RIFTSAWN PANELS - PECAN
- ⑦ ALUM. ENTRANCE FRAMING - BLACK
- ⑧ ALUM. STOREFRONT FRAMING - BLACK
- ⑨ INSUL. GALV. H.M. DOOR - MATCH PAC-CLAD STONE WHITE
- ⑩ PREFIN. SHT. MTL. CANOPY - BLACK
- ⑪ DRIVE-THRU WINDOW - BLACK





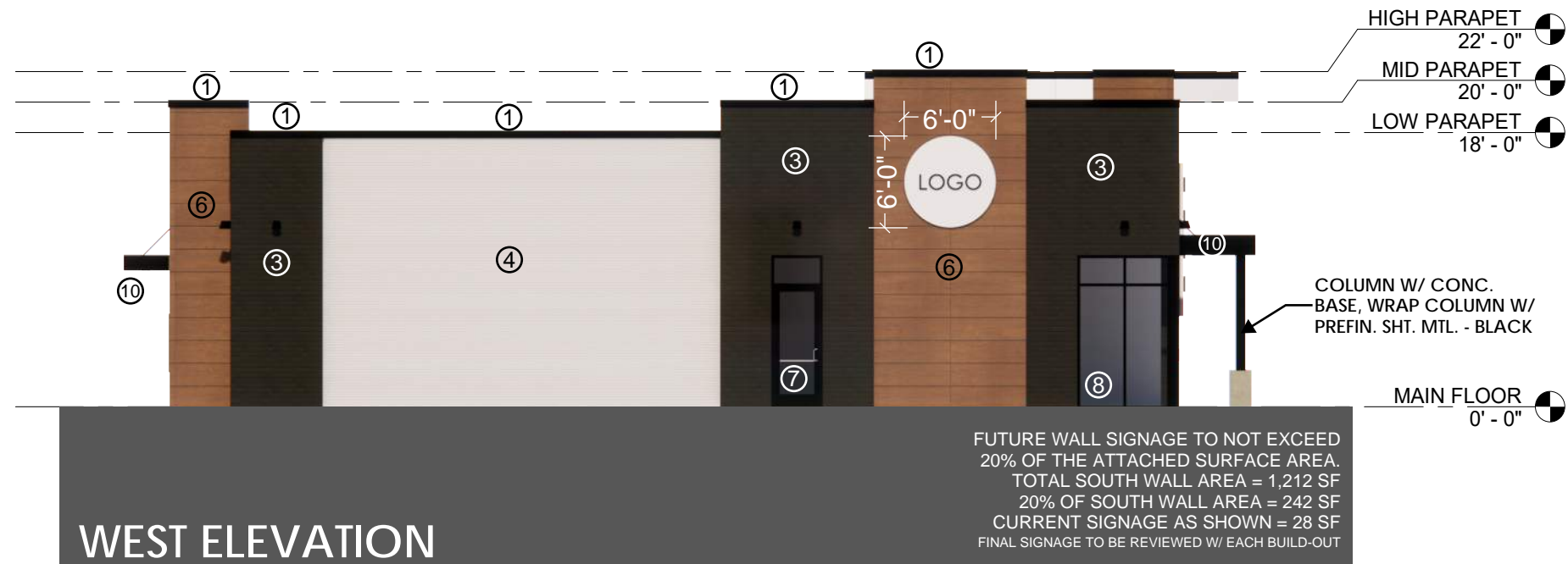
# LOT 3 RETAIL CENTER Brandilynn Blvd. | Cedar Falls, IA



- ① PREFIN. SHT. MTL. CAP - FIRESTONE MATTE BLACK
- ② ACM PANEL FASCIA - WHITE
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- ⑨ INSUL. GALV. H.M. DOOR - MATCH PAC-CLAD STONE WHITE
- ⑩ PREFIN. SHT. MTL. CANOPY - BLACK
- ⑪ DRIVE-THRU WINDOW - BLACK

# LOT 3 RETAIL CENTER

## Brandilynn Blvd. | Cedar Falls, IA

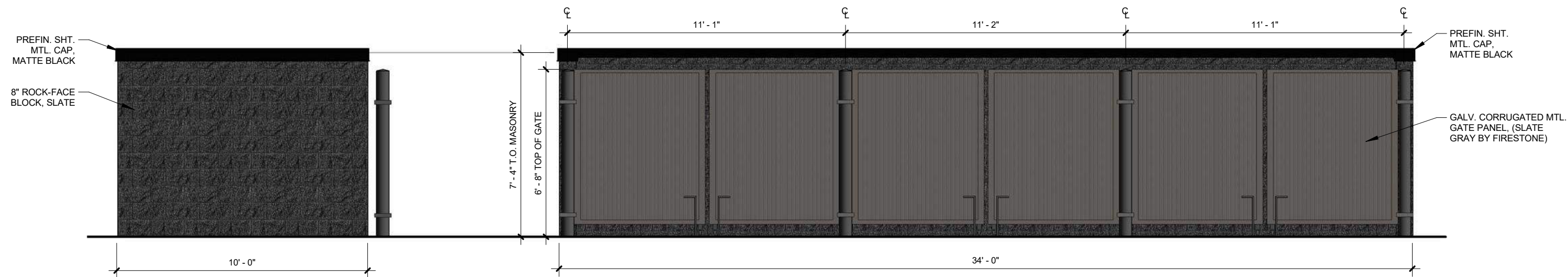


**WEST ELEVATION**

- ① PREFIN. SHT. MTL. CAP - FIRESTONE MATTE BLACK
- ② ACM PANEL FASCIA - WHITE
- ③ FACE BRICK - VINTAGE BLACK VELOUR
- ④ PAC-CLAD ALUM. PANELS - STONE WHITE
- ⑤ NICHIIA ROUGHSAWN PANELS - ESPRESSO
- ⑥ NICHIIA RIFTSAWN PANELS - PECAN
- ⑦ ALUM. ENTRANCE FRAMING - BLACK
- ⑧ ALUM. STOREFRONT FRAMING - BLACK
- ⑨ INSUL. GALV. H.M. DOOR - MATCH PAC-CLAD STONE WHITE
- ⑩ PREFIN. SHT. MTL. CANOPY - BLACK
- ⑪ DRIVE-THRU WINDOW - BLACK

# LOT 3 RETAIL CENTER

Brandilynn Blvd. | Cedar Falls, IA

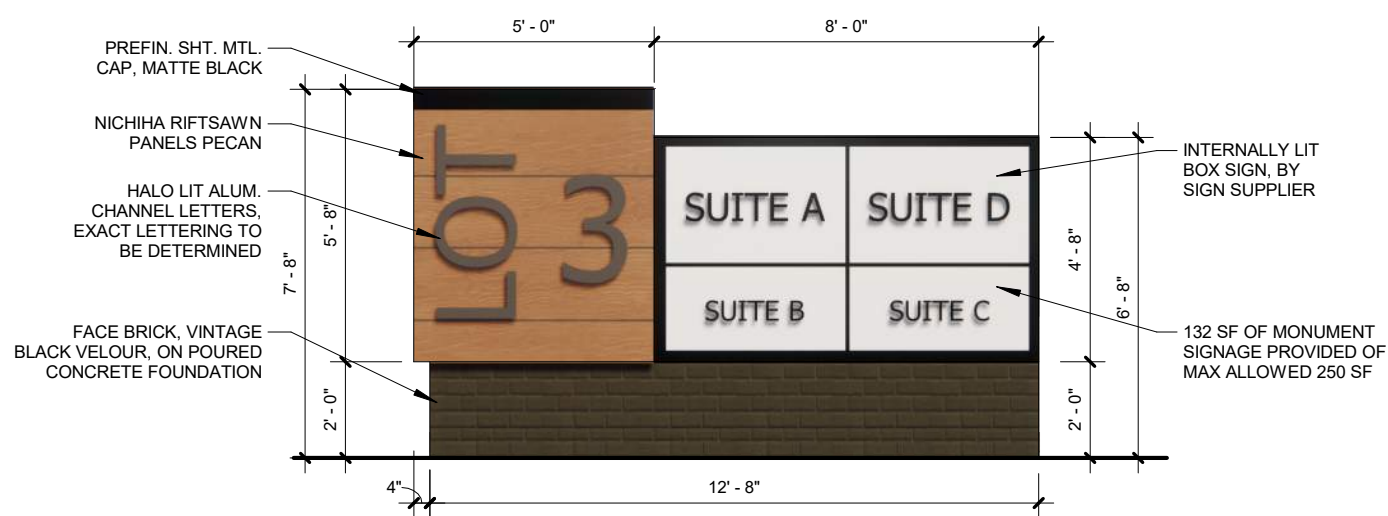


### ENCLOSURE SIDE ELEVATION

SCALE: 1/4" = 1'-0"

### ENCLOSURE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



### MONUMENT SIGN TYP. ELEVATION

SCALE: 1/4" = 1'-0"



## 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 & Zoning Commission  
**FROM:** Thom Weintraut, AICP, Planner III  
**DATE:** June 14, 2021  
**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.

### 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.

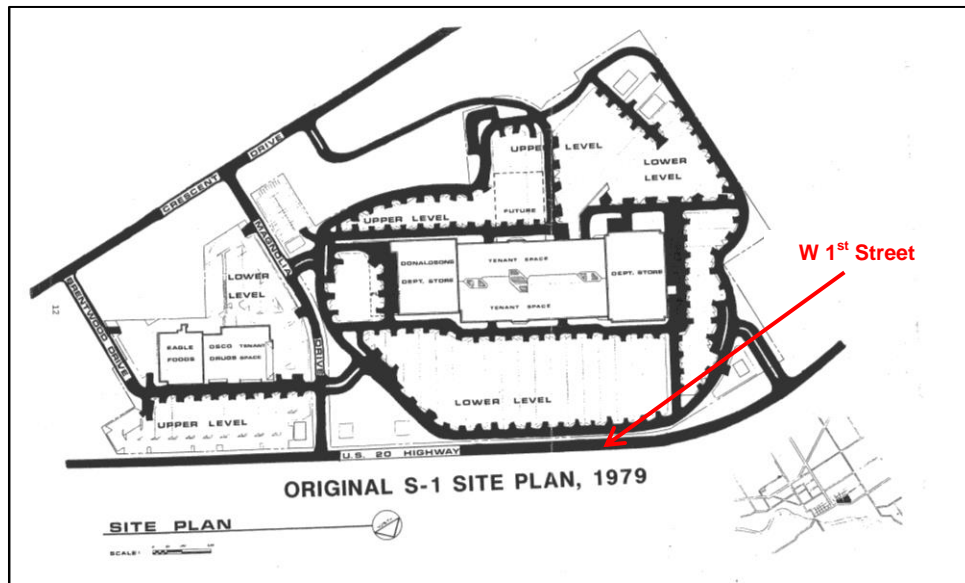
The purpose and intent of the PC-2 district is to promote and facilitate imaginative and comprehensively planned commercial developments which are harmoniously designed to complement the surrounding community. It is further the purpose of these regulations to encourage high standards of building architecture 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**

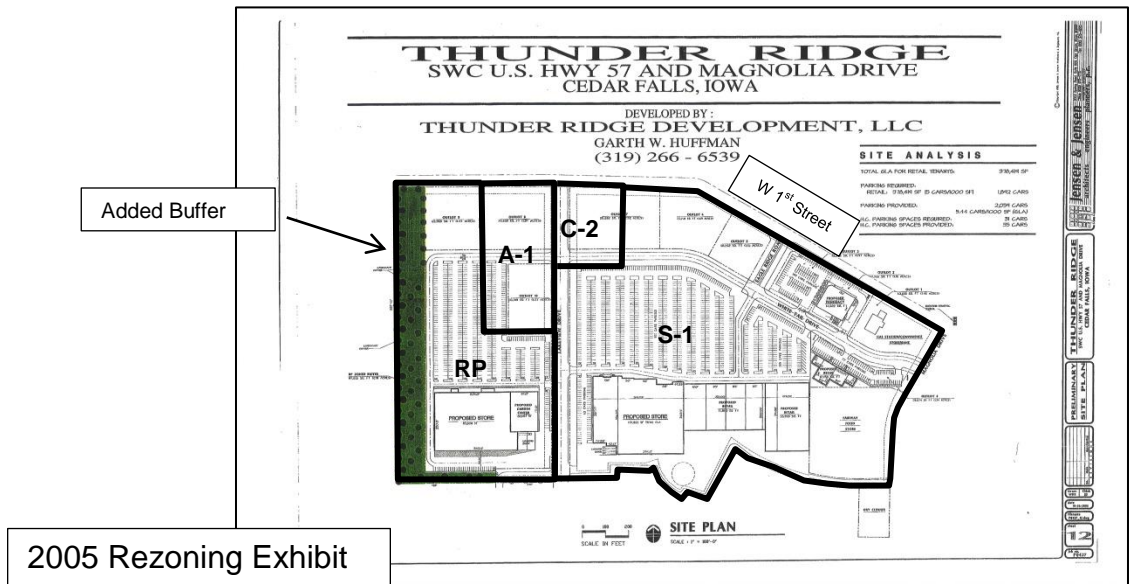
The area currently zoned S-1 Shopping Center District was established in 1979 as part of the development of the Thunder Ridge Mall, now Thunder Ridge Court, rezoning of approximately 35 acres along W 1<sup>st</sup> Street (see 1979 site plan below). There were several conceptual plans brought forward between 1996 and 1998, but none were ever adopted. As 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 at the located south east 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 piece of the property in the zoning request is an A-1: Agriculture parcel has been zoned as agricultural 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 adjacent to the west of the site to the 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 (RP zoned property). 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 below).



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, office, restaurant, financial, 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.

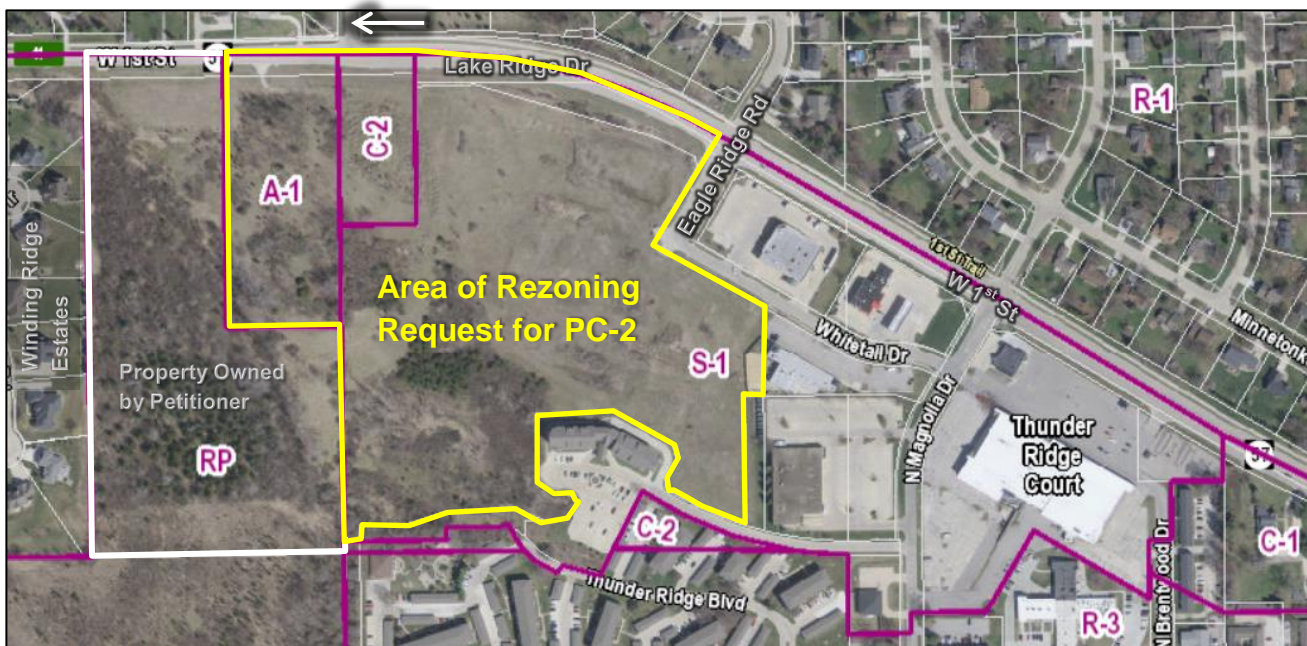
**ANALYSIS**

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.

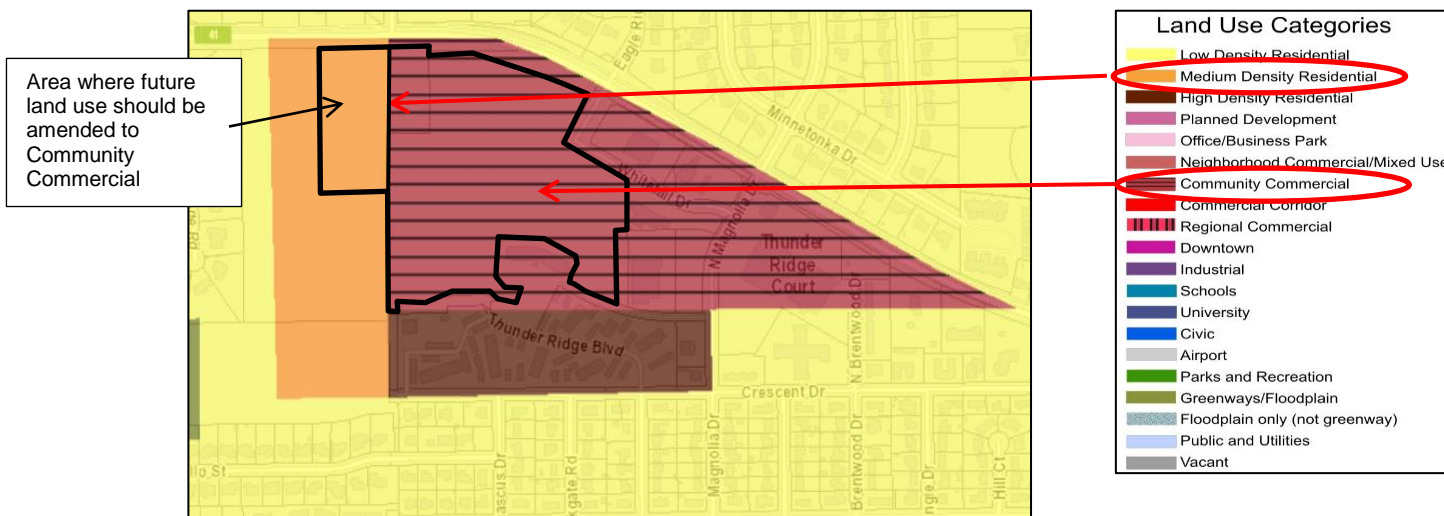
The purpose and intent of the PC-2 district is to promote and facilitate imaginative and comprehensively planned commercial developments which are harmoniously designed to complement the surrounding community. It is further the purpose of these regulations to encourage high standards of building architecture 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 regulations 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 zone 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 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 for 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, phasing of the development, 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.





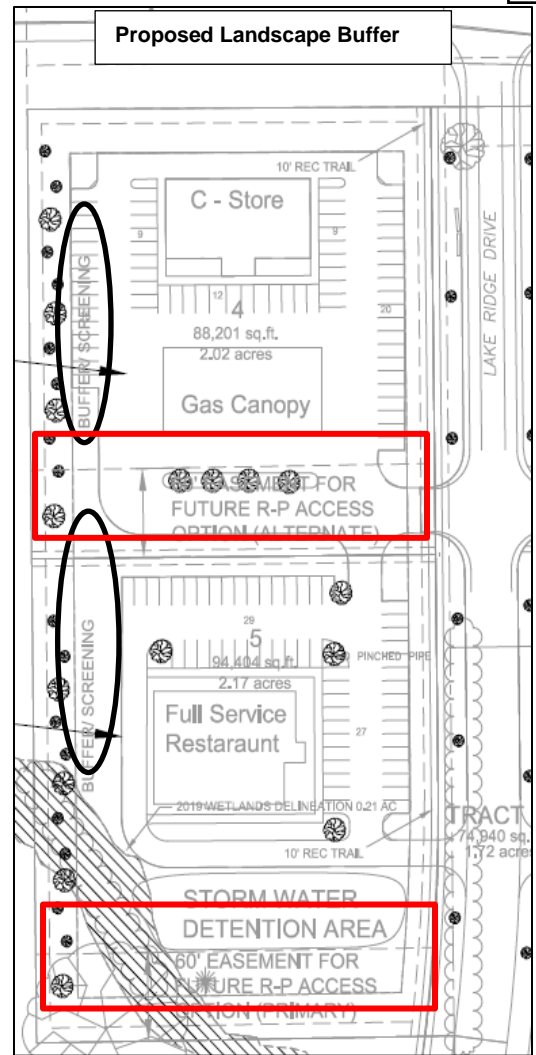
The applicant has provided the following list of potential land uses:

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 a bank or pharmacy use in that area. To mitigate this concern applicant proposes a 30 foot landscape buffer along the west property line. The Commission should consider if the buffer/screening would be adequate between the commercial uses and the planned multi-family residential use (also see Landscape Plan).

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 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. The architectural renderings provide to not provide details on the appearance of how 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 aesthesis 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 through 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, which 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 and 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. 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

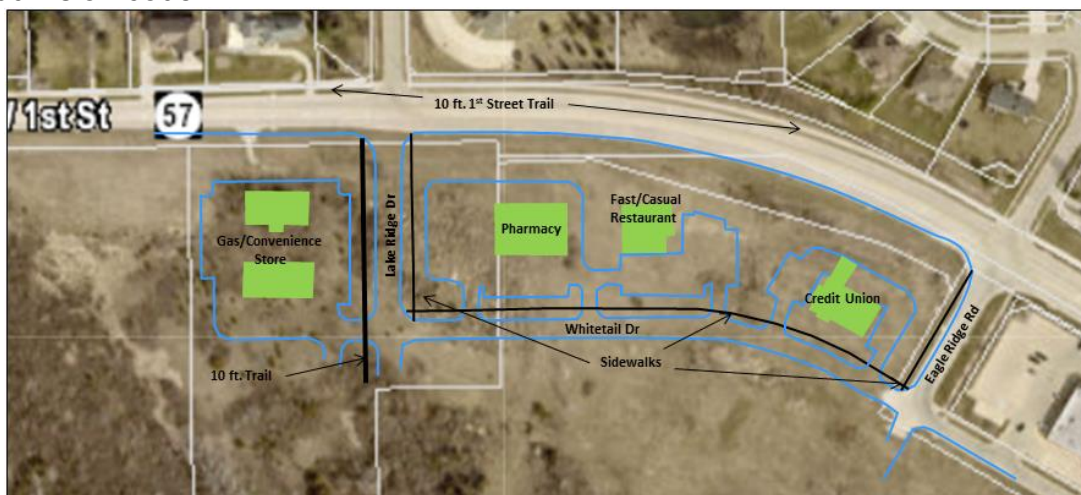
guidelines. The master site plan should provide sufficient detail to address the issue of pedestrians having to mix with cars in the parking lots (see land use map page 6).

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 available to the site: however, the existing lines will 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.

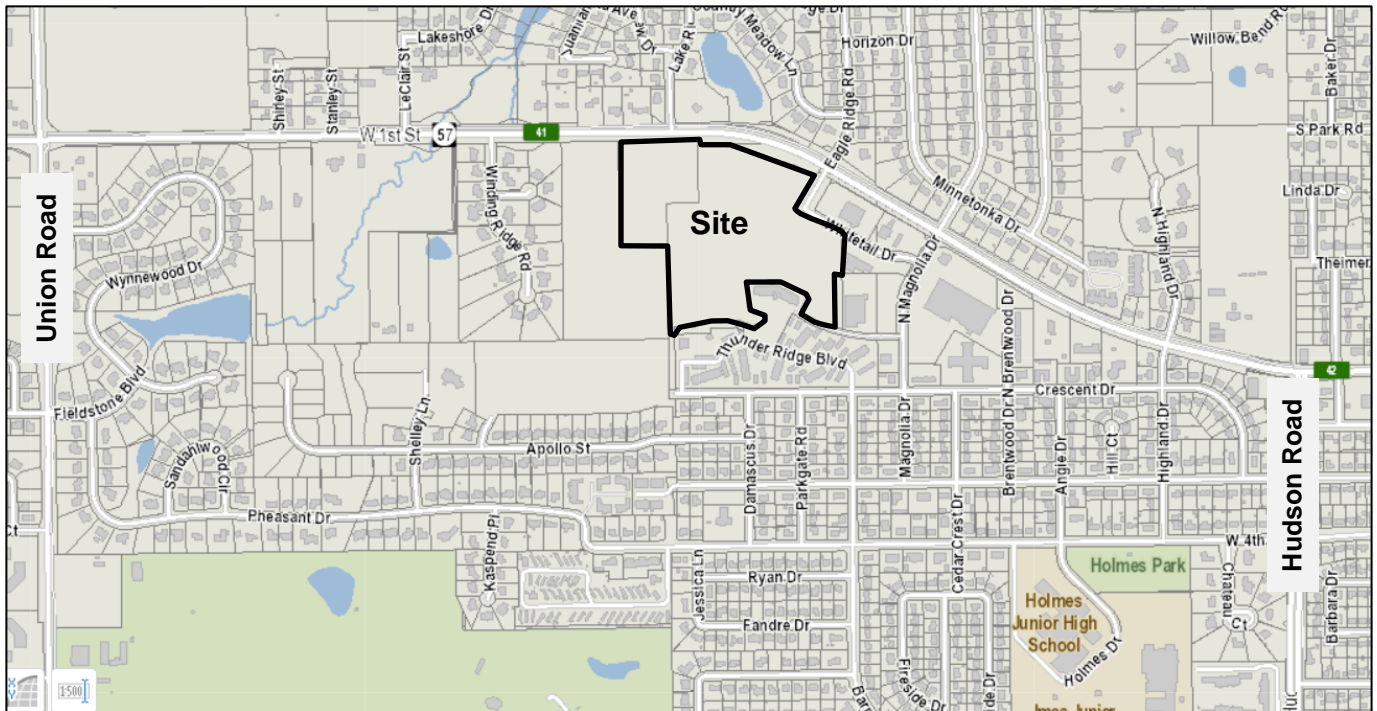
Traffic and Pedestrian Circulation and Access

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. The applicant is not proposing to install sidewalks along W 1<sup>st</sup> Street citing there are no sidewalks along the south side of W 1<sup>st</sup> Street west of the intersection with Hudson Road. 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 pedestrian connects will connect to the ten (10) foot trail along the north side of W 1<sup>st</sup> Street. However, for pedestrians to get access to the proposed uses along W 1<sup>st</sup> Street, they would have to travel south on these sidewalks to the proposed sidewalks along Whitetail Drive to access the business (see image on below). Sidewalk installation along public streets is a requirement of the subdivision code. The omission of sidewalks along W 1<sup>st</sup> Street does not provide for pedestrian convenience as outlined in the purpose and intent of the PC-2 district (see illustration below). The master plan must illustrate sidewalks according to the requirements of the subdivision code.





The extension of Lake Ridge Drive is a key connection in this area (see image below). 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 is 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 propose two options for connections; one is an easement from the intersection of Whitetail Drive with Lake Ridge Drive and the other is an easement across the south side of the proposed full service restaurant lot (see the red outlines on the buffer exhibit page 7). Staff recommends the applicant extend Whitetail Drive beyond the intersection with Lake View Drive to the RP property.

### Wetlands

There is an area of identified wetlands on the southern portion development site which will need to be remediated if disturb. In the wetland report provide by the applicant there is a reference to caffeine being identified in the soils in the wetland area where the existing sanitary sewer crosses. The applicant has indicated the wetland in this area may be the result of a failing sewer line and the wetland area will be revisited before the area is disturbed.

### Phasing of the Development

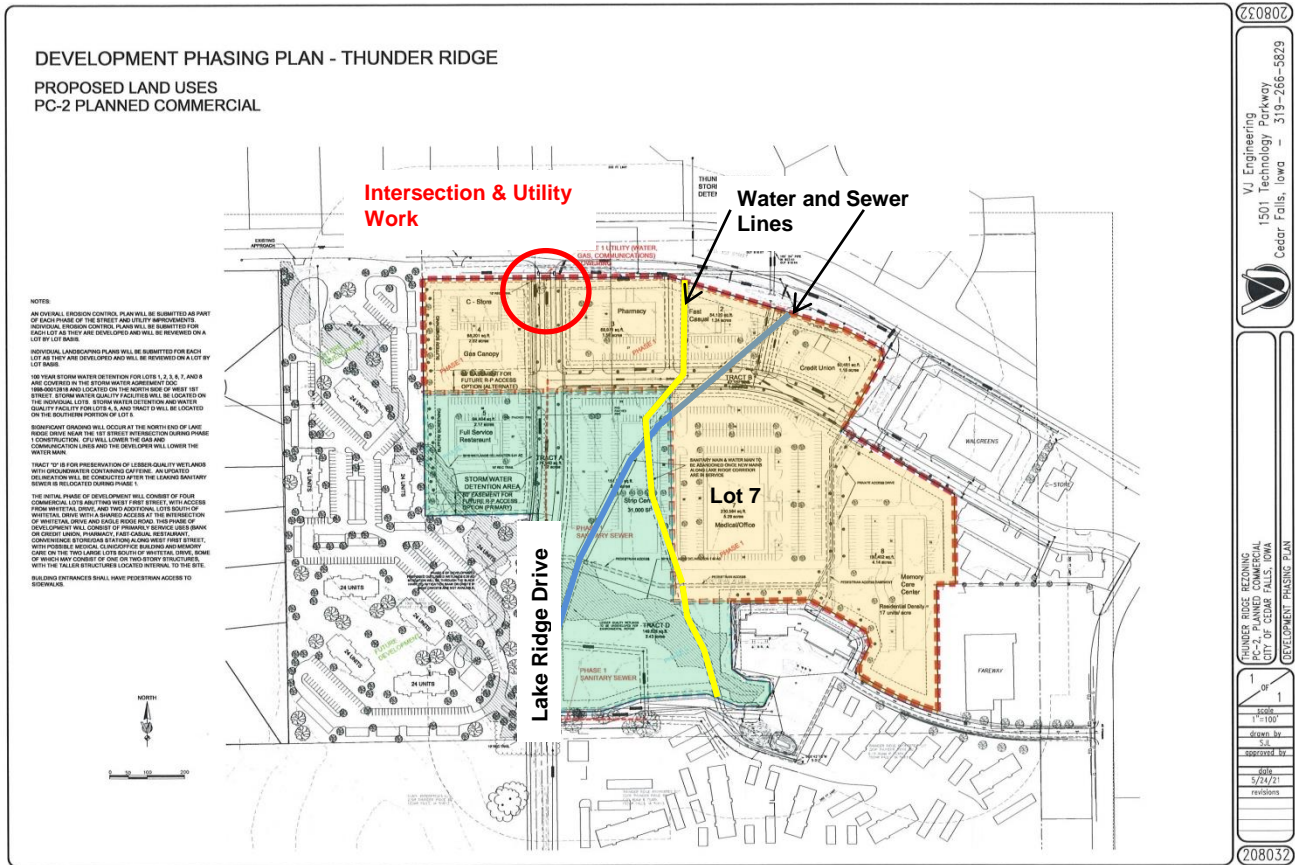
The applicant is requesting the development take place in two (2) phases due to major infrastructure projects associated with the development. In order to extend Lake Ridge Drive southward from W 1<sup>st</sup> Street, the intersection will require significant grading work. The change in ground elevation from the north side of W 1<sup>st</sup> Street (Lake Ridge Drive side) to south side



(proposed extension) is over 15 feet (see photo below).



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 below).



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 in order to recoup the costs associated with the infrastructure. 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 most visible portion of the development, six of the eight lots, to recoup the infrastructure costs, but with so little development included in Phase 2, staff has concerns 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 suggested as an equitable solution amending the phasing plan to allow five (5) lots to be platted as part of Phase 1 and move lot 7, the medical/office lot, to 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. 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. A developmental procedures agreement will need to be drafted and signed prior to setting a public hearing at City Council for the rezoning.
3. There are many 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 landscaping plan shows very little landscaping and does not reflect even the minimum requirements for parking lot landscaping and screening, 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.

### Public Notice

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

### Summary

The intent of the PC 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. This is an opportunity for the city and the applicant to develop a plan which will distinguish the development as well as welcome visitors to the city.

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 the site. 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. More consideration for the location and intensity of the convenience store use should be re-examining since the use could likely have an impact of the adjoining RP property. And final, the plans has many unresolved traffic and pedestrian circulation and access issues to consider, such as sidewalk connection and access to the property from the neighborhoods south of the development.

#### STAFF RECOMMENDATION

The Community Development Department recommends denial of the proposed request for the PC-2: Planned Commercial District, unless the following issues are addressed:

1. The intent of the PC-2: Planned Commercial District is to promote and facilitate imaginative and comprehensively planned commercial developments which are harmoniously designed to complement surrounding community. The placement of more intensive commercial uses adjacent to the RP: Planned Residential zoning district does not reflect design that will harmoniously complement the proposed RP district.
2. The intent of the PC-2 zoning district is to promote and facilitate imaginative and comprehensively planned commercial developments. The applicants propose design guideline standards mention building siting and parking lot placement on corner lots, but do not fully consider pedestrian access from the public sidewalks to all building entrances. In addition the Land Use, Landscaping, and Phasing Plans to not reflect the intent of the applicant's proposed design guidelines standards for building and parking lot siting and the intent of the requested PC-2 Zoning.
3. The intent of the PC-2 zoning district is to foster development that maximizes pedestrian convenience, comfort and pleasure. The omission of sidewalks along the W 1<sup>st</sup> Street frontage does not take into consideration how pedestrians can conveniently and comfortably access the building fronting on W 1<sup>st</sup> Street and the trail connections from the north side of 1<sup>st</sup> Street.
4. The proposed Development Phasing Plan does not provide assurance that Lake Ridge Drive will be constructed from Whitetail Drive to the adjacent property to the south. The Lake Ridge Drive extension is a key component to facilitating a comprehensively planned development. This street connection will provide vehicular and pedestrian access for all the neighborhoods to the south. Providing for this critical street connection will not only

benefit the larger community, but will provide a direct route for customers and patrons to access the proposed commercial development.

**PLANNING & ZONING COMMISSION**

Discussion

6/23/2021

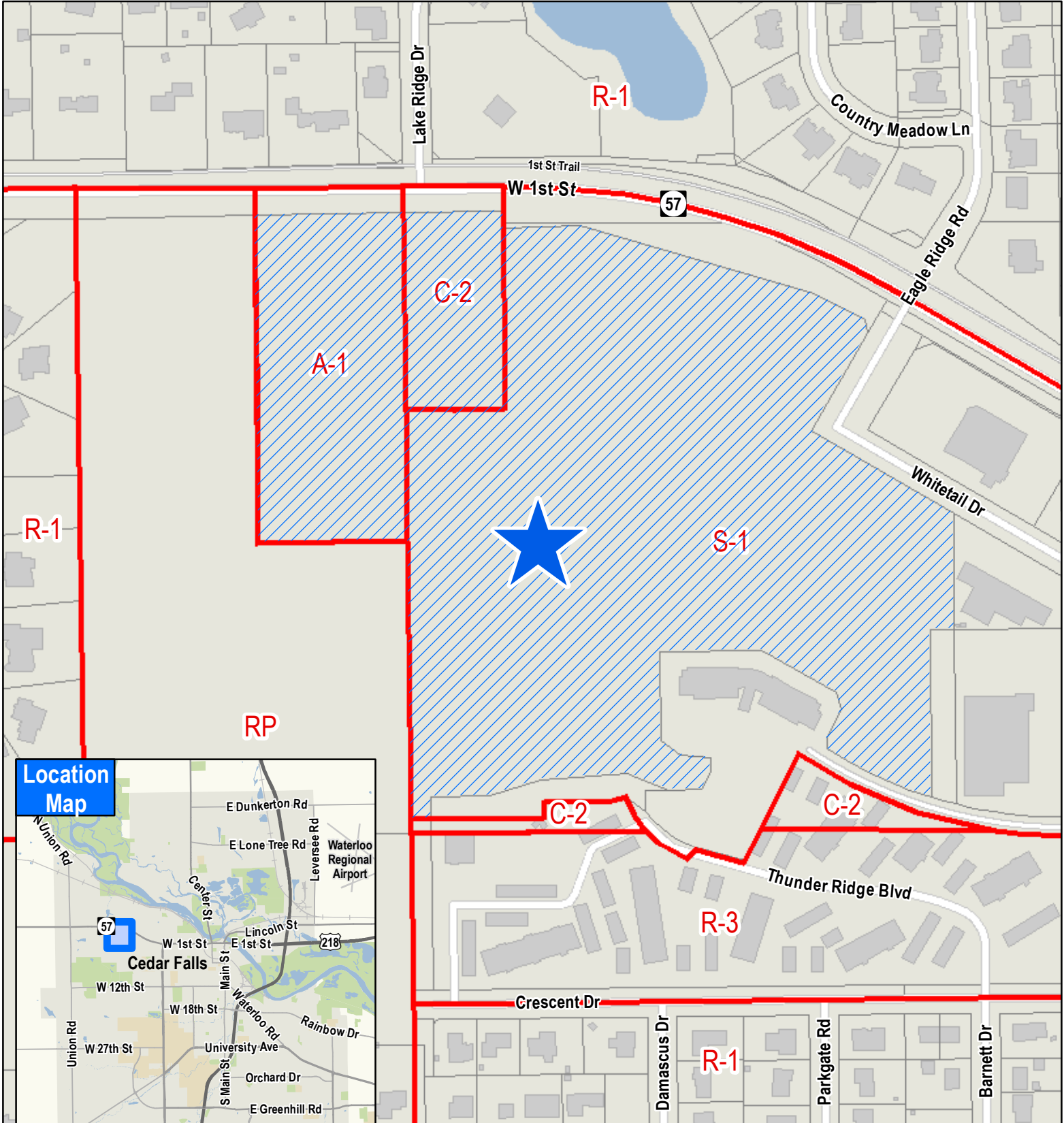
Attachments: Location Map  
Rezoning Plat  
Applicant's letter requesting LUMA and rezoning Land Use Plan  
Land Use Plan  
Development Phasing Plan  
Landscape Plan  
Thunder Ridge Development Guidelines, Tree Palette, and Architectural Style  
Building Design Concepts



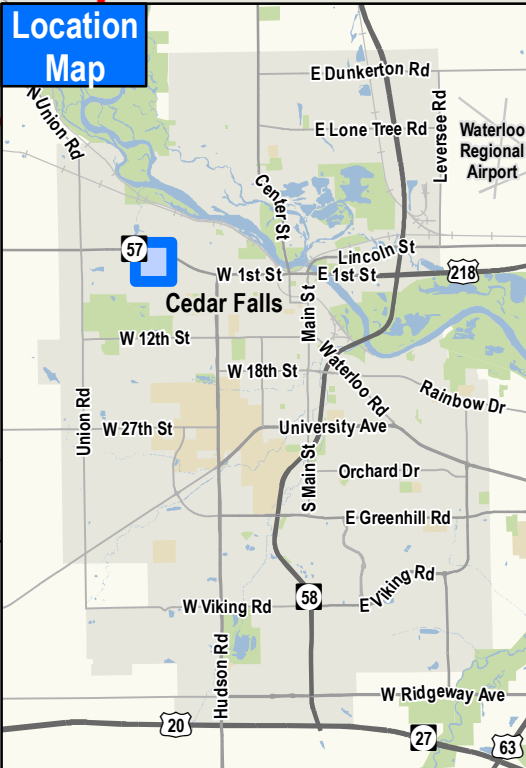
# Cedar Falls Planning & Zoning Commission

## June 23, 2021

Item 6.



### Location Map



## Thunder Ridge Rezoning

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



# REZONING PLAT

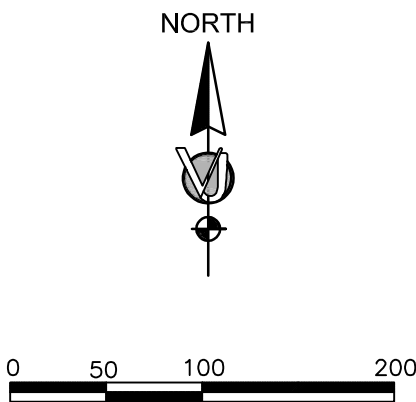
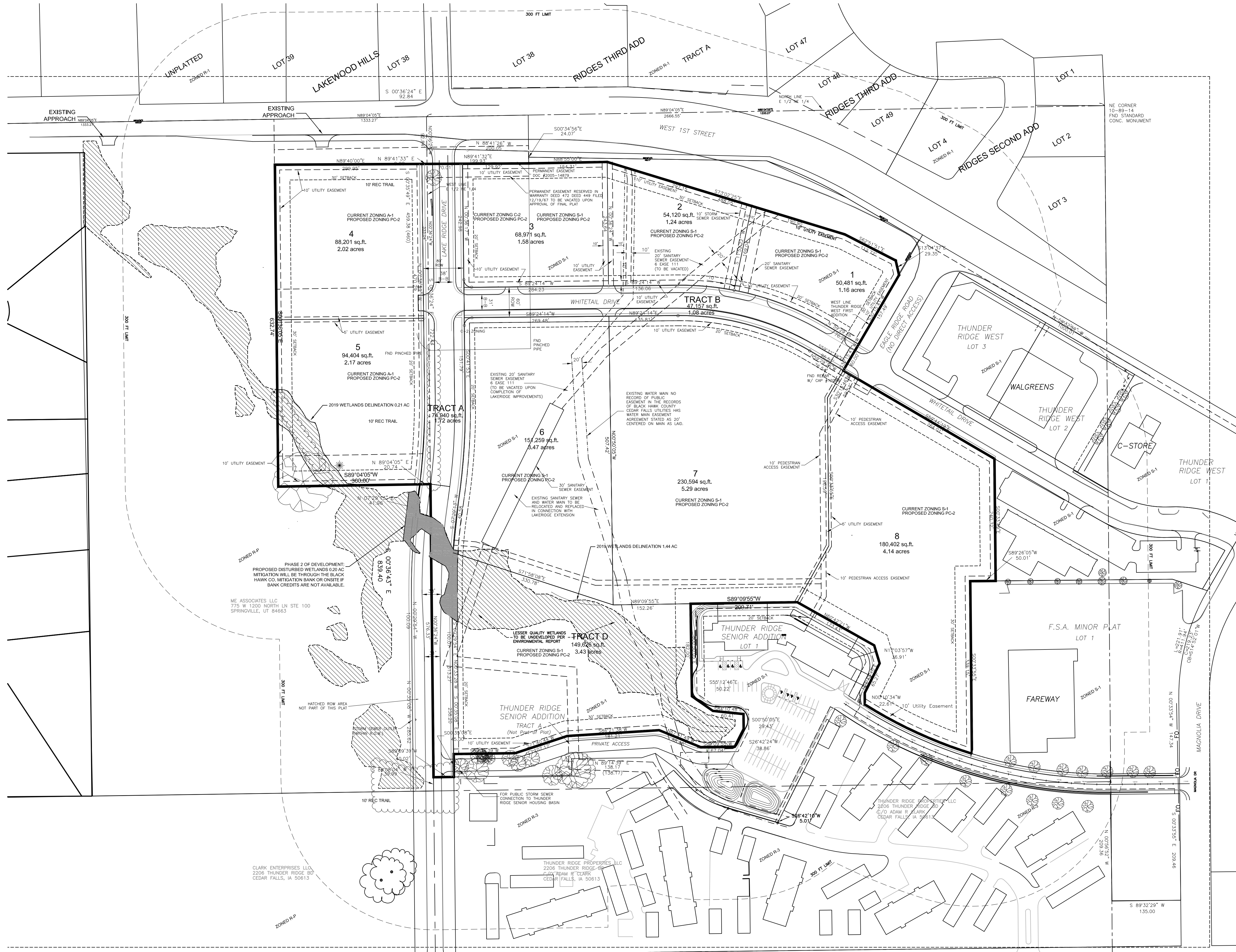
## THUNDER RIDGE

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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drawn by		
SJL		
approved by		
date		
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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







208032

# 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.

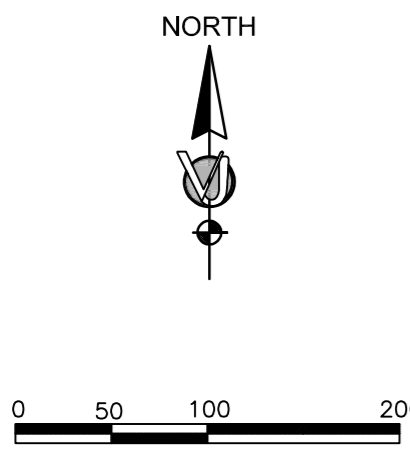
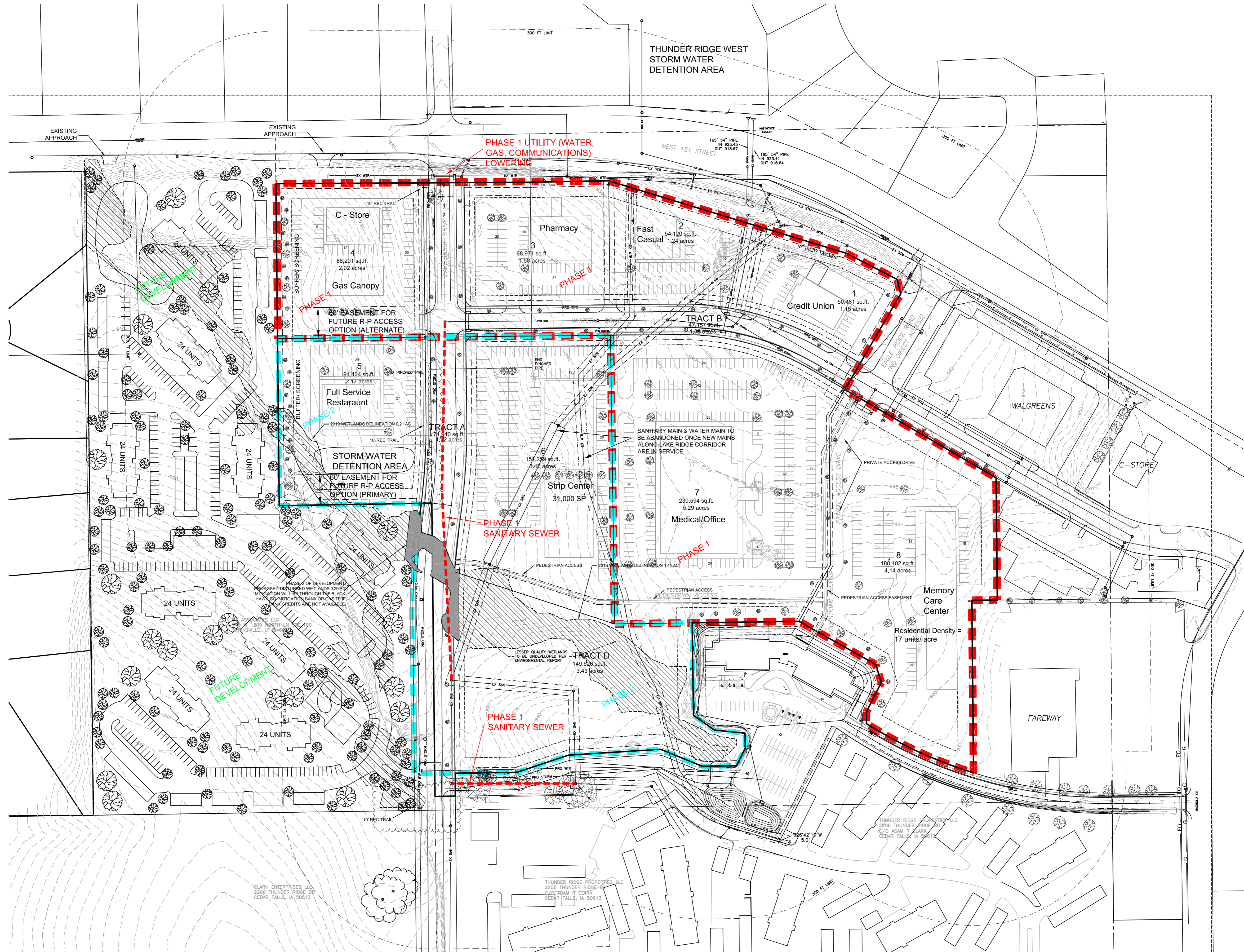
100 YEAR STORM WATER DETENTION FOR LOTS 1, 2, 3, 6, 7, AND 8 ARE COVERED IN THE STORM WATER AGREEMENT DOC 1998-00012818 AND LOCATED ON THE NORTH SIDE OF WEST 1ST STREET. STORM WATER QUALITY FACILITIES WILL BE LOCATED ON THE INDIVIDUAL LOTS. STORM WATER DETENTION AND WATER QUALITY FACILITY FOR LOTS 4, 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.

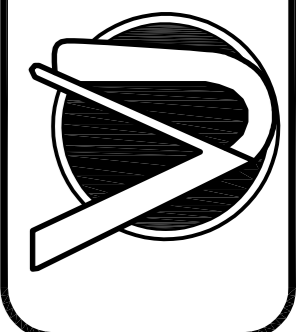
TRACT "D" IS FOR PRESERVATION OF LESSER-QUALITY WETLANDS WITH GROUNDWATER CONTAINING CAFFEINE. AN UPDATED DELINEATION WILL BE CONDUCTED AFTER THE LEAKING SANITARY SEWER IS RELOCATED DURING PHASE 1.

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



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

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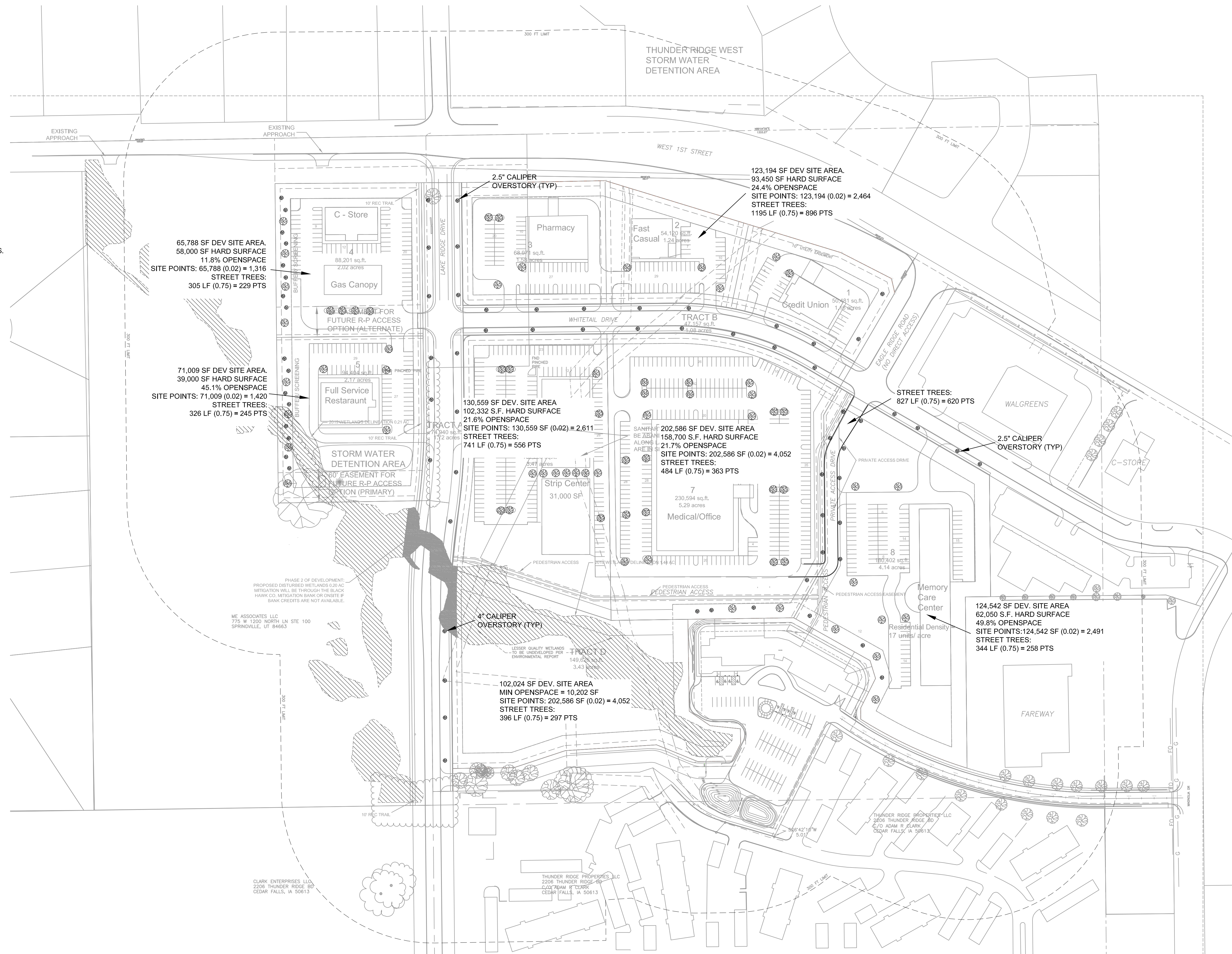
# LANDSCAPING PLAN - THUNDER RIDGE

## PC-2 PLANNED COMMERCIAL

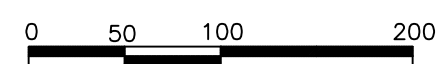
### NOTES:

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.

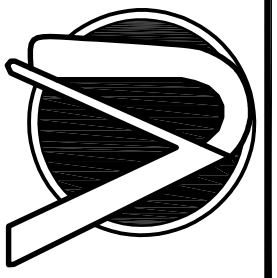
ALL ENTRANCES SHALL HAVE PEDESTRIAN ACCESS TO SIDEWALKS.



NORTH



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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S/JL		
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date		
5/24/21		
revisions		

# 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 ..... 4

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, with primary parking facilities softened by landscaping. This is intended to present the natural landscape to the visitor in conjunction with a parking lot.
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. Building on corner lots will be placed at corner setbacks with parking encouraged to the rear.

## **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.

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 and 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 dioicus* -
- 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



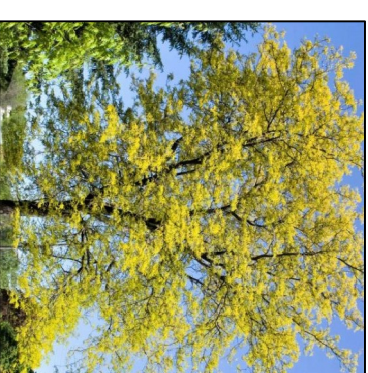
Littleleaf Linden



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**



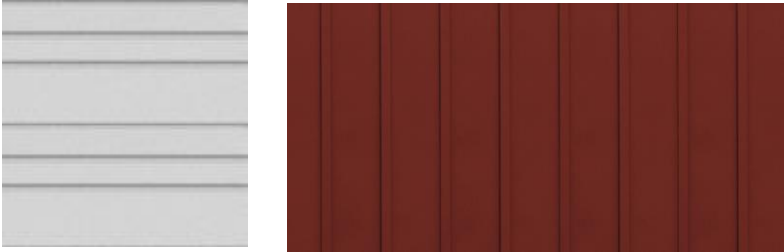
**Stone – local**



**Roofing**



**Siding**



**Wood**





# Key to Building Elevations

Item 6.



THUNDER RIDGE PROPERTIES, LLC  
2206 THUNDER RIDGE RD  
C/O ADAM B. KLARK  
CEDAR FALLS, IA 50613



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