



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MARCH 13, 2019
5:30 PM AT CEDAR FALLS CITY HALL**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of February 27, 2019.

Public Comments

Old Business

2. **Zoning Code Text Amendments – Proposed changes to Section 29-160, College Hill Neighborhood Overlay Zoning District to define and clarify standards for mixed-use buildings.** (This item was referred back to the P&Z Commission by City Council on March 4, 2019 for modifications).

Previous discussion: January 24, 2018, March 28, 2018, April 11, 2018, and December 12, 2018, January 9, 2019

Recommendation: Recommend Approval of Council requested modifications

P&Z Action Needed: Discuss and make a recommendation to City Council

New Business

3. **Central Business District Overlay District – River Place II Site Plan**

Location: 302 Main Street and 123 E. 3rd Street

Applicant: River Place Properties II, LC, Owner; AXIOM Consultants; Shive-Hattery

Previous discussion: None

Recommendation: Introduction and Discussion

P&Z Action: Gather comments and continue discussion at the March 27, 2019 P&Z meeting.

4. **MPC Development Procedures Agreement Amendment**

Location: 2910 McClain Drive, 2920 McClain Drive and 5609 University Avenue

Applicant: James Benda

Previous discussion: None

Recommendation: Introduction and Discussion

P&Z Action: Gather comments and continue discussion at the March 27, 2019 P&Z meeting

Commission Updates

Adjournment

Reminders:

- * March 27th and April 10th Planning & Zoning Commission Meetings
- * March 18th and April 15th City Council Meetings
- * April 2, 6:00 PM Cedar Falls Community Center – Public Kick-Off Meeting for *Our Cedar Falls - Imagine the Possibilities!* (Downtown Visioning)

* April 18th Introduction to Planning and Zoning for Local Official Workshop - Waterloo Center for the Arts, 5:30 pm

**Cedar Falls Planning and Zoning Commission
Regular Meeting
February 27, 2019
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, February 27, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Giarusso, Hartley, Holst, Larson, and Leeper. Oberle, Saul and Wingert were absent. Karen Howard, Community Services Manager, David Sturch, Planner III, and Iris Lehmann, Planner I, were also present.

- 1.) Chair Holst noted the Minutes from the February 13, 2019 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson and Leeper), and 0 nays.
- 2.) Chair Holst opened up the public comment section of the meeting. He asked that anyone with comments regarding the changes made to the Greenhill Village Master Plan last year should address that issue during this part of the meeting as it is not what is being considered within the other Greenhill Village items on tonight's agenda.

Chris Noland, 1510 Athens Court, voiced his objection to the proposed high density homes. He claimed that neighborhood did not receive the notification in March of 2018 and has turned in statements from the neighbors. He noted his concerns with density and asked that it be reduced. He believes that it will lower home values.

Tim Tjarks, 1521 Athens Court, noted his opposition to the project and discussed his concern with the letters not received in March of 2018. He asked the Commission to consider the neighbors' comments and objections and to protect their neighborhood, property values, lifestyles and families.

Jessie Vickers, 1531 Andover Court, expressed her concerns with high density development in an area that already has traffic congestion, especially at the bus stop. . She stated that she would also like to know what is going to be tall enough for screening between the existing homes and the proposed townhomes.

Michelle Hanson, 1517 Athens Court, noted her issues with the notification and the county website errors, as well as concerns with the lack of privacy. She posed questions to the Commission regarding legal issues and their responsibilities.

Nalin Goonesekere, 1518 Athens Court, asked the Commission to consider their effect on the future of Cedar Falls when they make decisions like these.

Daniel Tesfa, 1523 Andover Court, discussed the many things he loves about the City, but stated his opposition to high density development and his concern with not receiving notification.

Deepan Goonesekere, 1518 Athens Court, stated that she opposes the project and asked the Commission to consider that this is a development that will work against all the neighbors' lifetime investments.

Robin Frost, 4718 Addison Drive, stated that she doesn't feel the proposed development fits in with the existing dwellings. She believes the process should be started over and is firmly opposed to the development.

Ms. Howard clarified that the Commission cannot act on any items that are not on the agenda.

- 3.) The first item of business was a public hearing regarding a land use map amendment for the southeast corner of Union Road and West 12th Street. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the property is 42.3 acres and it is proposed to amend the land use map to include Planned Development. Staff recommends approval to amend the future land use map from Greenways/Floodplain to Greenways/Floodplain and Planned Development. Chair Holst explained that the public hearing process.

Lisa Nelson, president of the Board of NewAldaya Landscapes, discussed the proposed neighborhood at Terraces at West Glen that will provide an active, healthy environment for its tenants.

Mark Sigwarth, 1028 Cherrywood Drive, stated his concerns with the amount of traffic that will come with the development, the three story building and storm water management. He suggested that the City wait for the FEMA review process to allow for proper study of the area and give the Commission the opportunity to view the water issues.

Bruce Adkins, 4201 Newland Drive, stated that there is a large water runoff issue. He asked the Commission to take their time and wait for the FEMA review to make their decision. He believes the multi-unit buildings are out of place and will only increase water issues.

Mr. Sturch provided more background information regarding the FEMA maps, stating that FEMA completed the study and provided the maps to the City to review.

Mark Sigwarth, 1028 Cherrywood Drive, stated he did not receive the most recent FEMA map as requested.

Kyle Larson had questions about which map is the most recent. Mr. Hartley asked why the flood area has been reduced. Jon Biederman of Fehr Graham explained that the topographic data has become much more accurate allowing the evaluation to be more precise.

Mr. Holst asked about the previous land use map. Mr. Leeper noted his concern with the water issues. Although they are not part of the discussion at this time, it should be considered. Mr. Holst stated that from a land use perspective this would be an appropriate use. The site plan will address the water concerns at a later time. Mr. Larson stated that he also feels that the land use makes sense.

Mr. Leeper made a motion to approve. Mr. Larson seconded the motion. The motion was approved with 5 ayes (Giarusso, Hartley, Holst, Larson, Leeper, Oberle, Saul and Wingert), and 1 nay (Adkins).

- 4.) The next item for consideration by the Commission was a public hearing regarding a rezoning request from A-1 to RP at the southeast corner of Union Road and West 12th Street. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that staff looks at certain criteria when considering a rezoning, including: consistency with the Future Land Use Map and Comprehensive Plan, accessibility to sanitary sewer service and adequate roadway access. He discussed each item and noted that all criteria have all been

met. He also discussed other factors and potential projects that will be proposed. Mr. Sturch displayed a rendering of the development concept plan and discussed each element. Staff recommends approval of the rezoning subject to the following conditions: conformance with all City staff recommendations, comments from the Planning and Zoning Commission and the execution of the RP Developmental Agreement.

Mr. Hartley asked about stormwater maintenance. Ms. Giarusso asked how a guarantee can be made that there won't be additional runoff further south of the property and asked what the fix would be if there is a problem. Ms. Howard clarified that there is a city ordinance for stormwater development that requires developers to meet the standards, prepare calculations and submit them to the city engineer for evaluation to ensure they are appropriate for the 100 year flood. The developer has to show that the code is met. This project will be going from an uncontrolled farm field to a controlled stormwater management plan with basins to hold the water and release it at a controlled rate. Ms. Giarusso was concerned about unintended consequences of the development. Mr. Leeper feels that this area contains major arterials and that a zoning change is appropriate, but would also encourage developers to listen closely to and consider public concerns.

Mr. Leeper made a motion to approve. Mr. Larson seconded the motion. The motion was approved with 5 ayes (Giarusso, Hartley, Holst, Larson, Leeper, Oberle, Saul and Wingert), and 1 nay (Adkins).

- 5.) The next item on the agenda was a site plan for 2119 College Street in the College Hill Neighborhood Overlay District. It was recommended to defer the item to the next meeting.

Mr. Larson made a motion to defer this item to the next meeting. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson and Leeper), and 0 nays.

- 6.) The next item of business was a preliminary plat for the Greenhill Village Townhomes II. Chair Holst introduced the item and Ms. Howard discussed the review and approval process for the subdivision of land, as well as the role of the Planning and Zoning Commission. The Commission can only take action on an item that is being brought before them at a particular meeting, which in this case is the preliminary plat. At this time the Commission cannot consider a change to the master plan, since it is not on the agenda. She also noted that the Commission cannot on its own motion consider a change to the master plan for a Mixed-Use District. Only the owner of the subject property or the City Council can request a change to the master plan.

Ms. Lehmann provided background information and noted that any correspondence received after the packet was prepared was printed and given to the Commission and will be made part of the public record. She explained that Panther Farms LLC is proposing to subdivide 5.3 acres of land near the southeast corner of the Greenhill and Hudson Road intersection in the Greenhill Village development. Ms. Lehmann provided the rezoning history of the site and master plan update. The proposed townhomes will have 7.7 units per acre with a total of 40 units and will be considered medium density. She discussed the courtesy mailing that was sent in March of 2018, noting that it is not a requirement but a courtesy notice. She displayed the proposed preliminary plat, showing the detention basin, alley and sidewalks. She addressed traffic concerns raised at the last meeting explaining that traffic will not exceed the capacity of the existing streets. She also addressed parking concerns, noting that the requirements have been exceeded, and noted that approval of a final plat and a site plan will be required before development can proceed. Staff recommends approval of the proposed preliminary plat.

Steve Troskey, CGA Engineers, stated that he would be happy to address any questions that the public and Commission may have.

Eashaan Vajpeyi, 3831 Convair Lane, commented on the notification procedure and stated that he feels the neighborhoods rely on them.

Ms. Holst clarified that the Commission does not have the power to amend the Master Plan. That can only be done by City Council.

Chris Noland, 1510 Athens Court, discussed his concerns with traffic and potential water issues, as well as the notification issue.

MaryAnn Noland, 1510 Athens Court, feels the neighbors have been cheated by not receiving notice about the Master Plan change.

Seth Vickers, 1531 Andover Court, stated his concerns with vehicle trips per day and potential rentals that will compound the issue.

Tim Tjarks, 1521 Athens Court, voiced concerns with on-street parking and the notification they did not receive in 2018.

Mr. Hartley discussed the proposal and, while it does fit with the MU zoning, he struggles with the proposal.

Mr. Leeper stated that it is unfortunate that there has been an issue with the notification, but also noted that this development is less dense than what was proposed in the 1998 and 2003 master plans.

Mr. Larson stated that he wasn't on the Commission when the Master Plan was proposed in 2018, but that he would have supported it at that time as well. He feels that the mistake on the County website and the notification issue is unfortunate and he understands the neighbors' are upset. As far as the plat is concerned, he feels that it makes sense for the zoning and the plan.

Mr. Larson made a motion to approve. Mr. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson and Leeper), and 0 nays.

- 7.) The next item for consideration by the Commission was the site plan for the Greenhill Village Townhomes II. Chair Holst introduced the item and Ms. Lehmann provided background information. She explained that the site plan is at the southeast corner of the Lloyd Lane and Norse Drive intersection. She displayed the proposed concept plan and discussed the site plan and façade elements. She also showed renderings of the proposed building design, including elevations. Each townhome will be created to have the feel of a single-family home. All site plan elements meet requirements. Staff recommends approval of the site plan subject to the resolution of minor technical issues and the approval of the Greenhill Village Townhomes II Preliminary and Final Plats.

Tim Hanson, 1517 Athens Court, asked what the maximum height will be. Ms. Lehmann stated that the total height from the lowest point is 34 feet, which falls within the height limitation requirements. Adam Daters, CGA Engineers, explained that there are some cases where the lower level will be at or near existing grade. The units on the site plan application will be below the existing water tower grade.

Robyn Frost, 4718 Addison Drive, echoed concerns about the confusion with the height of the building and the two and three stories. She noted concerns with potential drainage problems and stated that she doesn't think the design fits into the neighborhood.

Mr. Larson stated that he likes the look of the project and thinks it makes sense to add a more homey look to a higher density area. He suggested that some larger trees be added to the plans to help with privacy concerns.

Mr. Holst stated that the site plan is consistent with the Master Plan, but feels that the exteriors are a little plain and he would like them to have better aesthetics.

Ms. Adkins asked about the potential for the 4th bedroom in the basement and the proposed size of the space. Ms. Lehmann stated that it is roughly 10" x 9". Mr. Troskey clarified that it is around 11 x 9. Ms. Adkins stated that she didn't believe based on the location right next to the garage and the mudroom and the fact that there was no bathroom in the basement that this would in most cases not be used as a bedroom.

Mr. Leeper made a motion to approve. Mr. Hartley seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson and Leeper), and 0 nays.

- 8.) Ms. Howard stated that she sent an email to commissioners regarding upcoming training through the Iowa State Extension. She asked that commissioners contact her if they are interested in attending.
- 9.) As there were no further comments, Mr. Hartley made a motion to adjourn. Mr. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson and Leeper), and 0 nays.

The meeting adjourned at 8:04 p.m.

Respectfully submitted,


Karen Howard
Community Services Manager


Joanne Goodrich
Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Karen Howard, Planning & Community Services Manager
DATE: March 7, 2019
SUBJECT: Council request for modifications to the Zoning Ordinance text amendments to define and clarify the standards for mixed-use buildings in the College Hill Neighborhood Overlay District

REQUEST: Zoning Ordinance Amendments: Section 29-160, CHN College Hill Neighborhood Overlay Zoning District (*note re-codification of the City Code in April will result in a change to the Section numbering. The CHN District will be re-codified as Section 26-181 with internal paragraph re-numbering*)

PETITIONER: Department of Community Development

LOCATION: College Hill Neighborhood Overlay Zoning District

City Council Request for Modifications

At the Planning and Zoning Commission meeting on January 9, 2019, the Commission voted to recommend certain zoning code text amendments to the College Hill Neighborhood Overlay Zoning District. In summary, the zoning code text amendments forwarded to City Council for consideration would:

- Eliminate the confusing language about principal, accessory and secondary uses with regard to mixed-use buildings that made it difficult to determine which dimensional and parking standards applied;
- Add a definition of a mixed-use building and distinguish it from the definition of a residential building;
- Clearly state the parking requirements for the uses within a mixed-use building, as follows:
 - No parking required for non-residential uses. For dwelling units within mixed-use buildings, one parking stall per bedroom, but not less than one stall per dwelling unit, except as follows. For mixed-use buildings constructed prior to January 1, 2019, parking is not required for existing dwelling units. In addition, for mixed-use and commercial buildings constructed prior to January 1, 2019, parking is not required for upper floor space that is converted to residential use.
- Change the parking requirement for Multiple Dwellings to match the proposed parking requirement for residential dwelling units within a mixed-use building;

- Establish minimum and maximum setbacks for mixed-use buildings to ensure a mainstreet character as envisioned for the College Hill Business District.
- Establish building design standards for mixed-use buildings that address safe and prominent building entries, quality storefront design, and standards for high quality building materials and building articulation to match what is required for multiple dwellings within the College Hill Overlay.
- Clarify and clean-up the language for terms used for different types of dwellings to match Section 29-2, Definitions.

At their meeting on March 4, 2019, the City Council voted to make a modification to P&Z's recommended changes to the ordinance, so that the change to the parking requirements would only apply in the C-3 District. To effect this change, staff has created two separate paragraphs, one specifying the requirement for dwelling units within Mixed-Use Buildings in the C-3 District and one for dwelling units within Mixed-Use Buildings in zones other than the C-3 District. It should be noted that in the College Hill Neighborhood Overlay District, the only zones that allow mixed-use buildings are the C-3 and R-4 Districts.

In addition, to achieve the modification requested by Council, the current parking requirement for multiple dwellings will not be changed to mirror the new standard for dwelling units in a mixed-use building, but will remain the same. Multiple dwelling buildings are allowed in the R-3 and R-4 Zoning Districts and are discouraged in the C-3 District. With these modifications, the changes to the parking requirements in the College Hill Neighborhood Overlay District would only apply to mixed-use buildings in the C-3 District. Parking requirements for mixed-use buildings and for other uses in other zoning districts within the Overlay would remain the same.

Following is the section that addresses the modifications requested by City Council:

- (1) Minimum on-site parking requirements. The following standards shall apply in the College Hill Neighborhood Overlay District and shall govern if different from the requirements listed in Section 29-177, Off-street parking spaces.
 - a. Single-unit ~~residence~~ Dwelling: Two parking stalls per ~~residence~~ dwelling.
 - b. Single-unit Dwelling, renter-occupied: Two parking stalls per dwelling unit plus one additional parking stall for each bedroom in excess of two bedrooms.
 - b. Two-unit ~~residence~~ Dwelling: Two stalls per dwelling unit plus one additional stall for each bedroom in each dwelling unit in excess of two bedrooms.
 - c. Multi-unit ~~residence~~ Multiple Dwelling: Two stalls per dwelling unit plus one additional stall for each bedroom in excess of two bedrooms. One additional stall shall be provided for every five units in excess of five units for visitor parking.
 - d. Non-residential uses in the C-3 District: No parking required.
 - e. Dwelling units within Mixed-Use Buildings in the C-3 District: One parking stall per bedroom, but not less than one stall per dwelling unit, except as follows. For mixed-use buildings constructed prior to January 1, 2019, parking is not required for existing dwelling units. In addition, for mixed-use and commercial buildings constructed prior to January 1, 2019, parking is not required for upper floor space that is converted to residential use.
 - f. Dwelling units within Mixed-Use Buildings in zones other than the C-3 District: Two stalls per dwelling unit plus one additional stall for each bedroom in excess of two bedrooms. One additional stall shall be provided for every five units in excess of five units for visitor parking.

- d. *Boardinghouse/rooming house*: Five stalls plus one stall for every guest room in excess of four guest rooms.
- e. *Fraternity/sorority*: Five parking stalls plus one stall for every two residents in excess of four residents.
- f. Where fractional spaces result, the number required shall be the next higher whole number.
- g. *Bicycle accommodations*: All new multi-unit residential facilities are encouraged to provide for the establishment of bicycle racks of a size appropriate for the anticipated residential occupancy of the facility. A general suggested bike parking standard is 2 bike stalls per residential unit. For commercial projects, if lot area is available, bike racks are encouraged to be installed in conjunction with the commercial project.

A complete red-lined version of the proposed changes to the College Hill Neighborhood Overlay Zoning District is attached with new language underlined and language proposed for deletion indicated with strike-through notation.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the attached zoning code amendments.

Recommendation: Amend Section 29-160 as noted below. Underlined text is new language. Text shown with strike-through notation is to be deleted.

Sec. 29-160. - CHN, College Hill Neighborhood overlay zoning district.

General Regulations

- (a) *Boundaries.* The College Hill Neighborhood zoning district (CHN District) boundaries are shown in the College Hill Neighborhood Master Plan and legally described in Attachment A. (Said attachment is not set out at length herein but is on file in the office of the city planner.)
- (b) *Purpose and intent:* The purpose of the College Hill Neighborhood overlay zoning district is to regulate development and land uses within the College Hill Neighborhood and to provide guidance for building and site design standards, maintenance and development of the residential and business districts in a manner that complements the University of Northern Iowa campus, promotes community vitality and safety and strengthens commercial enterprise. New structures, including certain types of fences, certain modifications to existing structures and certain site improvements and site maintenance shall conform to this section.

The provisions of this section shall apply in addition to any other zoning district regulations and requirements in which the land may be classified. In the case of conflict, the most restrictive provisions shall govern unless otherwise expressly provided in this section.

(c) *Definitions.*

- (1) *Bedroom:* A room unit intended for sleeping purposes containing at least 70 square feet of floor space for each occupant. Neither closets nor any part of a room where the ceiling height is less than five feet shall be considered when computing floor area.
- (2) *Change in use:* Change in use shall include residential uses changed from single-unit to two-unit or two-unit to multi-unit or to any increase in residential intensity within a structure (i.e. change from duplex to fraternity house). The term shall also apply to changes in use classifications (i.e. residential to commercial).
- (3) *Fraternity/sorority:* Residential facilities provided for college students and sponsored by university affiliated student associations. Such facilities may contain individual or common sleeping areas and bathroom facilities but shall provide common kitchen, dining, and lounging areas. Such facilities may contain more than one unit.
- (4) *Greenway:* Open landscaped area maintained for floodplain protection, stormwater management and public access. Such area may contain pedestrian walkways or bicycle pathways but is not intended for regular or seasonal usage by motorized recreational vehicles.
- (5) *Landscaped area:* An area not subject to vehicular traffic, which consists of living landscape material including grass, trees and shrubbery.
- (6) *Lot split, property transfer:* Not a subdivision plat where a new lot is being created; includes any transfer of small segments of property or premises between two abutting properties, whether commonly owned or owned by separate parties, where one property (the "sending property") is dedicating or deeding additional land to another abutting property (the "receiving property."[]]

(7) Mixed-Use Building: A building designed for occupancy by a minimum of two different uses. Uses generating visitor or customer traffic (such as retail, restaurants, personal services) are typically located on the ground floor facing the street, whereas uses generating limited pedestrian activity (such as office or residential uses) are typically located on upper floors or behind street-fronting commercial uses.

~~(7~~ 8) *Neighborhood character:* The College Hill Neighborhood area is one of Cedar Falls' oldest and most densely populated neighborhoods. As the University of Northern Iowa has grown the original single-unit residential neighborhood surrounding the campus area has been transformed into a mixture of single-unit, duplex and multiple unit dwelling units along with a few institutional uses and other university-related uses such as fraternities and sorority houses. These various uses are contained in a variety of underlying zoning districts (i.e. R-2, R-3, R-4, Residential and C-3, commercial districts). Architectural styles vary significantly among existing building structures while differing land uses and building types are permitted in different zoning districts. When references are made in this ordinance to preservation of neighborhood character, uniformity of building scale, size, bulk and unusual or widely varying appearance are of primary concern regardless of the nature of the proposed building use.

New construction, including significant improvements to existing structures, shall be of a character that respects and complements existing neighborhood development. The following variables or criteria shall be used in determining whether a newly proposed construction or building renovation is in keeping with the character of the neighborhood:

- a. Overall bulk/size of the building;
- b. Overall height of the building;
- c. Number of proposed dwelling units in comparison to surrounding properties;
- d. Lot density (lot area divided by number of dwelling units);
- e. Off-street parking provision;
- f. Architectural compatibility with surrounding buildings.

~~(8~~ 9) *Parking area:* That portion of a parcel of land that is improved and designated or commonly used for the parking of one or more motor vehicles.

~~(9~~ 10) *Parking lot:* That area improved and designated or commonly used for the parking of three or more vehicles.

~~(10~~ 11) *Parking space, also parking stall:* An area measuring at least nine feet wide and 19 feet long for all commercial, institutional or manufacturing uses or eight feet wide and 18 feet long for residential uses only, connected to a public street or alley by a driveway not less than ten feet wide, and so arranged as to permit ingress and egress of motor vehicles without moving any other vehicle parked adjacent to the parking space.

~~(11~~ 12) *Premises:* A lot, plot or parcel of land including all structures thereon.

(13) Residential Building: Any building that is designed and/or used exclusively for residential purposes, but not including a tent, cabin or travel trailer.

~~(12~~ 14) *Residential conversion:* The alteration or modification of a residential structure that will result in an increase in the number of rooming units or dwelling units within the

residential structure. The addition or creation of additional rooms within an existing rooming unit or dwelling unit does not constitute a residential conversion.

(43 15) *Structural alteration*: Any alteration, exterior or interior that alters the exterior dimension of the structure. This provision shall apply to residential, commercial and institutional uses including churches or religious institutions.

(44 16) *Substantial improvement*: Any new construction within the district or any renovation of an existing structure, including the following:

- a. Any increase in floor area or increased external dimension of a residential or commercial structure. Additional bedrooms proposed in an existing duplex or multi-unit residence shall be considered a substantial improvement. Bedroom additions to single-unit residences shall not be considered to be a substantial improvement.
- b. Any modification of the exterior appearance of the structure by virtue of adding or removing exterior windows or doors. Repair or replacement of existing windows or doors which does not result in any change in the size, number or location of said windows and doors shall not be considered to be a substantial improvement.
- c. Any structural alteration that increases the number of bedrooms or dwelling units. Interior room additions, including bedroom additions, may be made to single-unit residential structures without requiring additional on-site parking.
- d. All facade improvements, changes, alterations, modifications or replacement of existing facade materials on residential or commercial structures. Routine repair and replacement of existing siding materials with the same or similar siding materials on existing structures shall be exempt from these regulations.
- e. Any new, modified or replacement awnings, signs or similar projections over public sidewalk areas.
- f. Any increase or decrease in existing building height and/or alteration of existing roof pitch or appearance. Routine repair or replacement of existing roof materials that do not materially change or affect the appearance, shape or configuration of the existing roof shall not be considered a substantial improvement.
- g. Any construction of a detached accessory structure measuring more than 300 sq. ft. in base floor area for a residential or commercial principal use.
- h. Any increase in area of any existing parking area or parking lot or any new construction of a parking area or parking lot, which existing or new parking area or parking lot contains or is designed to potentially accommodate a total of three or more parking stalls.
- i. Any proposed property boundary fence, which utilizes unusual fencing materials such as stones, concrete blocks, logs, steel beams or similar types of atypical or unusual fence materials. Standard chain link fences, wooden or vinyl privacy fences shall be exempt from these provisions.
- j. Demolition and removal of an entire residential, commercial or institutional structure on a property shall not be considered a substantial improvement.

(d) *Administrative review*.

(1) *Applicability*. The provisions of this section shall constitute the requirements for all premises and properties that lie within the boundaries of the College Hill Neighborhood overlay zoning district. This section and the requirements stated herein shall apply to

all new construction, change in use, structural alterations, substantial improvements or site improvements including:

- a. Any substantial improvement to any residential, commercial or institutional structure, including churches.
 - b. Any new construction, change in use, residential conversion or structural alteration, as defined herein, for any structure.
 - c. Any new building structure including single-unit residences.
- (2) In the case of emergency repairs required as the result of unanticipated building or facade damages due to events such as fire, vandalism, flooding or weather-related damages, site plan review by the planning and zoning commission and the city council will not be required for completion of said emergency repairs, provided that the extent of damages and cost of said repairs are less than 50 percent of the value of the structure. However, said emergency repairs along with cost estimates related to the extent of building structural damages shall be verified by the city planner in conjunction with the city building inspector. Said emergency repairs, to the extent possible, shall repair and re-establish the original appearance of the structure. In the event that said emergency repairs result in dramatic alteration of the exterior appearance of the structure as determined by the city planner, the owner of the property shall make permanent repairs or renovations that re-establish the original appearance of the structure with respect to facade features, window and door sizes, locations and appearances of said windows and doors within six months following completion of said emergency repairs. Said emergency repairs shall not alter the number, size or configuration of pre-existing rooms, bedrooms or dwelling units within the structure.
- (3) Submittal requirements. Applicants for any new construction, change in use, structural alteration, facade alteration, residential conversion, substantial improvement, parking lot construction or building enlargement shall submit to the city planning division an application accompanied by such additional information and documentation as shall be deemed appropriate by the city planner in order for the planning division to properly review the application. The required application for any project may include one or more of the following elements depending upon the nature of the application proposal. Some applications will require submittal of more information than other types of applications. The city planner will advise the applicant which of these items need to be submitted with each application with the goal of providing sufficient information so that decision makers can make an informed decision on each application.
- a. Written description of building proposal, whether a new structure, facade improvement, parking lot improvement, building addition, etc. The name and address of the property owner and property developer (if different) must be provided.
 - b. Building floor plans;
 - c. Building materials;
 - d. Dimensions of existing and proposed exterior building "footprint";
 - e. Facade details/exterior rendering of the structure being modified, description of proposed building design elements including but not limited to building height, roof design, number and location of doors and windows and other typical facade details;
 - f. Property boundaries, existing and proposed building setbacks;

- g. Parking lot location, setbacks, parking stall locations and dimensions along with parking lot screening details;
- h. Lot area and lot width measurements with explanation if any portion of an adjacent lot or property is being transferred to the property under consideration;
- i. Open green space areas and proposed landscaping details with schedule for planting new landscaping materials;
- j. Trash dumpster/trash disposal areas;
- k. Storm water detention/management plans.

Following submittal of the appropriate application materials as determined by the city planner, said application materials shall be reviewed by the City of Cedar Falls Planning and Zoning Commission and the City Council to determine if the submittal meets all ordinance requirements and conforms to the standards of the comprehensive plan, recognized principles of civic design, land use planning and landscape architecture. The commission may recommend and the city council may approve the application as submitted, may deny the application, or may require the applicant to modify, alter, adjust or amend the application as deemed necessary to the end that it preserves the intent and purpose of this section to promote the public health, safety and general welfare.

(e) *District requirements and criteria for review.*

- (1) Minimum on-site parking requirements. The following standards shall apply in the College Hill Neighborhood Overlay District and shall govern if different from the requirements listed in Section 29-177, Off-street parking spaces.
 - a. ~~Single-unit residence Dwelling~~: Two parking stalls per ~~residence~~ dwelling.
 - b. Single-unit Dwelling, renter-occupied: Two parking stalls per dwelling unit plus one additional parking stall for each bedroom in excess of two bedrooms.
 - b. ~~Two-unit residence Dwelling~~: Two stalls per dwelling unit plus one additional stall for each bedroom in each dwelling unit in excess of two bedrooms.
 - c. ~~Multi-unit residence Multiple Dwelling~~: Two stalls per dwelling unit plus one additional stall for each bedroom in excess of two bedrooms. One additional stall shall be provided for every five units in excess of five units for visitor parking.
 - d. Non-residential uses in the C-3 District: No parking required.
 - e. Dwelling units within Mixed-Use Buildings in the C-3 District: One parking stall per bedroom, but not less than one stall per dwelling unit, except as follows. For mixed-use buildings constructed prior to January 1, 2019, parking is not required for existing dwelling units. In addition, for mixed-use and commercial buildings constructed prior to January 1, 2019, parking is not required for upper floor space that is converted to residential use.
 - f. Dwelling units within Mixed-Use Buildings in zones other than the C-3 District: Two stalls per dwelling unit plus one additional stall for each bedroom in excess of two bedrooms. One additional stall shall be provided for every five units in excess of five units for visitor parking.
 - d. *Boardinghouse/rooming house*: Five stalls plus one stall for every guest room in excess of four guest rooms.

- e. *Fraternity/sorority*: Five parking stalls plus one stall for every two residents in excess of four residents.
- f. Where fractional spaces result, the number required shall be the next higher whole number.
- g. *Bicycle accommodations*: All new multi-unit residential facilities are encouraged to provide for the establishment of bicycle racks of a size appropriate for the anticipated residential occupancy of the facility. A general suggested bike parking standard is 2 bike stalls per residential unit. For commercial projects, if lot area is available, bike racks are encouraged to be installed in conjunction with the commercial project.

(2) Parking lot standards:

- a. All newly constructed or expanded parking lots (three or more parking stalls) shall be hard surfaced with concrete or asphalt, provided with a continuous curb, be set back a minimum five feet from adjacent property lines or public right-of-way with the exception of alleyways, in which case a three foot permeable setback will be required, and otherwise conform to all parking guidelines as specified in this section and in section 29-177 of the Zoning Ordinance. Alternative parking lot surfaces may be considered to the extent that such surfaces provide adequate storm water absorption rates, subject to city engineering review and approval, while providing an acceptable surface material and finished appearance. Gravel or crushed asphalt parking lots will not be permitted. However, other types of ecologically sensitive parking lot designs will be encouraged and evaluated on a case-by-case basis.
- b. Landscaping in parking lots shall be classified as either internal or peripheral. The following coverage requirements shall pertain to each classification:
 - 1. *Peripheral landscaping*. All parking lots containing three (3) or more parking spaces shall provide peripheral landscaping. Peripheral landscaping shall consist of a landscaped strip not less than five feet in width, exclusive of vehicular obstruction, and shall be located between the parking area and the abutting property lines. One tree for each 25 lineal feet of such landscaping barrier or fractional part thereof shall be planted in the landscaping strip. At least one tree shall be planted for every parking lot (such as a 3-stall parking lot) regardless of the lineal feet calculation. In addition to tree plantings, the perimeter of the parking lot shall be screened with shrubbery or similar plantings at least 3-feet in height as measured from the finished grade of the parking lot at the time of planting for purposes of vehicular screening. The vegetative screen should present a continuous, effective visual screen adjacent to the parking lot for purposes of partially obscuring vehicles and also deflecting glare from headlights. If landscaped berms are utilized, the berm and vegetative screening must achieve at least a 3-foot tall screen at time of installation as measured from the grade of the finished parking lot. Each such planting area shall be landscaped with grass, ground cover or other landscape material excluding paving, gravel, crushed asphalt or similar materials, in addition to the required trees, shrubbery, hedges or other planting material. Existing landscaping upon abutting property shall not be used to satisfy the requirements for said parking lot screening requirements unless the abutting land use is a parking lot.

2. *Exceptions:*
 - (a) Peripheral landscaping shall not be required for single-unit or two-unit residential structures where the primary parking area is designed around a standard front entrance driveway and/or attached or detached residential garage. However, if an open surface parking lot containing three (3) or more parking stalls is established in the rear yard of a two-unit residential structure, the perimeter landscaping/screening requirements as specified herein shall apply.
 - (b) Peripheral landscaping shall not be required for parking lots that are established behind building structures where the parking lots do not have any public street or alley frontage or is not adjacent to any open properties such as private yards, parks or similar open areas. Examples of such a parking lot would be one designed with a multiple unit apartment facility where the parking lot is encircled with building structures within the project site and where the parking lot is completely obscured from public view by building structures.
 - (c) Underground or under-building parking lots.
 - (d) Above-ground parking ramps shall provide perimeter screening as specified herein around the ground level perimeter of the parking structure.
 3. *Internal landscaping.* All parking lots measuring 21 parking stalls or more shall be required to landscape the interior of such parking lot. At least one over-story tree shall be established for every 21 parking stalls. Each tree shall be provided sufficient open planting area necessary to sustain full growth of the tree. Not less than five percent of the proposed paved area of the interior of the parking lot shall be provided as open space, excluding the tree planting areas. These additional open space areas must be planted with bushes, grasses or similar vegetative materials. Each separate open green space area shall contain a minimum of 40 square feet and shall have a minimum width dimension of a least five feet.
 4. *Exceptions:* Internal landscaping shall not be required for vehicular storage lots, trucking/warehousing lots or for automobile sales lots. However, perimeter landscaping/screening provisions, as specified herein, shall be required for all such parking areas when they are installed or enlarged in area.
 5. *Parking Garages or Parking Ramps:* All such facilities where one or more levels are established for parking either below ground or above ground and where structural walls provide for general screening of parked vehicles, internal landscaping shall not be provided.
 6. It is the intent of this regulation that in parking development sites open green space and landscape areas should be distributed throughout the parking development site rather than isolated in one area or around the perimeter of the parking lot. Trees and shrubs planted within parking areas shall be protected by concrete curbs and provide adequate permeable surface area to promote growth and full maturity of said vegetation.
- c. Parking stalls must provide a minimum separation of four feet from the exterior walls of any principal structure on the property as measured from the vehicle

(including vehicular overhang) to the nearest wall of the structure. No vehicular parking stall shall be so oriented or positioned as to block or obstruct any point of egress from a structure, including doorways or egress windows.

- d. No portion of required front or side yards in any residential (R) zoning district shall be used for the establishment of any parking space, parking area, or parking lot, except for those driveways serving a single unit or two-unit residence. For all other uses, a single driveway no more than 18 feet in width may be established across the required front and side yards, provided that side yard driveway setbacks are observed, as an access to designated rear yard parking areas. ~~unless said lot is dedicated entirely to a parking lot, in which case a wider driveway access will be allowed across the required yard area to access said parking lot.~~
- e. When a driveway or access off a public street no longer serves its original purpose as access to a garage or parking lot due to redevelopment of the property or is replaced with an alternative parking lot or parking arrangement with an alternate route of access, the original driveway access shall be re-curbed by the owner at the owner's expense and the parking/ driveway area shall be returned to open green space with grass plantings or other similar landscaping materials.
- f. Routine maintenance of existing parking areas and parking lots, including resurfacing of said areas with similar materials or with hard surfacing will be permitted without requiring review by the planning and zoning commission and city council, provided that no increase in area of said existing parking area or parking lot, or any new construction of a parking area or parking lot, which existing or new parking area or parking lot contains or is designed to potentially accommodate a total of three or more parking stalls, occurs. Any newly paved or hard surfaced parking lot, excluding those existing hard surface parking lots that are merely being resurfaced, must satisfy minimum required setbacks from the property line or alley and must provide a continuous curb around the perimeter of said improved parking lot. Hard surfacing of any existing unpaved parking area or parking lot will require an evaluation by the city engineering division regarding increased storm water run-off/possible storm water detention.

(3) Storm water drainage:

- a. Storm water detention requirements as outlined in City Code Section 27-405 and in Section 29-87 of the Zoning Ordinance shall apply to all newly developed parking lots and new building uses. In addition, said requirements shall apply to any existing parking lot that is resurfaced, reconstructed or enlarged subject to review by the city engineer. In those cases where no municipal storm sewer is readily available to serve a particular property or development site, the use of the property will be limited. The maximum allowable use that shall be permitted on any particular property or development site which is not served by a municipal storm sewer shall be limited to the following uses in Residential zoning districts: a parking lot; a single-unit residence; a two-unit residence; or a multi-unit residence. Provided, however, that the applicant shall be required to submit calculations, which shall be subject to review and approval by the city engineering division, that verify that the total impervious surface area on the particular property or development site that will exist immediately following completion of the proposed new development shall be no greater than the total impervious surface area on the particular property or development site that existed immediately prior to the proposed new development.

- b. Soil erosion control: At the time of new site development, including parking lot construction, soil erosion control measures must be installed on the site in conformance with city engineering standards. Said soil erosion measures must be maintained until the site is stabilized to the satisfaction of the city engineering division.

(4) Open space/landscaping requirements:

- a. Principal permitted uses within the district shall provide minimum building setbacks as required in the zoning ordinance. With the exception of construction periods said required front and side setback areas (required yards) shall be maintained with natural vegetative materials and shall not be obstructed with any temporary or permanent structure, on-site vehicular parking including trailers or recreational vehicles, nor disturbed by excavations, holes, pits or established recreational areas that produce bare spots in the natural vegetation.
- b. Driveways measuring no more than 18 feet in width, sidewalks and pedestrian access ways measuring no more than six feet in width may be established across the required front and side yard areas.
- c. All newly constructed office or institutional buildings in the R-3 or R-4 districts and all newly constructed single unit dwellings, two-unit dwellings, or ~~multi-unit~~ multiple dwellings residential structures in residential or commercial districts shall provide on-site landscaping within the required yard areas or in other green space areas of the property at the rate of 0.04 points per square foot of total lot area of the site under consideration for the proposed residential development or improvement. Landscaping shall consist of any combination of trees and shrubbery, subject to review and approval by the planning and zoning commission and the city council. In addition to these requirements, parking lot plantings and/or screening must be provided as specified herein. Plantings must be established within one year following issuance of a building permit. This provision shall not apply to ~~commercial uses or commercial structures~~ commercial or mixed-use buildings established in the C-3, commercial district.
- d. Measured compliance: The following landscaping point schedule applies to required landscaping in all zoning districts within the College Hill Neighborhood overlay district with the exception of commercial uses in the C-3 commercial business district, and shall be used in determining achieved points for required plantings. The points are to be assigned to plant sizes at time of planting/installation.

<i>Over-Story Trees:</i>	
4-inch caliper or greater	100 points
3-inch caliper to 4-inch caliper	90 points
2-inch caliper to 3-inch caliper	80 points
1-inch caliper to 2-inch caliper	60 points

<i>Under-Story Trees:</i>	

2-inch caliper or greater	40 points
1½-inch caliper to 2-inch caliper	30 points
1-inch to 1½-inch caliper	20 points

<i>Shrubs:</i>	
5-gallon or greater	10 points
2-gallon to 5-gallon	5 points

<i>Conifers:</i>	
10-foot height or greater	100 points
8-foot to 10-foot height	90 points
6-foot to 8-foot height	80 points
5-foot to 6-foot height	40 points
4-foot to 5-foot height	30 points
3-foot to 4-foot height	20 points

(5) Fences/retaining walls:

- a. Fences shall be permitted on properties in accordance with the height and location requirements outlined in section 29-86 of the Zoning Ordinance. Zoning/land use permits shall be required for fences erected within the district.
- b. Any existing fence or freestanding wall that is, in the judgment of the building inspector, structurally unsound and a hazard to adjoining property shall be removed upon the order of the building inspector.
- c. Retaining walls may be installed on property as a measure to control soil erosion or storm water drainage. However, said retaining walls shall be permitted only after review and approval by the city engineer.

- (6) Detached accessory structures. All newly constructed detached accessory structures or expansions of existing detached accessory structures exceeding 300 sq. ft. in base floor area proposed to be situated on residential or commercial properties shall be subject to review and approval by the planning and zoning commission and city council. Maximum allowable building height, size and location requirements for accessory structures as specified in section 29-115 shall apply. In addition to those standards, proposed detached accessory structures or expanded structures larger than 300 sq. ft. in area shall be designed in such a manner as to be consistent with the architectural style of the principal residential or commercial structure on the property. Similar building materials, colors, roof lines, roof pitch and roofing materials shall be

established on the accessory structure to match as closely as possible those elements on the principal structure. In addition, vertical steel siding along with "metal pole barn" type construction shall not be allowed.

- (7) No existing single-unit residential structure in the R-2 district shall be converted or otherwise structurally altered in a manner that will result in the creation or potential establishment of a second dwelling unit within the structure.
 - (8) No ~~duplex (two-unit)~~ two-unit dwelling or ~~multi-unit~~ multiple dwelling shall add dwelling units or bedrooms to any dwelling unit without satisfying minimum on-site parking requirements. If additional parking spaces are required, the entire parking area must satisfy parking lot development standards as specified herein.
 - (9) No portion of an existing parcel of land or lot or plot shall be split, subdivided or transferred to another abutting lot or parcel for any purpose without prior review and approval by the city planning and zoning commission and the city council. Land cannot be transferred or split from one lot or property to be transferred to another for purposes of benefiting the "receiving" property while diminishing the minimum required lot area, lot width or building or parking lot setback area of the "sending" property. Such lot transfer or split shall not create a nonconforming lot by virtue of reduction of minimum required lot area, lot width or reduction of minimum required building or parking lot setbacks. Said lot transfer or split shall not affect any existing nonconforming property by further reducing any existing nonconforming element of the lot or property including lot area, lot width or building or parking lot setbacks in order to benefit another abutting property for development purposes. This provision shall not apply to those instances where separate lots or properties are being assembled for purposes of new building construction where existing structures on the assembled lots will be removed in order to accommodate new building construction.
 - (10) Site plan revisions/amendments: All changes, modifications, revisions and amendments made to development site plans that are deemed to be major or substantial by the city planner shall be resubmitted to the planning and zoning commission in the same manner as originally required in this section. Examples of major or substantial changes shall include but are not limited to changes in building location, building size, property size, parking arrangements, enlarged or modified parking lots, open green space or landscaping modifications, setback areas or changes in building design elements.
 - (11) Trash dumpster/trash disposal areas must be clearly marked and established on all site plans associated with new development or redevelopment projects. No required parking area or required parking stalls shall be encumbered by a trash disposal area.
 - a. Large commercial refuse dumpsters and recycling bins serving residential or commercial uses shall be located in areas of the property that are not readily visible from public streets. No such dumpster or bin shall be established within the public right of way. All dumpsters and bins shall be affixed with a solid lid covering and shall be screened for two purposes: (1) visual screening; and (2) containing dispersal of loose trash due to over-filling. Screening materials shall match or be complementary to the prevailing building materials.
- (f) *Design review.* Any new construction, building additions, facade renovations or structural alterations to commercial or residential structures, or substantial improvements to single-unit residences that, in the judgment of the city planner, substantially alters the exterior

appearance or character of permitted structures shall require review and approval by the Cedar Falls Planning and Zoning Commission and City Council.

(1) *Criteria for review:*

- a. Applications involving building design review. Neighborhood character, as herein defined, shall be considered in all.
- b. The architectural character, materials, textures of all buildings or building additions shall be compatible with those primary design elements on structures located on adjoining properties and also in consideration of said design elements commonly utilized on other nearby properties on the same block or within the immediate neighborhood.
- c. Comparable scale and character in relation to adjoining properties and other nearby properties in the immediate neighborhood shall be maintained by reviewing features such as:
 1. Maintaining similar roof pitch.
 2. Maintaining similar building height, building scale and building proportion.
 3. Use of materials comparable and similar to other buildings on nearby properties in the immediate neighborhood.
- d. Mandated second entrances or fire escapes established above grade shall not extend into the required front yard area.
- e. Existing entrances and window openings on the front facades and side yard facades facing public streets shall be maintained in the same general location and at the same general scale as original openings or be consistent with neighboring properties.
- f. Projects involving structural improvements or facade renovations to existing structures must provide structural detail and ornamentation that is consistent with the underlying design of the original building.
- g. The primary front entrances of all residential buildings shall face toward the public street. Street frontage wall spaces shall provide visual relief to large blank wall areas with the use of windows or doorways and other architectural ornamentation.

(2) *Building entrances for ~~multi-unit residential~~ multiple dwellings.* Main entrances should be clearly demarcated by one of the following:

- a. Covered porch or canopy.
- b. Pilaster and pediment.
- c. Other significant architectural treatment that emphasizes the main entrance. Simple "trim" around the doorway does not satisfy this requirement.

(3) *Building scale for ~~multi-unit residential~~ multiple dwellings.* Street facing walls that are greater than 50 feet in length shall be articulated with bays, projections or alternating recesses according to the following suggested guidelines:

- a. Bays and projections should be at least 6 feet in width and at least 16 inches, but not more than 6 feet, in depth. Recesses should be at least 6 feet in width and have a depth of at least 16 inches.

- b. The bays, projections and recesses should have corresponding changes in roofline or, alternatively, should be distinguished by a corresponding change in some architectural elements of the building such as roof dormers, alternating exterior wall materials, a change in window patterns, the addition of balconies, variation in the building or parapet height or variation in architectural details such as decorative banding, reveals or stone accents.
- (4) *Building scale for commercial buildings and mixed-use buildings.* The width of the front façade of new commercial and mixed-use buildings shall be no more than 40 feet. Buildings may exceed this limitation if the horizontal plane of any street-facing façade of a building is broken into modules that give the appearance or illusion of smaller, individual buildings. Each module should satisfy the following suggested guidelines that give the appearance of separate, individual buildings:
- a. Each module should be no greater than 30 feet and no less than 10 feet in width and should be distinguished from adjacent modules by variation in the wall plane of at least 16 inches depth. For buildings 3 or more stories in height the width module may be increased to 40 feet.
 - b. Each module should have a corresponding change in roof line for the purpose of separate architectural identity.
 - c. Each module should be distinguished from the adjacent module by at least one of the following means:
 - 1. Variation in material colors, types, textures
 - 2. Variation in the building and/or parapet height
 - 3. Variation in the architectural details such as decorative banding, reveals, stones or tile accent
 - 4. Variation in window pattern
 - 5. Variation in the use of balconies and recesses.
- (5) *Balconies and exterior walkways, corridors and lifts serving multi-unit residences.*
- a. Exterior stairways refer to stairways that lead to floors and dwelling units of a building above the first or ground level floor of a building. Exterior corridors refer to unenclosed corridors located above the first floor or ground level floor of a building. Balconies and exterior stairways, exterior corridors and exterior lifts must comply with the following:
 - 1. Materials must generally match or be complementary to the building materials utilized on that portion of a building where the exterior corridor or balcony is established.
 - 2. Unpainted wooden materials are expressly prohibited.
 - 3. Stained or painted wood materials may only be utilized if said material and coloration is guaranteed for long term wear and the material is compatible with the principal building materials on that portion of the building where the exterior corridor is established.
 - 4. The design of any balcony, exterior stairway, exterior lift or exterior corridor must utilize columns, piers, supports, walls and railings that are designed and constructed of materials that are similar or complementary to the design and materials used on that portion of the building where the feature is established.

5. Exterior stairways, exterior lifts, corridors and balconies must be covered with a roof similar in design and materials to the roof over the rest of the structure. Said roof shall be incorporated into the overall roof design for the structure. Alternatively, such features (stairways, lifts, corridors or balconies) may be recessed into the façade of the building.
 6. Exterior corridors may not be located on a street-facing wall of the building.
- b. Exterior fire egress stairways serving second floor or higher floors of multi-unit residences shall be allowed according to city requirements on existing buildings that otherwise are not able to reasonably satisfy city fire safety code requirements, provided the fire egress stairway or structure is not located on the front door wall of a building that faces a street. All such egress structures that are located on the front door wall of a building that faces a street, whether new or replacement of an existing egress structure, shall be subject to review by the commission and approval by the city council. Areas of review shall be general design, materials utilized and location of the proposed egress structure. On corner lots, if a side street-facing mandated access is necessary and other options are unavailable, the side-street facing wall shall be used for this egress structure. In any case, fire egress stairways must utilize similar materials as outlined above; i.e., no unpainted wooden material shall be allowed.

(6) *Building materials for multi-unit residential dwellings.*

- a. For multiple unit dwellings, at least 30% of the exterior walls of the front facade level of a building must be constructed with a masonry finish such as fired brick, stone or similar material, not to include concrete blocks and undressed poured concrete. Masonry may include stucco or similar material when used in combination with other masonry finishes. The following trim elements shall be incorporated into the exterior design and construction of the building, with the following recommended dimensions to be evaluated on a case-by-case basis:
1. Window and door trim that is not less than 3 inches wide.
 2. Corner boards that are not less than 3 inches wide unless wood clapboards are used and mitered at the corners.
 3. Frieze boards not less than 5 inches wide, located below the eaves.
- b. For commercial and mixed-use buildings, street-facing facades shall be comprised of at least 30% brick, stone, or terra cotta. These high quality materials should be concentrated on the base of the building. In the C-3 District, on street-facing facades, a minimum of 70% of the ground level floor between 2 and 10 feet in height above the adjacent ground level shall consist of clear and transparent storefront windows and doors that allow views into the interior of the store. Exceptions may be allowed for buildings on corner lots where window coverage should be concentrated at the corner, but may be reduced along the secondary street façade. The bottom of storefront windows shall be no more than 2 feet above the adjacent ground level, except along sloping sites, where this standard shall be met to the extent possible so that views into the interior of the store are maximized and blank walls are avoided.
- b-c. Any portion of a building with a side street façade must be constructed using similar materials and similar proportions and design as the front facade.

- ~~e. In those cases where the developer of the property chooses not to utilize at least 30% masonry finish as specified above, the developer shall be required to incorporate building scale specifications outlined in subsection (f)(3) of this section, pertaining to articulation of bays, projections and recesses.~~
 - d. Exposed, unpainted or unstained lumber materials are prohibited along any facade that faces a street-side lot line (i.e., public street frontage).
 - e. Where an exterior wall material changes along the horizontal plane of a building, the material change must occur on an inside corner of the building.
 - f. For buildings where the exterior wall material on the side of the building is a different material than what is used on the street facing or wall front, the street facing or wall front material must wrap around the corners to the alternate material side of the building at least 3 additional feet.
 - g. Where an exterior wall material changes along the vertical plane of the building, the materials must be separated by a horizontal band such as a belt course, soldier course, band board or other trim to provide a transition from one material to another.
- (g) *Commercial district.* The College Hill Neighborhood commercial district is defined by the boundaries of the C-3, commercial zoning district. The district is made up primarily of commercial buildings and mixed-use buildings. ~~uses as the principal uses on individual properties.~~ However, some properties are occupied or may be occupied in the future by residential buildings. ~~uses that serve as the principal permitted use on individual properties.~~ Residential buildings ~~uses established on individual properties as the principal use~~ are to be discouraged due to the limited area available for commercial uses. Standards for residential buildings are set forth below. Dwelling units are permitted on upper floor(s) of mixed-use buildings, as set forth below. Certain uses are considered conditional uses or prohibited uses in the College Hill Neighborhood commercial district, as specified below. ~~In some cases residential uses may be contained within principal commercial uses and in such cases the residential uses are considered to be secondary or accessory uses to the principal commercial use on the property.~~
- (1) ~~Principal permitted~~ Residential buildings ~~uses~~ are only allowed ~~able~~ within the commercial district subject ~~only~~ to planning and zoning commission and city council review and approval. In general, ~~principal permitted residential uses such uses~~ are to be discouraged ~~from being established~~ within the commercial district due to the limited area available for commercial establishments. In those cases where a residential building use is permitted and said use serves as the principal use on an individual ~~property~~, that residential use will be governed by minimum lot area, lot width and building setback requirements as specified in the R-4, Residential zoning district. In addition, all other applicable requirements pertaining to substantial improvements or new construction of any ~~principal permitted~~ residential use shall conform to the requirements of this section, including on-site parking, landscaping, and building setbacks, with no vehicular parking allowed in the required front and side yards, said required yards being those as defined within the R-4, Residential district.
 - (2) ~~Secondary or accessory residential uses to be established on the upper floors of principal permitted commercial uses are allowed. On-site parking will not be required for secondary, accessory residential uses.~~ Residential dwelling units are allowed on upper floors of a mixed-use building. However, no accessory or secondary residential use dwelling unit may be established on the main floor or street level floor. To provide

safe access for residents of the building, there must be at least one main entrance on the street-facing façade of the building that provides pedestrian access to dwelling units within the building. Access to dwelling units must not be solely through a parking garage or from a rear or side entrance.

- (3) To foster active street frontages, non-residential and mixed-use buildings must be placed to the front and corner of lots, and set back a minimum of 0 feet and maximum of 15 feet from street-side lot lines. The ground floor floor-to-structural ceiling height shall be 14 feet minimum. Entries to individual ground floor tenant spaces and entries to common lobbies accessing upper floor space shall open directly onto public sidewalks or publicly-accessible outdoor plazas. Thresholds at building entries shall match the grade of the adjacent sidewalk or plaza area. Entries on street-facing facades shall be sheltered by awnings or canopies that project a minimum of four feet from the building façade and must be a minimum of 8 feet above the adjacent sidewalk.

~~of any storefront or commercial shop front of a principal permitted commercial building structure within the C-3, commercial district. Planning and zoning commission and city council review relating to the establishment of secondary or accessory residential uses shall not be required unless the property owner proposes to utilize any portion of the ground floor area of a commercial use on a property for residential purposes.~~

- (3-4) Conditional uses. The following uses may be allowed as a conditional use subject to review and approval by the planning and zoning commission and the city council. The proposed use must conform to the prevailing character of the district and such use shall not necessitate the use of outdoor storage areas. In addition such conditional uses must not generate excessive amounts of noise, odor, vibrations, or fumes, or generate excessive amounts of truck traffic. Examples of uses that may be allowed subject to approval of a conditional use permit are:

- a. Printing or publishing facility;
- b. Limited manufacturing activity that is directly related to the operation of a retail business conducted on the premises;
- c. Home supply business.

- (5) Prohibited uses. In all cases the following uses will not be allowed within the C-3, commercial district either as permitted or conditional uses:

- a. Lumber yards;
- b. Used or new auto sales lots and displays;
- c. Auto body shop;
- d. Storage warehouse or business;
- e. Mini-storage warehouse;
- f. Sheet metal shop;
- g. Outdoor storage yard;
- h. Billboard signs.

- (5-6) Signage. Typical business signage shall be permitted without mandatory review by the planning and zoning commission and approval by the city council unless a proposed sign projects or extends over the public right-of-way, or a free-standing pole

sign is proposed which is out of character with the prevailing height or size of similar signs, in which case planning and zoning commission review and approval by the city council shall be required. All signage within the district shall conform to the general requirements of the Cedar Falls Zoning Ordinance, with the exception that excessively tall free-standing signs (i.e., 30 feet or more in height) shall not be allowed.

Exterior mural wall drawings, painted artwork and exterior painting of any structure within the commercial district shall be subject to review by the planning and zoning commission and approval by the city council for the purpose of considering scale, context, coloration, and appropriateness of the proposal in relation to nearby facades and also in relation to the prevailing character of the commercial district.



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
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MEMORANDUM Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Iris Lehmann, Planner II
Karen Howard, Planning & Community Services Manager
DATE: March 7, 2019
SUBJECT: Site Plan Review: 302 Main Street and 123 E 3rd Street
PROJECT: SP19-003

REQUEST: Request to approve the Site Plan for 302 Main Street and 123 E 3rd Street

PETITIONER: River Place Properties II, LC – owner; AXIOM Consultants; Shive-Hattery

LOCATION: 302 Main Street and 123 E 3rd Street – Former Wells Fargo Site

PROPOSAL

The applicant proposes to redevelop the former Wells Fargo site at the corner of Main Street and 3rd Street into two new mixed-use buildings. The property is just over 0.5 acres in area and is located in the C-3, commercial zoning district and is also located within the Central Business District Overlay Zoning District (CBD).

The proposal includes a three-story building and a six-story building. The three-story building, 302 Main Street, has approximately 6,600 square feet of commercial space with a drive-through on the first floor and approximately 15,200 square feet of office space proposed on the second and third floors. The six story building, 123 E 3rd Street, will include below-grade structured parking, approximately 9,200 square feet of first floor commercial space, second floor structured parking with the potential for some additional office space, and a total of 25 residential units on the third through sixth floors. A one-way city alley separates the two proposed buildings. See images below for existing and proposed site layouts.



BACKGROUND

The Wells Fargo building was built in 1910 as a two-story building in the Colonial Revival style. The Wells Fargo building was significantly modified in 1963 when the second floor was removed. Through this remodel the building lost its historic identity and was thereafter out of character with the rest of the district reading visually as modern infill. The former bank had a private surface parking lot and drive-through on the lot across the alley to the east. The building, which is currently being demolished, was not eligible for the National Register of Historic Places either individually or as a contributing building in the Cedar Falls Downtown Historic District (State Inventory Form 01-13391). The demolition of this building and redevelopment of this site will not detract from the Downtown's National Historic District status. The site was purchased by River Place Properties II, LC in June of 2018.

A courtesy mailing was sent to neighboring property owners on Tuesday, March 5th.

ANALYSIS

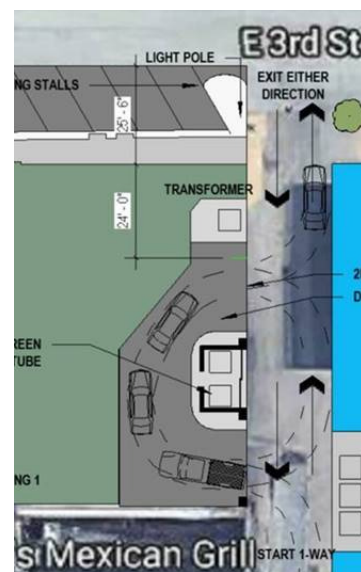
All new building construction on properties located in the Central Business District must be reviewed by the Planning & Zoning Commission and approved by the City Council. This proposal qualifies as a substantial improvement under Section 29-168 CBD, Central Business District Overlay. This review entails a site plan review and an architectural design review for architectural compatibility with surrounding structures. Following is a review of proposed buildings according to the zoning ordinance standards:

- a) Proposed Use: The proposed commercial, office, and residential uses are permitted in the C-3 Commercial district. **Uses permitted.**
- b) Setbacks: There are no building setbacks in the C-3 Commercial district. Both proposed buildings will be built to their property lines with the exception of the west side of 123 E 3rd Street whose first floor will be setback 4 feet from the alley. This 4-foot setback effectively increases the alley width from 16 to 20 feet, which would create a space wide enough to allow for two-way traffic along this section, provided that the property owner grants a no-build easement. **Setbacks satisfied.**

c) Parking/Access:

302 Main Street is comprised of commercial and office spaces. This building is not required to provide on-site parking and no private off-street parking is being proposed on the property at 302 Main Street. **Parking requirements are met for the 302 Main Street building.**

Proposed Drive-through: The applicant is proposing a drive-through off of the alley to serve the financial institution use anticipated in one of the ground floor commercial spaces (see image of the proposal to the right). The Central Business District Overlay and C-3

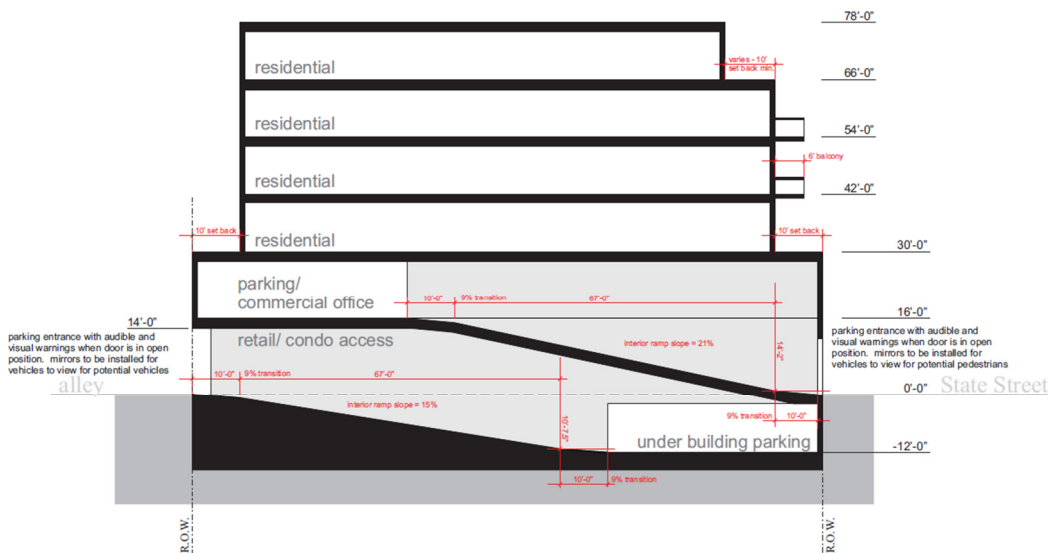


zoning district allows drive-through facilities. Per city code a bank drive-through must “provide three stacking spaces per teller” (Sec. 29-177, 4). The proposal meets that requirement. However, the drive-through can only function in this location by utilizing the public alley for access. The alley in question is a one-way, 16-foot-wide alley that circulates traffic from north to south, similar to the other alleys located in the first block east of Main Street. To access the proposed drive-through, customers will have to drive south off of 3rd Street and loop back north through the drive-through to access the service window. Drivers would then need to loop back south along the alley to exit.

Staff had concerns about potential congestion and traffic circulation issues on this narrow one-way alley with the added traffic from a drive-through and from the underground parking level for the 123 E 3rd Street building. To provide for better traffic circulation for both buildings the applicant is proposing to set back the first floor of the 123 E 3rd Street building four feet from the alley and grant a no-build easement/public access easement for this area. This would effectively create a 20-foot wide section of the alley between the new buildings that could accommodate two-way traffic. Staff is open to permitting two-way traffic along the north half of the alley with appropriate directional signage and the no-build/public access easement to accommodate the drive-through and to allow better traffic circulation for the resident parking in the lower level of the 123 E 3rd Street building. However, staff recommends that language be added to the development agreement with the property owner that would allow the City to impose additional conditions or modifications to the drive-through, such as time restrictions, additional signage, or design modifications, if traffic congestion from the drive-through poses a safety issue for pedestrians or undue traffic congestion in the future. In addition, if the use of the ground floor space ever changes, staff recommends that the drive-through use be discontinued, unless subsequently reviewed and approved by the City Council for the new use. With these terms in the agreement staff would support the drive-through as proposed.

123 E 3rd Street is comprised of commercial, office, and residential uses. No parking is required for the commercial and office portions of the building but parking for the residential units is required. The off-street parking requirement for the residential use is two parking spaces per dwelling unit, plus one additional parking space for each bedroom in each dwelling unit in excess of two bedrooms. One additional stall must be provided for every five units in excess of five units for visitor parking (Sec. 29-177, 12B). The applicant is

proposing
25 two-
bedroom



east/ west building section looking north through ramped parking access

condominiums. Per city code 50 parking spaces are required for the residents and 4 spaces for visitors. The applicant is proposing to provide 50 on-site parking stalls. All parking spaces will be located within the building with 31 in an underground garage and 19 on the second floor. These numbers include two ADA compliant stalls in each parking area. The parking spaces will each be 8' x18' with access from a 24-foot wide two-way aisle within the structure. The minimum size requirements for residential parking areas are met. In addition, the applicant is proposing to add 11 on-street parking spaces along the south side of E 3rd Street, directly north of the building, and two on-street parking spaces along the west side of State Street next to the building. This would create 11 new public parking spaces for the downtown district, which more than accommodates the visitor parking requirements for the site. Access to the underground parking garage will be from the alley while access to the second floor parking garage will be from State Street. See cross-section illustration on the previous page. For safety both parking entrances will be equipped with audible and visual warnings when doors are in the open position. Mirrors will also be installed to help vehicles see passing pedestrians. **Parking requirements are met for the 123 E. 3rd Street Building.**

As noted in the earlier parking analysis of 302 Main Street, there is concern from staff regarding the potential congestion in the alley. In addition to the drive-through, the entrance to the underground garage will be accessed from the alley. Previously, the alley was open to the parking area and drive-through for Wells Fargo, so traffic circulation was not as constrained as it will be with the proposed buildings. A common use for alleys in commercial areas is to provide a place for trucks to deliver goods to businesses so not to interrupt traffic flow on main streets. With commercial businesses like Pablo's Mexican Grill directly to the south of this site, this phenomenon occurs quite frequently at this location. The proposed increase in the alley width with the no-build easement proposed by the applicant will allow two-way traffic along the north half of the alley, which will help to mitigate potential conflicts if the alley is blocked by delivery trucks on the southern portion of the alley. However, all future users of the alley will need to make an effort to be "good neighbors" to ensure that adequate traffic circulation is maintained.

Parking Impact Analysis: A parking study was recently completed for the downtown district by WGI. Since this project was under review by City staff, the City requested that the parking consultant provide a parking impact analysis for the project. This report is included in the Planning & Zoning Commission packet. In the analysis, the consultant reports that at the seasonal peak demand hour during the holiday shopping season in mid-December, the proposed uses within the building may generate parking demand for approximately 82 parking spaces (93 parking spaces, if a restaurant locates in the larger space in the 123 E. 3rd Street building). While on these peak dates, the parking demand may exceed the 61 parking spaces provided for the proposed project, the report notes that the parking demand model projects maximum demand on the busiest days of the year, which may only happen a few times per year. The report also notes that the downtown parking study documented that "the existing River Place surface parking lot shows consistent parking availability during all times of the day and on weekends. The average parking availability in the River Place lot was 89 open parking spaces during the typical lunch period and an average of 60 spaces open during typical evening periods." The consultant concludes that there is sufficient developer-controlled private parking to support the proposed project on the former Wells Fargo site. In addition, the report notes that the net gain of 11 public parking spaces along 3rd and State Streets will benefit the entire area.

Staff notes that in addition to the private off-street parking in the area controlled by the developer, there are public parking lots and on-street parking in the downtown area that are intended to provide for the parking needs of the district. As shown in the larger parking study completed by the consultant, which has been posted on the City's website, there are currently a significant number of additional long-term parking spaces available even during peak times within 2 blocks of Main Street. As the City implements the recommendations of the parking study to more carefully manage the public parking, it will become more difficult for long term parkers, such as employees, to utilize the prime on-street parking spaces intended for customers. They will be more likely to take advantage of the free 24-hour parking located within 2 blocks of their workplace. **Staff finds that the significant captive market benefits of additional employees and residents that will result from the development of these new buildings will be a significant benefit to the downtown area with little impact to parking availability.**

- d) Open Space/Landscaping: There are no open green space requirements in the C-3 Commercial district. Although both buildings utilize the entirety of their site, both provide open roof spaces for tenant usage through both balconies and green roofs. In addition the applicant will replace the three street trees along Main Street, add one tree along E 3rd Street, and replace one street tree along State Street. **Open Space/Landscaping requirement satisfied.**

- e) Sidewalks/Recreational Accommodations: With construction of the new buildings, it is anticipated that the alley and the public sidewalks will need to be reconstructed. The applicant will be responsible for replacing sections of the sidewalks and portions of the alley that are damaged due to construction of the site. Engineering plans for this work have been submitted with this proposal. The replacement of the sidewalk along Main Street and the addition of the public parking spaces along 3rd street will be coordinated with the City and will be consistent with the planned streetscape design for the area, including decorative paving and lighting. Reconstruction of 3rd Street is in the City's Capital Improvements Program and planned in 2020, so ideally street reconstruction will coincide with construction of the 123 E. 3rd Street building. Bike racks will be provided near the State Street entrance to the residential units of 123 E 3rd Street. **Sidewalk/Recreational Accommodations satisfied.**

- f) Building Design: Section 29-168(h), Central Business Overlay District requires a design review of various elements to ensure that the proposed improvements are architecturally compatibility with surrounding structures.
 - a) **Proportion**: *"The relationship of width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building. An effort should be made to generally align horizontal elements along a street frontage, such as cornice lines, windows, awnings and canopies. The relationship of width and height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building. Particular attention must be given to the scale of street level doors, walls and windows. Blank walls at the street level are to be discouraged. Elements such as windows, doors, columns, pilasters, and changes in materials, artwork, or other architectural details that provide visual interest must be distributed across the façade in a manner consistent with the overall design of the building."*

The C-3 Commercial District has a building height limitation of 165 feet or three times the width of the road the building faces, whichever is greater. 302 Main Street is proposed to be approximately 42 feet in height (at the tallest point) and 123 E 3rd Street is proposed to be 78 feet tall. **These buildings meet the height requirement of the C-3 Zoning District.** This property is also located within the Central Business Overlay Zoning District. The overlay district does not have a specific height limitation for buildings, but it does call for reviewing the scale of a proposed building in relation to nearby properties. Most of the buildings along the “parkade” are two or three stories in height. Recent buildings along State Street are 3 to 4-stories in height. The Hampton Inn under construction along 1st Street will be 6 stories in height.

302 Main Street is located along the historic spine of the downtown district. As shown in the illustration below, the building will be three stories tall with a portion of the building’s third story, along Main Street, stepped back approximately 10 feet from the lower story façade. In keeping with traditional mainstreet character, the corner of the block is anchored by a taller façade. The step back visually reduces the scale of the remainder of the façade along Main Street to two stories as the 3rd story will recede from view at the pedestrian level. The proposed design does an admirable job of aligning the horizontal elements along the Main Street frontage, with cornice lines and windows creating a consistent rhythm along the street frontage. The 3rd Street façade of this building will be three stories tall. This additional height will create a good transition to the taller building proposed at 123 E 3rd Street.



West Elevation



North Elevation

The proposed 123 E 3rd St building is a six-story building approximately 78 feet tall. To visually reduce the scale of the building, the applicant is proposing two setbacks: a 10-foot setback above the 2nd floor and another 10-foot setback above the 5th floor.

This technique is a common practice used to help taller buildings blend into street frontages with lower scale buildings. From a pedestrian perspective walking along 3rd or State Street (see perspective drawing below), the floors above the second story will recede from view, giving the general feel of a two-story building.

The 6th floor of the building will be setback another 10 feet so that at street level (see image to the right), the 6th story will not be visible at all and even from a distance will recede from view. It should be noted that the step backs create the possibility for upper floor terraces that can become attractive outdoor amenities for building residents. This will be the tallest building in this area of the downtown. The next largest buildings being 401 Main Street and several of the other River Place buildings located further to the north along State Street. Although the proposed building will be taller than neighboring buildings, particularly the one-story veterinary clinic, which is a unique standalone building located to the south and setback from the street, the applicant has made efforts to align horizontal elements and visually reduce the height of the building with the upper floor setbacks. Staff notes that with this new building, State Street will begin to fill in with a more consistent and attractive street wall with active storefronts, similar to Main Street, which will create a more pleasant and interesting place to walk and do business. **Staff finds that overall the proposed building designs will create well proportioned and visually interesting street frontages. The proposed design meets the intent of the design standard for building proportion.**



street view rendering along 3rd street

- b) **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.*

Both proposed buildings are designed with flat roofs which are consistent with the existing downtown roof shapes, pitches, and directions. **The roof shape, pitch, and direction criterion is met.**

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

The façades of both 302 Main Street and 123 E 3rd Street are designed with a pattern of alternating solid surfaces and window and door openings. The pattern of openings varies between the buildings storefronts from bay to bay to create separate storefront identities. The street facing façades include raised and recessed portions of the facade wall to interrupt the massing of the wall. **The pattern criterion is met.**

- d) **Building Composition:**

- a. *To create visual interest and visually break up long building walls, facades on buildings greater than 50 feet in length shall be divided vertically into bays. Façade bays shall be a minimum of 20 feet wide and a maximum 40 feet wide. The bays shall be distinctive but tied visually together by a rhythm of repeating vertical elements, such as window groupings, pilasters, window bays, balconies, changes in building materials and textures, and/or by varying the wall plane of the façade.*

Both 302 Main Street and 123 E 3rd Street have divided their façades into discernible bays according to the code standards. The Main Street building is shown below. The repeating rhythm of the storefront bays is particularly attractive and is consistent with the predominant mainstreet character of downtown. The upper floor windows align but create a distinctive pattern within each module across the façade. The change in materials and colors helps to further define the bays.



West Elevation (along Main St) – 302 Main St



North Elevation (along E 3rd St) – 302 Main St



North Elevation (along E 3rd St) – 123 E 3rd St



East Elevation (along State St) – 123 E 3rd St.

The building proposed at 123 E 3rd Street also has distinguishable bays. The storefront bays are generally wider than the Main Street building, but seem appropriately scaled for this larger building. Staff finds that the modulation of the base of the building coincides well with the modulation in the upper floor facades, giving the building a very symmetrical feel with the cream-colored center bay a bit narrower with equal width bays on either side. The upper floor balconies align vertically with the changes in wall plane along the base of the building. Staff notes that the westernmost bay located along the alley is narrower than the required 20 feet, but creates a bay of similar width to match the attractive chamfered (angled) corner on the northeast corner of the building. If changed, the symmetry would be lost, so staff finds that this minor variation from the standard is appropriate to the design of the building.

For both buildings the storefront level is distinguished from the upper floors by various horizontal elements, including canopies, horizontal banding, and other architectural elements. In addition, the floor-to-structural ceiling heights of the ground-level floors of both buildings meet the minimum 14-foot requirement.

Based on all these factors, staff finds the building composition criteria are met for both buildings.

- e) **Windows and Transparency:** *The size, proportion, and type of windows need to be compatible with existing neighboring buildings. A minimum of 70% of the storefront area between 2 and 10 feet in height above the adjacent ground level shall consist of clear and transparent storefront windows and doors that allow views into the interior of the store. The bottom of storefront windows shall be no more than 2 feet above the adjacent ground level, except along sloping sites, where this standard shall be met to the extent possible so that views into the interior of the store are maximized and blank walls are avoided. Exceptions may be allowed for buildings on corner lots where window coverage should be concentrated at the corner, but may be reduced along the secondary street façade, and for repurposing of buildings not originally designed as storefront buildings (e.g. re-purposing of an industrial or institutional building). Transom windows are encouraged above storefront display windows. Glazing should be clear and transparent.*

73% of the storefront level of the Main Street façade of the proposed buildings at 302 Main Street will be comprised of clear and transparent glass, in a traditional storefront configuration with a short knee wall and large display windows and transom windows above. On the 3rd Street side of the building, the storefront window coverage is 60%, which is short of the 70% requirement. However, other than the stair and elevator towers, the glazed storefront area is maximized along this secondary façade.

Therefore, staff finds that the criterion is met.

On the proposed building at 123 E. 3rd Street, 72% of the storefront level of the building is comprised of clear and transparent glass. The windows are in a modern storefront window configuration that extends all the way to the base of the building with large display windows and transom windows above. **The criterion is met.**

- f) **Materials and texture:** *The similarity or compatibility of existing materials and texture on the exterior walls and roofs of the buildings in the immediate area shall be considered in the construction or alteration of a building. A building or alteration will be considered compatible if the materials and texture used are appropriate in the context of other buildings in the immediate area. Street-facing facades shall be comprised of at least 50% brick, stone, or terra cotta. Side and rear walls shall be comprised of at least 25% brick, stone, or terra cotta. These high quality materials should be concentrated on the base of the building.*

The solid portion (not including window area) of the street-facing facades of the proposed building at 302 Main Street is comprised almost entirely of brick and limestone, with the storefront insets comprised of metal and clear and transparent glass. On the alley side of the building, the majority of the solid area of the façade is comprised of brick and the remainder with metal panels. **Criterion is met.**

54.4% of the solid portion of the 3rd Street side and 53% of the State Street façade of the proposed building at 123 E. 3rd Street will be comprised of terracotta (two colors) and limestone panels. These materials are concentrated on the base of the building, although a significant portion of the upper floor façade (not including the windows) will be black terracotta. The remainder of the upper stories will be clad in dark gray metal panels and lighter colored wood panels. The alley side of this building will be 25% terracotta. This higher quality material will be concentrated at the corner of 3rd Street and the alley, which is the most visible portion of that façade. The upper floors will be largely glass surrounded by wood and metal panels. The visible portion of the south side of the building will be comprised of terracotta panels that wrap the corner. The remainder will be concrete, which will provide the “canvas” for a future painted mural (see below). **Criterion is met, provided the proposal for a mural on the south side of the building is approved.**

- g) **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. Buildings in the CBD utilize earth and neutral tones; however, other colors can highlight the architectural features of a building and are acceptable as accents. Accents generally include trim areas and comprise up to 15% of the façade.*

Both buildings utilize a variety of earth and neutral colors to create a visually interesting

façade that is consistent with the colors found in downtown Cedar Falls. **Criterion is met.**

- h) **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 on new buildings or alterations.*

The proposed buildings are more modern in design with fewer architectural embellishments than some of the more distinctive historic facades in the district. However, there are architectural elements that provide visual relief and interest to the building facades, including raised cornices, variation in brick pattern, variation in material textures, decorative metal elements, and distinctive horizontal banding. **Staff finds that the criterion is met.**

i) **Building Entries:**

(i) Primary entries to ground floor building space and to common lobbies accessing upper floor building space shall be located along street-facing facades. For buildings with more than one street-facing façade, entries along facades facing primary streets are preferred. Building entries along rear and side facades or from parking garages may not serve as principal building entries. Buildings with more than three street-facing facades shall have building entries on at least two street-facing sides. There are numerous building entries to the storefront commercial spaces located along the street-facing facades of both buildings. The primary entrances for the 302 Main Street building are located along and oriented toward Main Street. Additional entrances are located along 3rd Street that provide access to stair and elevator towers for the building. There are also multiple storefront entrances proposed for the building at 123 E. 3rd Street along both 3rd Street and State Street. **Criterion is met.**

(ii) For buildings that contain residential dwelling units, there must be at least one main entrance on the street-facing façade that provides pedestrian access to dwelling units within the building. Access to dwelling units must not be solely through a parking garage or from a rear or side entrance. The building at 123 E. 3rd Street contains upper floor residential dwellings. The main entrance to the lobby that accesses the upper floor dwelling units is located on State Street.

(ii) For storefronts with frontage of 100 feet or more, a visible entryway shall be provided a minimum of every 50 feet. Both buildings have frontages greater than 100 feet. There are visible entrances for both buildings at least every 50 feet along Main Street, 3rd Street, and along State Street. **Criterion is met.**

(iii) Entryways into a storefront will be at grade with the fronting sidewalks. All building entries are at grade. **Criterion is met.**

(iv) Entryways shall be designed to be a prominent feature of the building. The use of architectural features such as awnings, canopies, and recessed entries are encouraged. Most of the building entries for both buildings are distinguished by and sheltered by flat canopies. A number of the entries are recessed. Staff finds that

building entries along street-facing facades are designed to be prominent features of the façade. **Criterion is met.**

- j) **Exterior mural wall drawings, painted artwork, exterior painting:** *These elements shall be reviewed to consider the scale, context, coloration and appropriateness of the proposal in relation to nearby facades and also in relation to the prevailing character of the downtown area.* An area of the south façade of the building at 123 E. 3rd Street will be visible, since the veterinary clinic is setback from the sidewalk with the street-fronting surface parking lot. Since this wall is located on the lot line, window openings are not allowed due to Building Code requirements. To create a more visually interesting façade, the applicant is proposing to commission an artist to paint a mural in this location (see illustration below). This will be a unique feature of the building. The development agreement will establish a reasonable timetable for completion of the mural after the building is constructed.



- g) **Trash Dumpsters:** Dumpster locations for both buildings are appropriately recessed within the building walls along the alley facades. Tenant access to the dumpster and recycling area is provided from the main elevator lobby in the 123 E. 3rd Street building. For the proposed building at 302 Main Street, the ground-level banking office will have direct access to the alley and the dumpster location. It appears that other tenants within the building will have to transport waste around the building to the alley.
- h) **Storm Water Management:** Engineering staff is reviewing the stormwater management plan for the proposed buildings. While detention is not required, water quality requirements apply. Additional information will be provided at the next Planning & Zoning Commission meeting.

- i) **Signage:** *Wall signs shall not exceed 10% of the total wall area, and in no case shall exceed 10% of the area of the storefront. Wall signs on storefronts shall not extend beyond or above an existing sign band or extend over or detract from the architectural features of the building facade, such as cornices, pilasters, transoms, window trim, and similar.*

Placeholders for wall signs for future tenants in both proposed buildings are included on the attached building elevation drawings. The percentages and locations meet the requirements listed above. Permits will be required prior to installation. **Criterion met.**

- j) **Utility Easement Vacation:** There are a number of utilities that will need to be moved, so existing obsolete easements will need to be vacated. Additional information will need to be noted on the site plan as required by CFU.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed site plans. Remaining technical comments are outlined below.

1. The section of 123 E 3rd Street along the alley with meters needs to be inset at least 2 feet to protect the meters from traffic along the alley.
2. On page C101 change the parking provided section to distinguish between onsite parking and the 13 on street public parking spaces
3. Utility relocations need to be reviewed/finalized by CFU.
4. Addressing needs to be reviewed and finalized.
5. 4' setback from the alley needs to be recorded as a no-build/public access easement and noted as such on the site plan.
6. Provide material samples and clearly note on site plans.
7. Need updated site plan with the latest drive-through design.
8. Provide additional stormwater management/quality information as needed per Engineering.
9. Easement vacation documentation needed.
10. Completion of a Development agreement

STAFF RECOMMENDATION

Staff recommends review and discussion of the proposed site plan and building designs by the Planning & Zoning Commission and the public at the meeting and continuation to the March 27 meeting for final review and resolution of any technical deficiencies.

PLANNING & ZONING COMMISSION

Introduction
and
Discussion
3/13/2019

Discussion
and Vote
3/27/2019



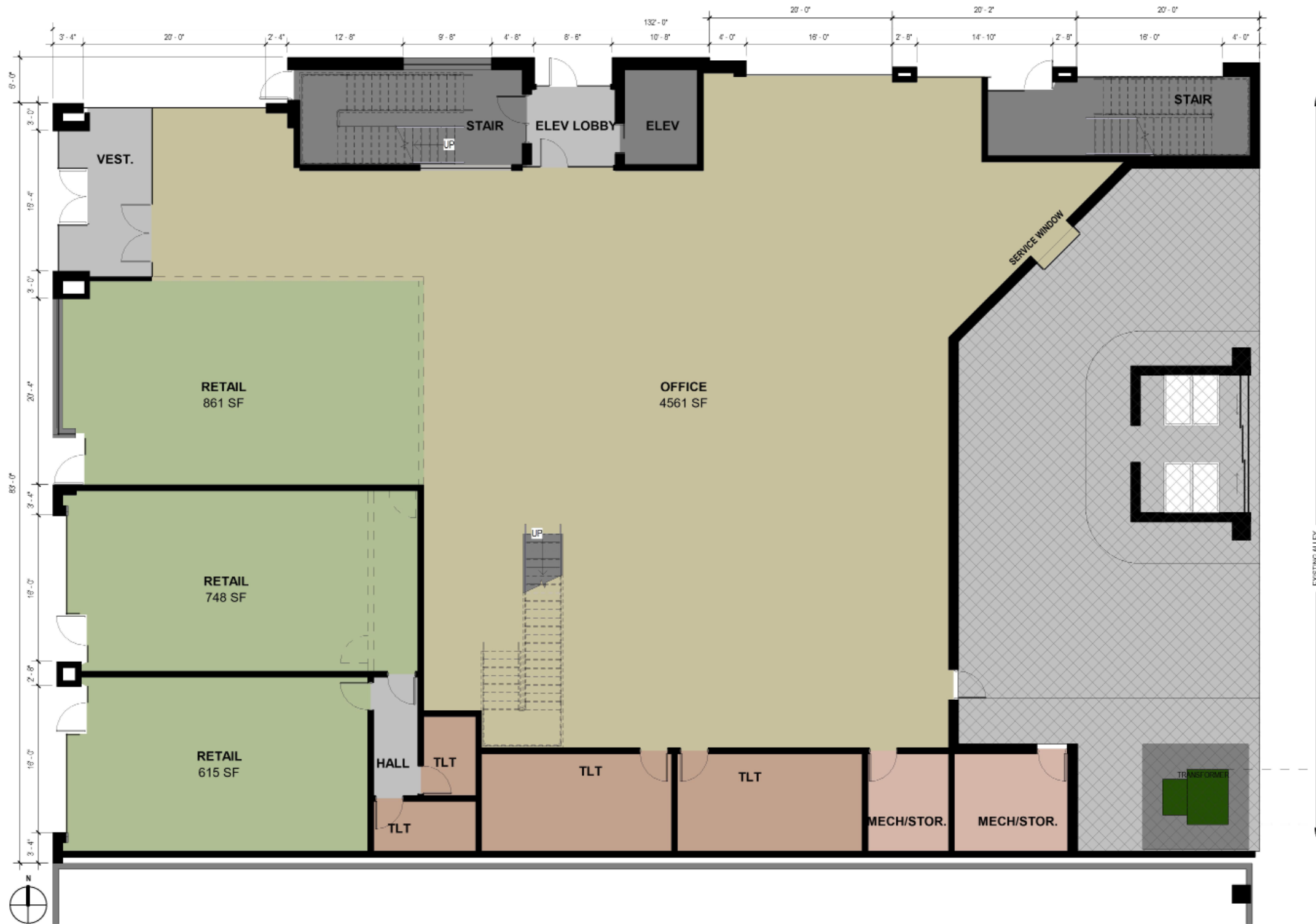
River Place Properties II - Cedar Falls, Iowa
302 Main Street - preliminary design concept



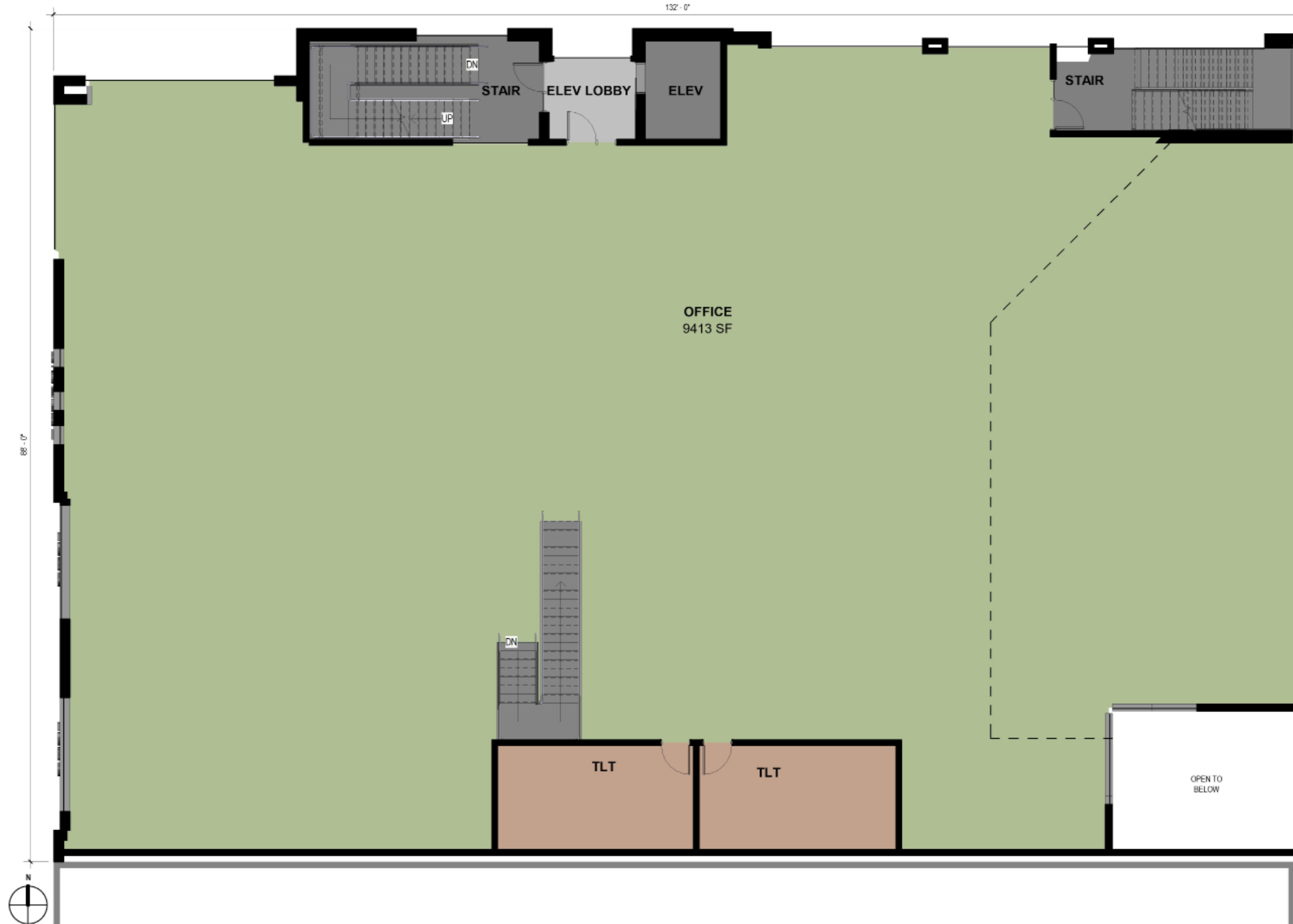
site plan
existing public parking



site plan
 proposed public parking



ground floor retail and commercial - 9,039 SF



second floor commercial - 10,870 SF



third floor commercial - 7,800 SF

3rd Street Facade

-Glazed Area: 2,837 SF (50%)

1st Floor glazing: Not less than 75% VTE

2nd & 3rd Floor glazing: Not less than 45% VTE

-Solid Area: 2,824 SF (50%)

Lime Stone: 24%

Brick: 22%

Metal Panel: 4%

-Signage - 5.4% of total wall surface

-Clear and Transparent Store front on first floor: 62%



Facebrick, final selection TBD



north elevation with heights

Main Street Facade

-Glazed Area: 1,712 SF (49%)

1st Floor glazing: Not less than 75% VTE

2nd & 3rd Floor glazing: Not less than 45% VTE

-Solid Area: 1,638 SF (51%)

Lime Stone: 19%

Brick: 31%

Metal Panel: 1%

-Signage - 4.7% of total wall surface

-Clear and Transparent Store front on first floor: 73%



Limestone, final selection TBD

1 @ 24 sf Signage = 3.25% of wall 1 @ 37 sf Signage = 6% of wall 2 @ 17 sf Signage = 2.7% of wall



west elevation with heights

Alley Facade

-Glazed Area: 505 SF (14%)

1st Floor glazing: Not less than 75% VTE

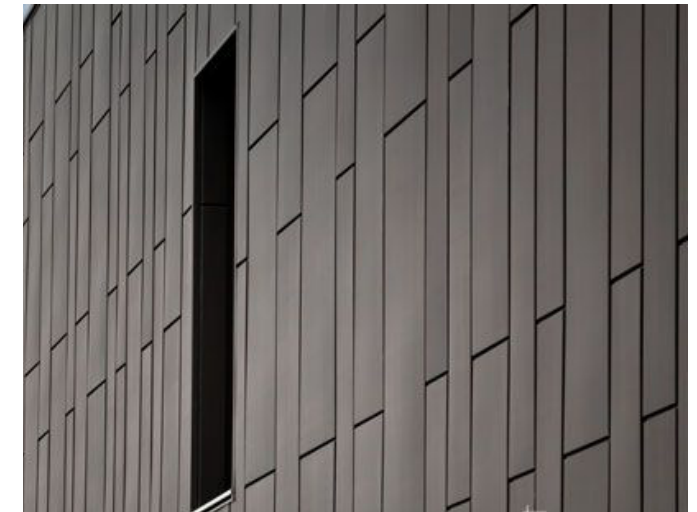
2nd & 3rd Floor glazing: Not less than 45% VTE

-Solid Area: 2,898 SF (86%)

Lime Stone: 2%

Brick: 51%

Metal Panel: 34%



Metal Panels, final selection TBD



east elevation with heights

dumpster enclosure: buff CMU wall 8'-0" high. Black bi-parting sliding doors on the front.



DARK TERRACOTTA PANELS METAL PANELS LIGHT TERRACOTTA PANELS GRAY TERRACOTTA PANELS LIMESTONE CLADDING BRICK CLADDING
 LIMESTONE CLADDING WOOD CLADDING

north elevation with material designations



concept rendering across 3rd Street



concept rendering from corner of Main and 3rd Street

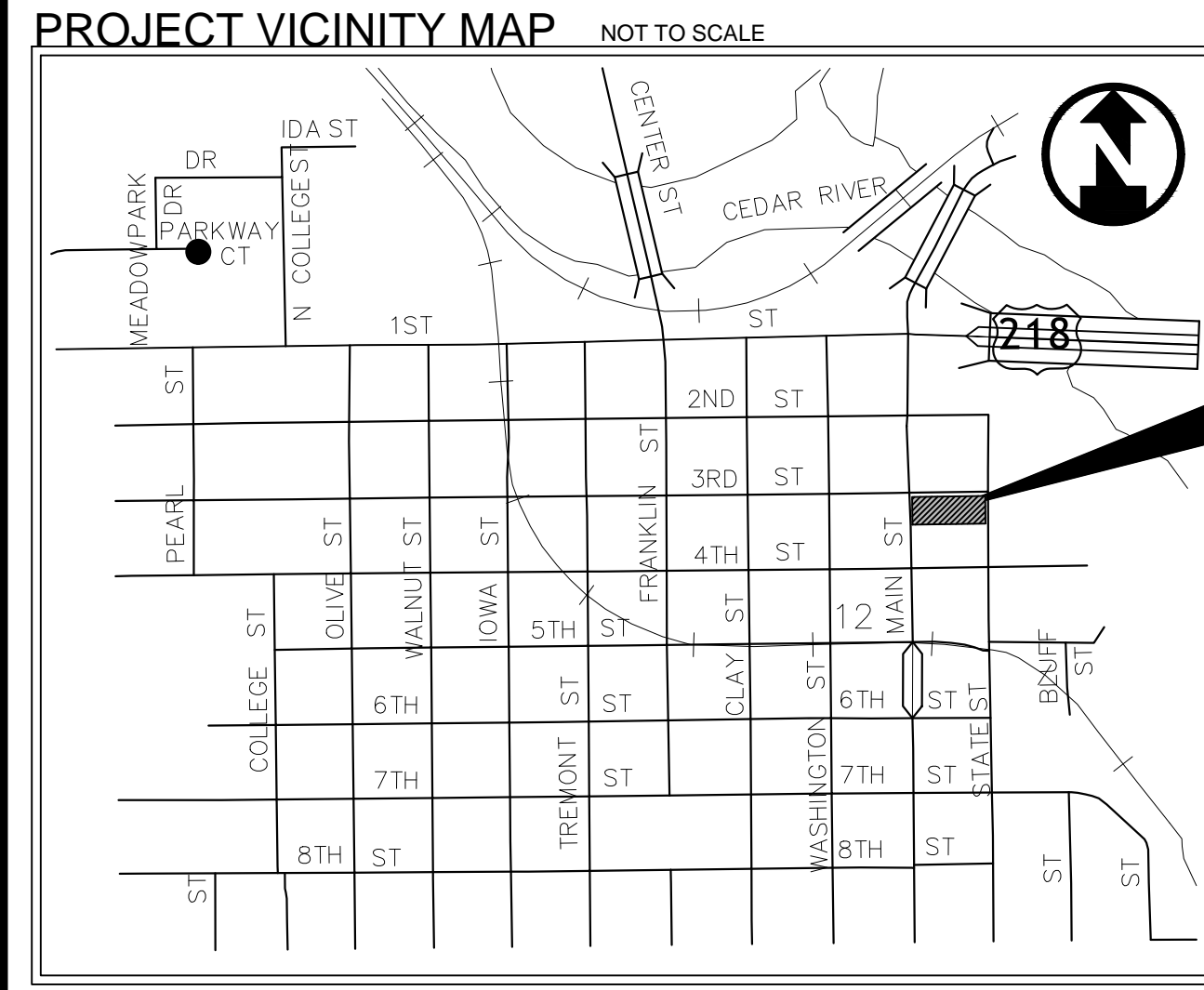


Main Street context



Main Street context

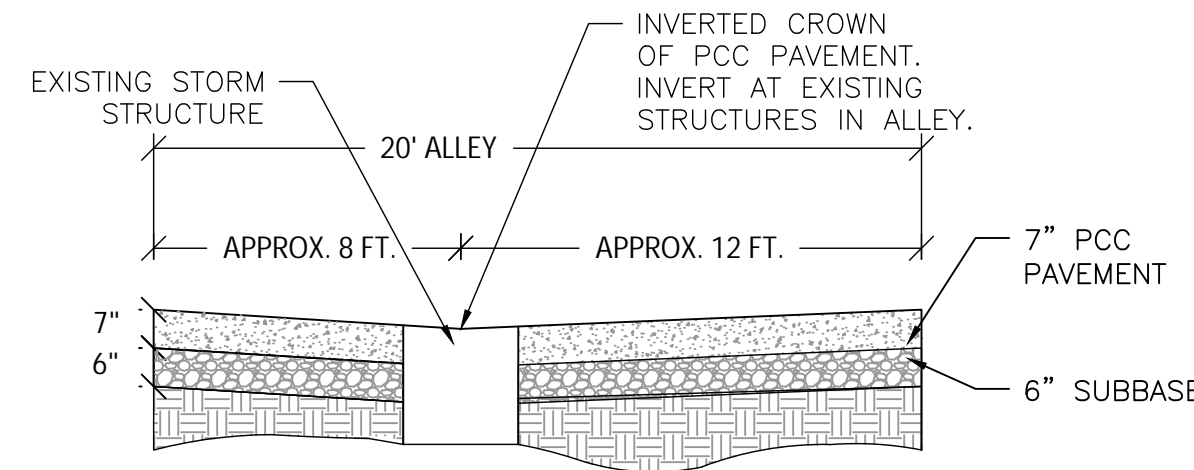
PLAN OF IMPROVEMENTS FOR CEDAR FALLS SITE DEVELOPMENT IN THE CITY OF CEDAR FALLS BLACK HAWK COUNTY, IOWA



TITLEHOLDER
 RIVERPLACE PROPERTIES II LC
 200 STATE STREET, #202Z
 CEDAR FALLS, IOWA 50613-0000

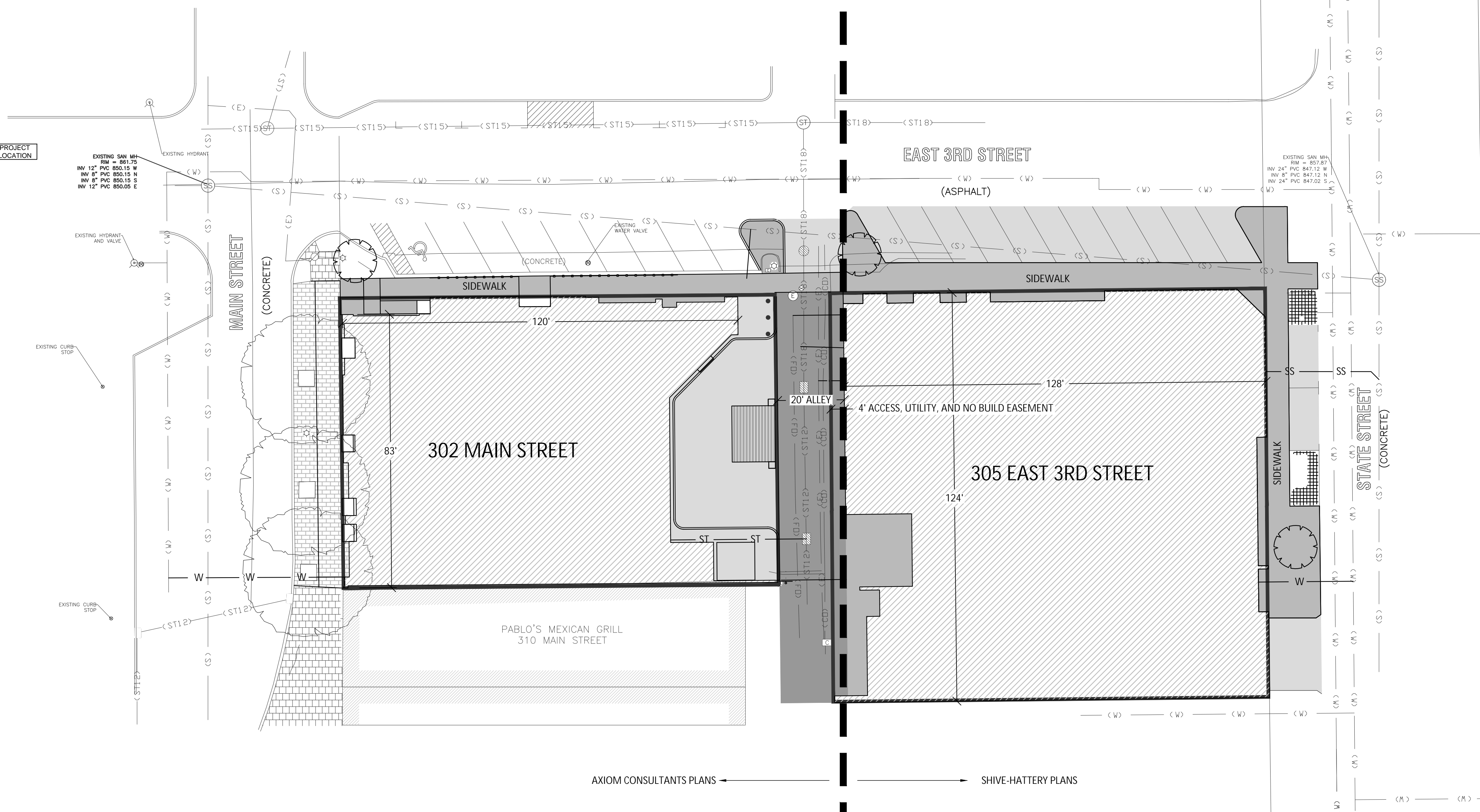
CONTACT PERSON (302 MAIN STREET)
 NICK BETTIS, P.E.
 AXIOM CONSULTANTS
 60 E. COURT STREET, UNIT 3
 IOWA CITY, IOWA 52240
 PHONE: 319.519.6220
 NBETTIS@AXIOM-CON.COM

CONTACT PERSON (305 STATE STREET)
 SHIVE-HATTERY, INC.
 2839 NORTHGATE DRIVE
 IOWA CITY, IOWA 52245
 PHONE: 319.354.3040



1

C1.00



SEE AXIOM CONSULTANTS
 PLANS FOR 302 MAIN
 STREET AND ALLEY
 IMPROVEMENTS

SEE SHIVE-HATTERY PLANS
 FOR 305 STATE STREET
 IMPROVEMENTS

ENGINEER:	DATE: 2/15/2019
DRAWING LOG	DESCRIPTION OF CHANGES: CITY REVIEW
REV: A	
ISSUED FOR:	CLIENT REVISION
PROJECT NAME:	RIVER PLACE PROPERTIES II
CLIENT NAME:	EMERGENT
DATE ISSUED:	FEBRUARY 15, 2019
CURRENT REV:	A
SHEET NAME:	SITE PLAN
SHEET NUMBER:	302 MAIN STREET
PROJECT NO.:	18-0067
PROJECT MANAGER:	DECKER
SHEET NUMBER:	C1.00

PROPERTY LOCATION	302 MAIN STREET		
PROPOSED PARKING	NONE (EXISTING 9 ONSITE PARKING SPACES WILL BE MAINTAINED).		
EXISTING SITE	11,616 SF	0.27 AC	(100%)
BUILDING AREA =	10,043 SF	0.23 AC	(85%)
PAVEMENT =	1,573 SF	0.04 AC	(15%)
OPEN SPACE =	0 SF	0 AC	(0%)
PROPOSED SITE	11,616 SF	0.27 AC	(100%)
BUILDING AREA =	11,054 SF	0.25 AC	(93%)
PAVEMENT =	562 SF	0.02 AC	(07%)
OPEN SPACE =	0 SF	0 AC	(0%)

*DOES NOT INCLUDE AREA WITHIN ROW.

ZONING INFORMATION
C-3: HIGH DENSITY COMMERCIAL DISTRICT

USE
COMMERCIAL

FEMA FLOODWAY INFORMATION
NO FLOODPLAIN PRESENT PER FIRM PANEL #19013C0162F.

YARD SETBACKS
FRONT: NONE
SIDE: NONE
REAR: NONE

EXTERIOR ELEVATIONS
MAXIMUM HEIGHT: 165 FEET
PROPOSED HEIGHT: 40 FT

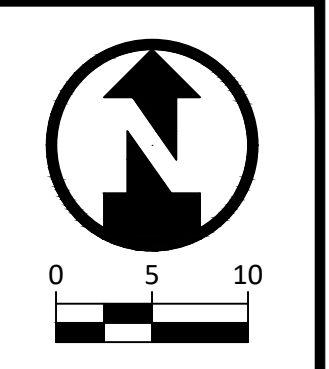
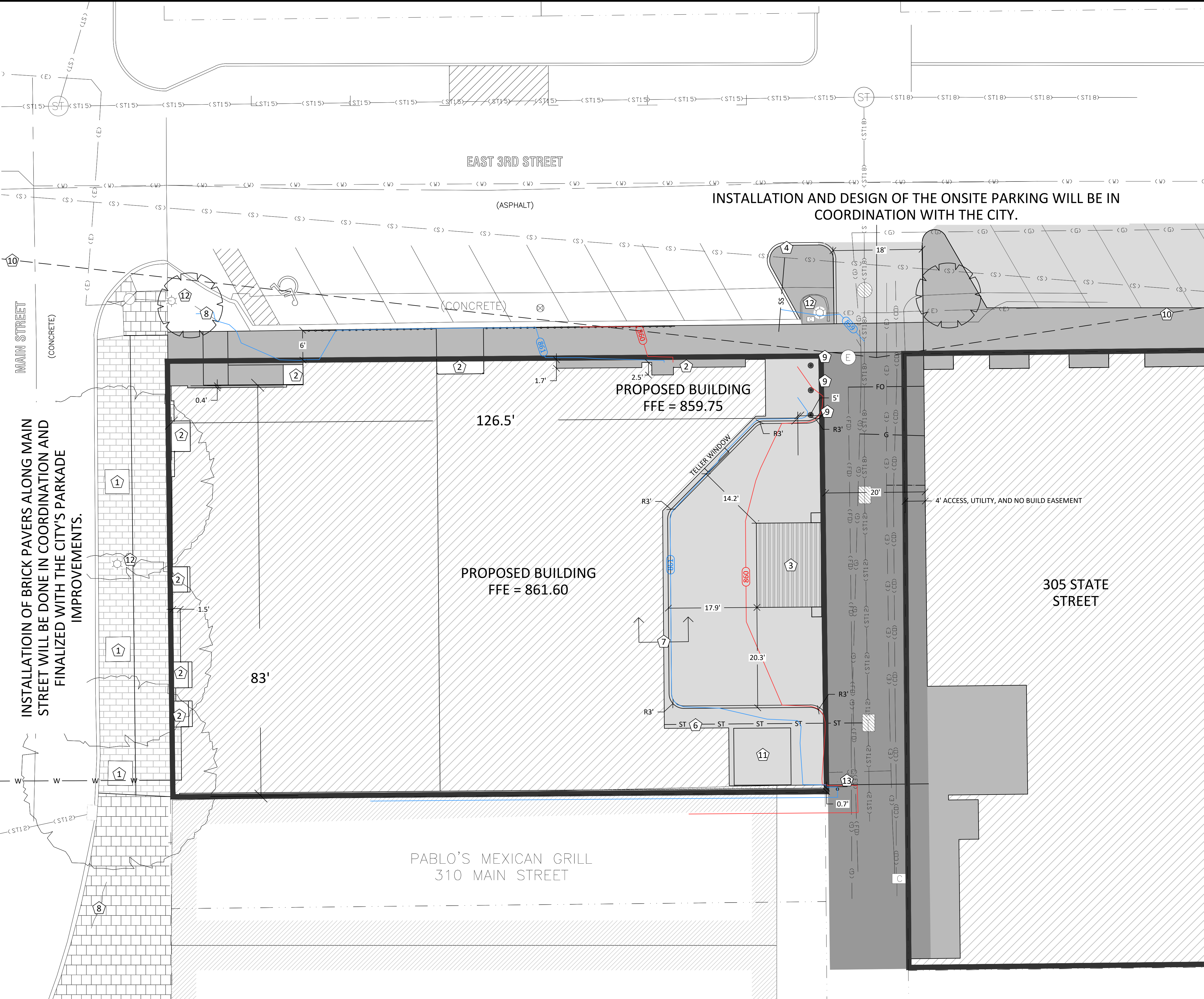
NOTES

1. WATER QUALITY TO BE PROVIDED IN CONJUNCTION WITH 305 STATE STREET.

- SITE PLAN KEYNOTES:**
- 1 EXISTING TREE GRATE. PROVIDE PROTECTION DURING CONSTRUCTION. SEE DETAIL 2/C9.01 & DETAIL 3/C9.01.
 - 2 CONCRETE STOOP. SEE ARCHITECTURAL PLANS.
 - 3 CONCRETE PAVEMENT DUMPSTER ENCLOSURE.
 - 4 6" PVC SANITARY SERVICE. USE CITY APPROVED WYE CONNECTION TO EXISTING 12" PVC MAIN. SEE PLUMBING PLAN FOR SERVICE CONTINUATION.
 - 5 6" WATER SERVICE. USE CITY APPROVED TAPPING SLEEVE & VALVE. SEE PLUMBING PLAN FOR SERVICE CONTINUATION.
 - 6 41 LF OF 10" HDPE STORM SERVICE. CONNECT TO EXISTING STORM GRATE. INV 10" HDPE 854.52 (W).
 - 7 SEE DETAIL FOR NEW PAVEMENT CONSTRUCTION AGAINST A BUILDING FACE.
 - 8 EXISTING BIKE RACK.
 - 9 PROPOSED BOLLARDS WITH 5' SPACING. BOLLARDS TO BE BLACK IN COLOR.
 - 10 SITE TRIANGLE FROM ALLEY DRIVEWAY.
 - 11 PROPOSED TRANSFORMER RELOCATION AND ASSOCIATED EASEMENT.
 - 12 EXISTING STREET LIGHTS TO BE PRESERVED.
 - 13 R6-6, BEGIN ONEWAY, 24X30

LEGEND:

	EXISTING BUILDING
	EXISTING BRICK PAVER
	PROPOSED BUILDING
	6" PCC ON 6" AGGREGATE.
	5" PCC SIDEWALK ON 4" AGGREGATE.
	MODULAR BRICK PAVER. SEE DETAIL 4/C9.00.
	7" PCC ON 6" AGGREGATE.



DRAWING LOG

REV	DATE	DESCRIPTION OF CHANGES
A	2/15/2019	CITY REVIEW

ISSUED FOR:

CLIENT REVISION	CURRENT REV: A
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PROJECT NAME: RIVER PLACE PROPERTIES II

DATE ISSUED: FEBRUARY 15, 2019

CLIENT NAME: EMERGENT

SHEET NAME: SITE PLAN 302 MAIN STREET

PROJECT NO.: 18-0067

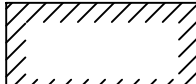
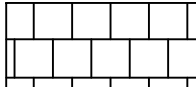
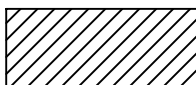




PROJECT MANAGER: DECKER

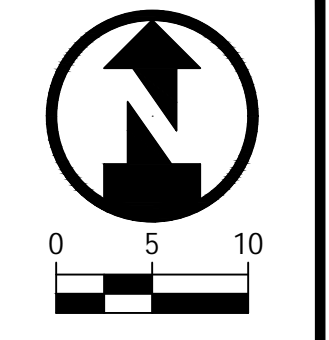
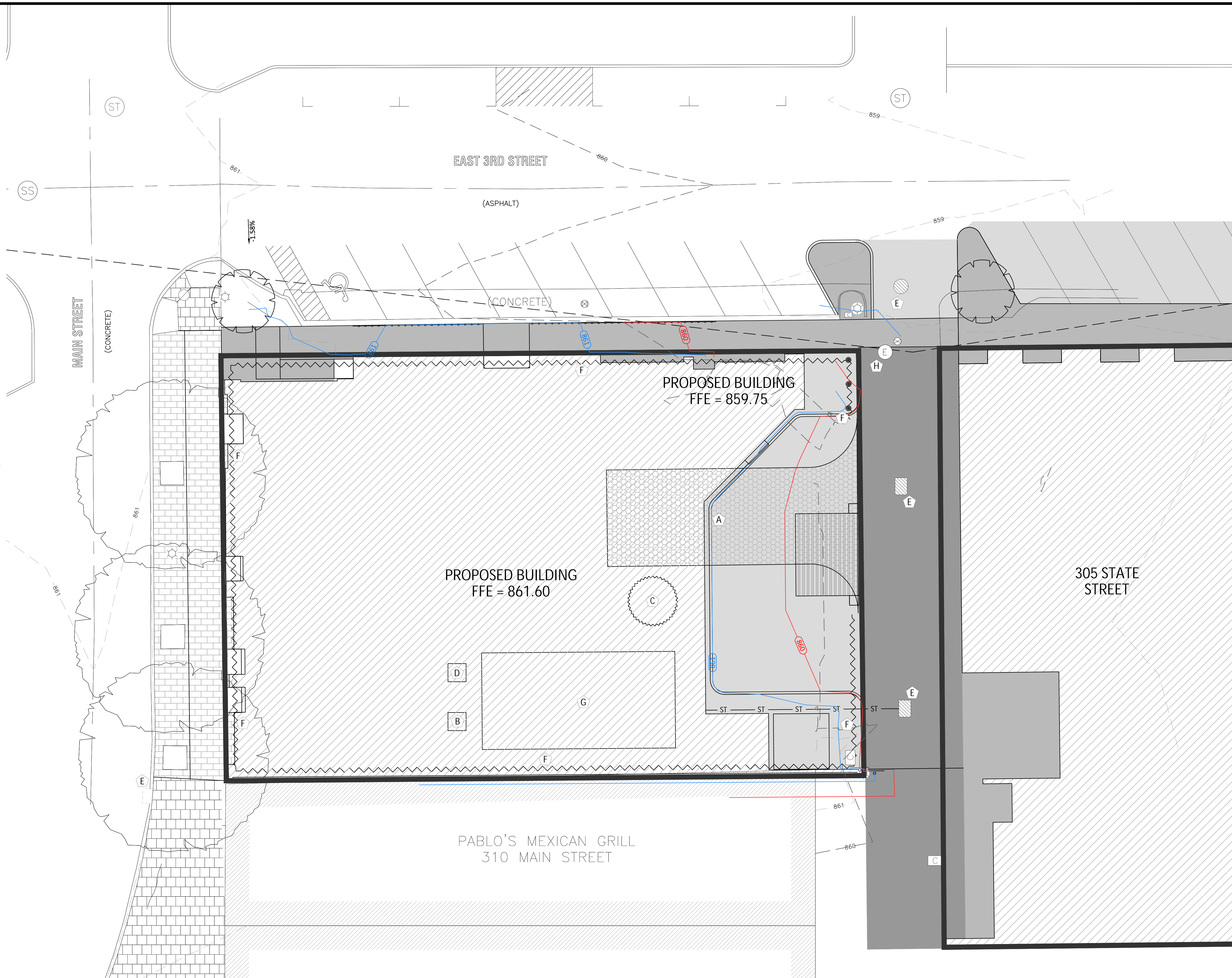
SHEET NUMBER: C2.00

SWPPP PLAN KEY NOTES:

- A** INSTALL STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL 6/C9.00.
- B** PROVIDE SANITATION FACILITY (PORTABLE RESTROOM).
- C** PROVIDE CONCRETE WASHOUT.
- D** PROVIDE ENCLOSURE FOR STORAGE OF DOCUMENTS (PERMITS, SWPPP, INSPECTION FORMS, ETC., IF APPLICABLE).
- E** PROVIDE INLET PROTECTION PRIOR TO GRADING ACTIVITIES.
- F** INSTALL PERIMETER MEASURES PRIOR TO STARTING CONSTRUCTION.
- G** JOB TRAILER, IF APPLICABLE.
- H** KEEP FILL MINIMUM OF 5' AWAY FROM EXISTING STRUCTURE.

LEGEND:

-  EXISTING BUILDING
-  EXISTING BRICK PAVER
-  PROPOSED BUILDING
-  6" PCC ON 6" AGGREGATE.
-  5" PCC SIDEWALK ON 4" AGGREGATE.
-  MODULAR BRICK PAVER. SEE DETAIL 4/C9.00.
-  7" PCC ON 6" AGGREGATE.

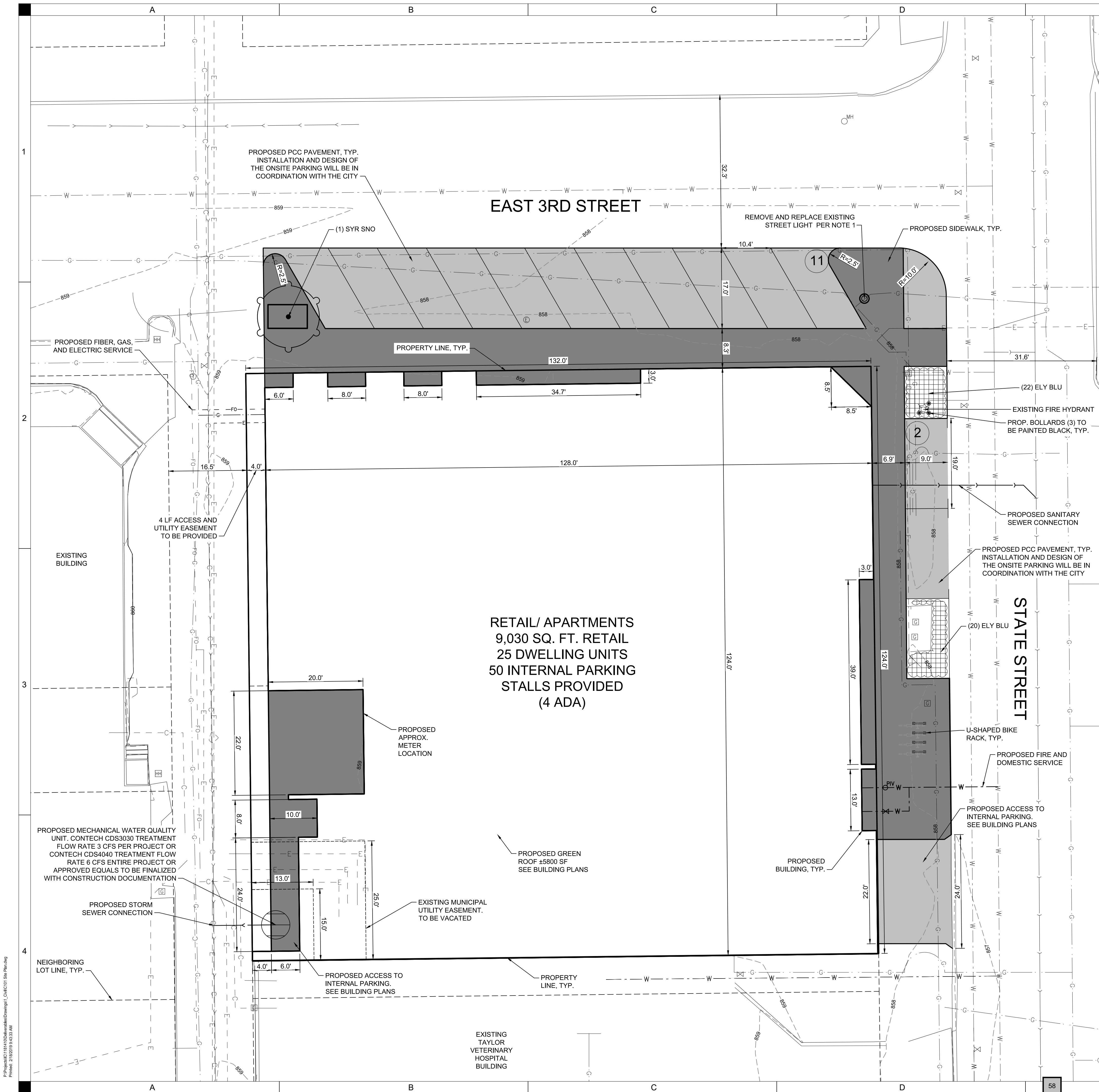


DRAWING LOG	
REV	DESCRIPTION OF CHANGES
A	CITY REVIEW
DATE	2/15/2019

ISSUED FOR:	CLIENT REVISION
RIVER PLACE PROPERTIES II	CLIENT REVISION
DATE ISSUED:	FEBRUARY 15, 2019
CURRENT REV:	A

PROJECT NAME:	EMERGENCY
RIVER PLACE PROPERTIES II	EMERGENCY
PROJECT MANAGER:	DECKER

SHEET NUMBER:	PROJECT NO.:
C3.00	18-0067
SITE PLAN	302 MAIN STREET



CONTACT PERSON
NICK HATZ
SHIVE-HATTERY INC.
222 THIRD AVE. SE, SUITE 300
P.O. BOX 1599
CEDAR RAPIDS, IA 52406-1599
PH (319) 364-0227
FAX (319) 364-4251
NHATZ@SHIVE-HATTERY.COM

OWNER OF RECORD
RIVER PLACE PROPERTIES II, LC

APPLICANT INFORMATION
RIVER PLACE PROPERTIES II, LC
200 STATE STREET, #202Z
CEDAR FALLS, IA 50613-0000

ADDRESS
305 STATE STREET
CEDAR FALLS, IA 50613

EXISTING ZONING AND USE
ZONING: C-3
USE: COMMERCIAL

PROPOSED ZONING AND USE
ZONING: C-3
USE: COMMERCIAL

TOTAL PROJECT AREA
16,368 SQUARE FT = 0.38 ACRES (100% OF SITE)

EXISTING COVERED AREA
16,368 SQUARE FT = 0.38 ACRES (100% OF SITE)

PROPOSED COVERED AREA
16,368 SQUARE FT = 0.38 ACRES (100% OF SITE)

EXISTING OPEN AREA
0 SQUARE FT = 0.00 ACRES (0.0% OF SITE)

PROPOSED OPEN AREA
0 SQUARE FT = 0.00 ACRES (0.0% OF SITE)

PROPOSED BUILDING AREA
16,368 SQUARE FEET - UNDERGROUND PARKING
11,764 SQUARE FEET - FIRST FLOOR
16,368 SQUARE FEET - SECOND FLOOR
11,516 SQUARE FEET - THIRD FLOOR
11,516 SQUARE FEET - FOURTH FLOOR
11,516 SQUARE FEET - FIFTH FLOOR
7,900 SQUARE FEET - SIXTH FLOOR
86,948 SQUARE FEET - TOTAL

HEIGHT: 78'-0"

FLOOD ZONE
NO FLOODPLAIN PRESENT PER FIRM PANEL
#19013C0162F.

BUILDING SETBACKS
FRONT: 0 FEET
SIDES: 0 FEET
REAR: 0 FEET

EXISTING EASEMENTS
EXISTING MUNICIPAL UTILITY EASEMENT AT SW
CORNER OF PROPERTY (TO BE VACATED)

PROPOSED EASEMENTS
NONE

STORMWATER MANAGEMENT
STORMWATER MANAGEMENT TO BE PROVIDED BY
MECHANICAL UNIT

PARKING REQUIREMENTS

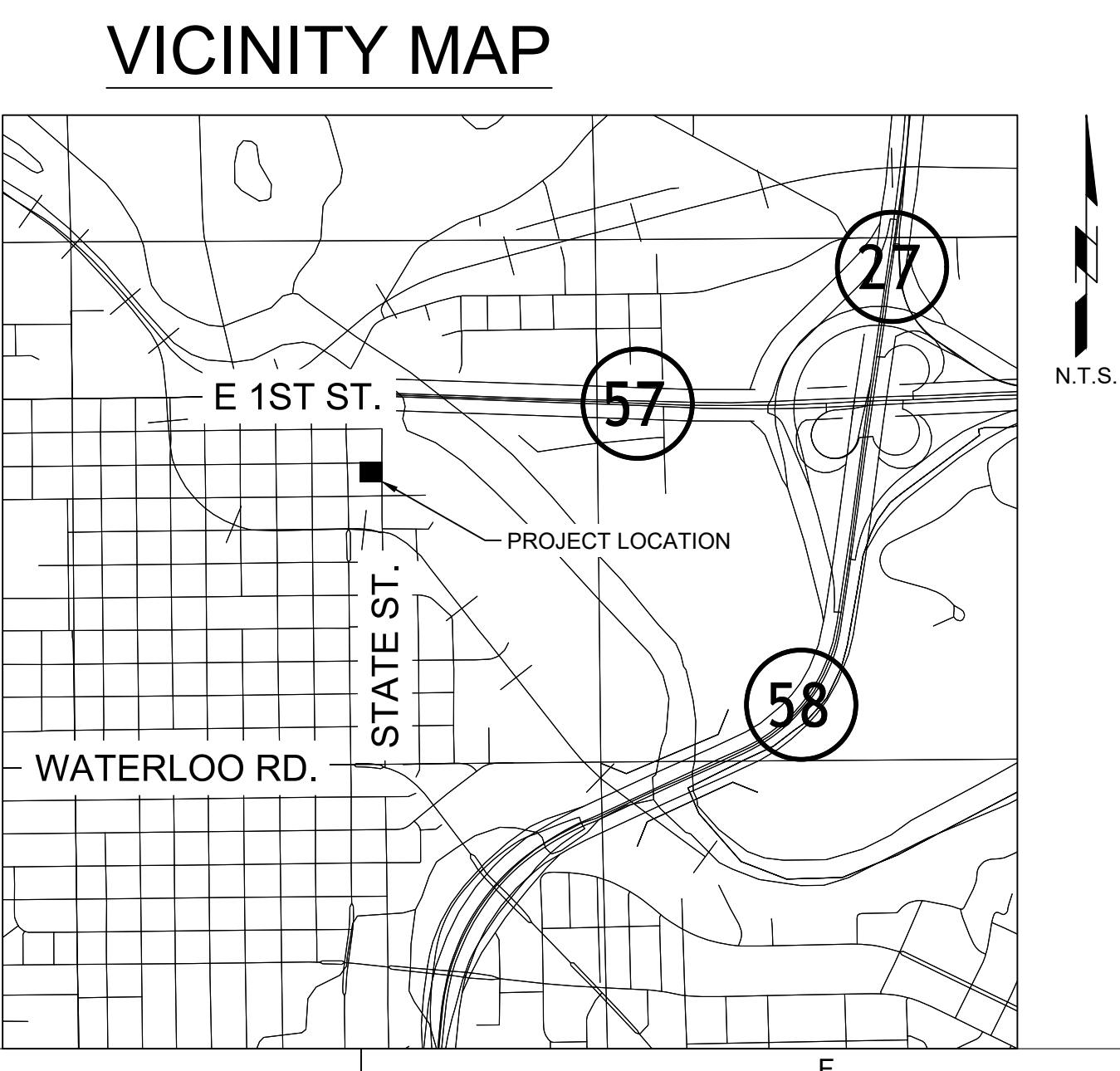
	REQUIRED	PROVIDED
DWELLING UNITS	25 2 STALLS/UNIT = 50 STALLS	
BEDROOMS >2	0 1 STALL/ROOM = 0 STALLS	
VISITORS	1 1 STALL/S UNITS = 9 STALL	
STANDARD ACCESSIBLE	59 3	61 4

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SYR SNO	1	Syringa reticulata 'China Snow'	Japanese Tree Lilac	B & B	1.5" Cal	

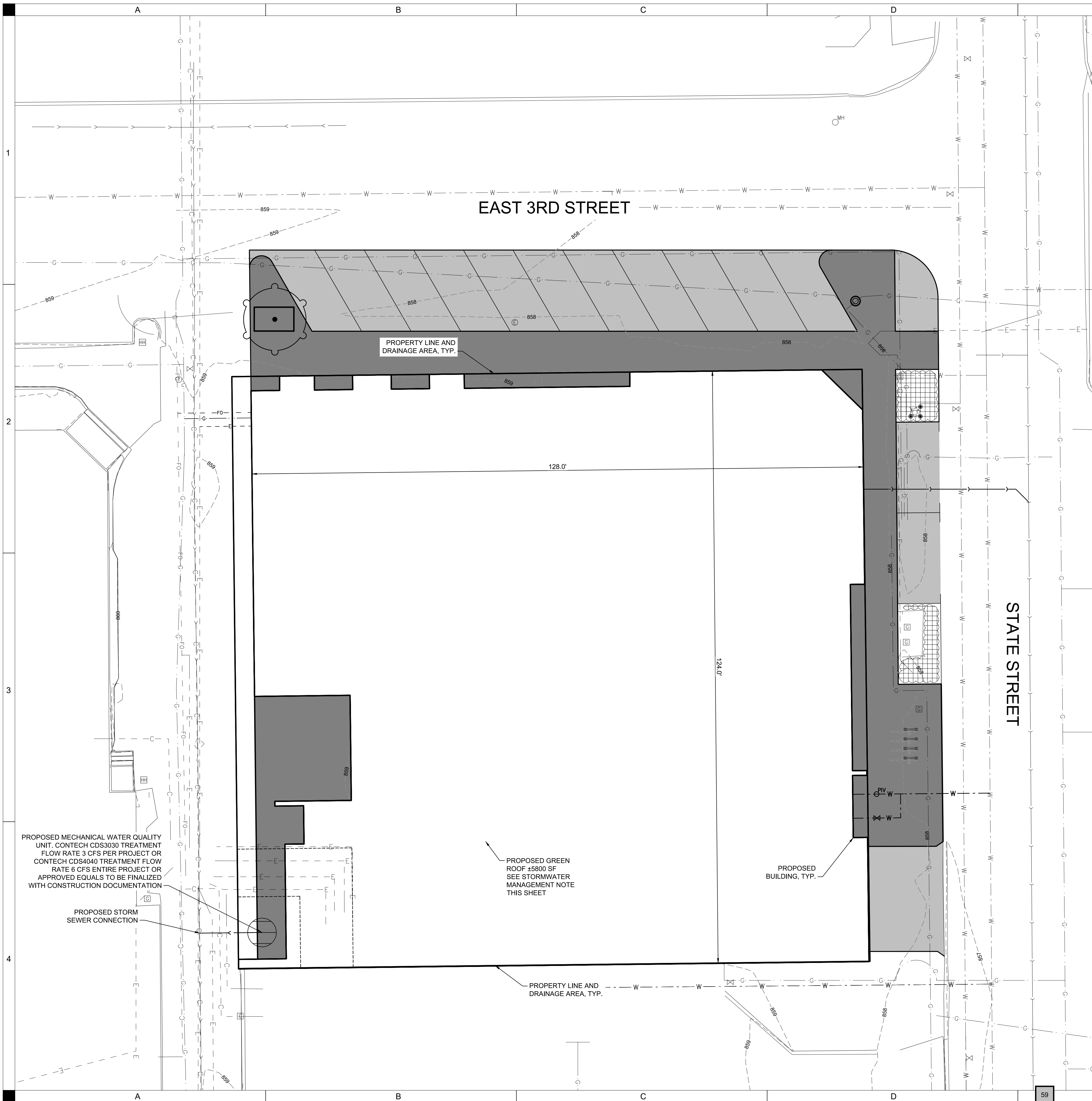
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	42	Elymus arenarius Blue Dune	Blue Dune Lyme Grass	1 GAL.	24" o.c.	

SITE PLAN NOTES

- EXISTING STREETS LIGHTS TO BE PRESERVED OR REPLACED WITH WITH DECORATIVE STREET LIGHTS AS APPROVED BY THE CITY OF CEDAR FALLS. FINAL LOCATIONS TO BE COORDINATED WITH CONSTRUCTION DOCUMENTS.
- UTILITY LOCATIONS WILL NEED TO BE REVIEWED AS CONSTRUCTION PLANS ARE SUBMITTED



P:\Projects\1181410\Drawings\SitePlan\SitePlan.dwg
Printed: 2/19/2019 9:53:31 AM



DRAINAGE AREA
 16,368 SF = 0.376 ACRES

IMPERVIOUS AREA
 100% OF DRAINAGE AREA = 0.376 ACRES

RATIONAL METHOD RUNOFF COEFFICIENT PER SUDAS
 0.95

TIME OF CONCENTRATION
 5 MINUTES

10 YEAR RAINFALL INTENSITY
 7.86 IN/HR

2 YEAR RAINFALL INTENSITY
 5.47 IN/HR

TOTAL REQ. WATER QUALITY VOLUME
 1620 CF

10-YEAR POST-DEVELOPED RUNOFF
 2.89 CFS

2 -YEAR PRE-DEVELOPED RUNOFF
 2.01 CFS

DIFFERENCE
 0.88 CFS < 1 CFS

STORMWATER MANAGEMENT NOTE:

FINAL STORMWATER MANAGEMENT PLAN AND DESIGN MAY INTEGRATE GREEN ROOF WATER QUALITY PRACTICES IN ADDITION TO MECHANICAL WATER QUALITY TREATMENT UNITS PER ISWMM TO SATISFY WATER QUALITY VOLUME. IN THE EVENT GREEN ROOF IS EITHER AESTHETIC IN NATURE ONLY OR NOT INCLUDED IN THE FINAL PRODUCT MECHANICAL UNITS WILL BE SIZED SUFFICIENTLY TO ADDRESS ALL WATER QUALITY. PLEASE NOTE MECHANICAL UNITS PRELIMINARILY SPECIFIED IN THIS DOCUMENT ARE SIZED TO HANDLE ALL WATER QUALITY FOR 305 STATE STREET. IN THE EVENT IT CAN BE ENGINEERED TO COMBINE BOTH PROJECTS OUTFALLS INTO A COMMON MECHANICAL SEPARATOR, SIZED ACCORDINGLY, OWNER WILL COORDINATE WITH CITY STAFF ON AN APPROPRIATE MAINTENANCE AGREEMENT.

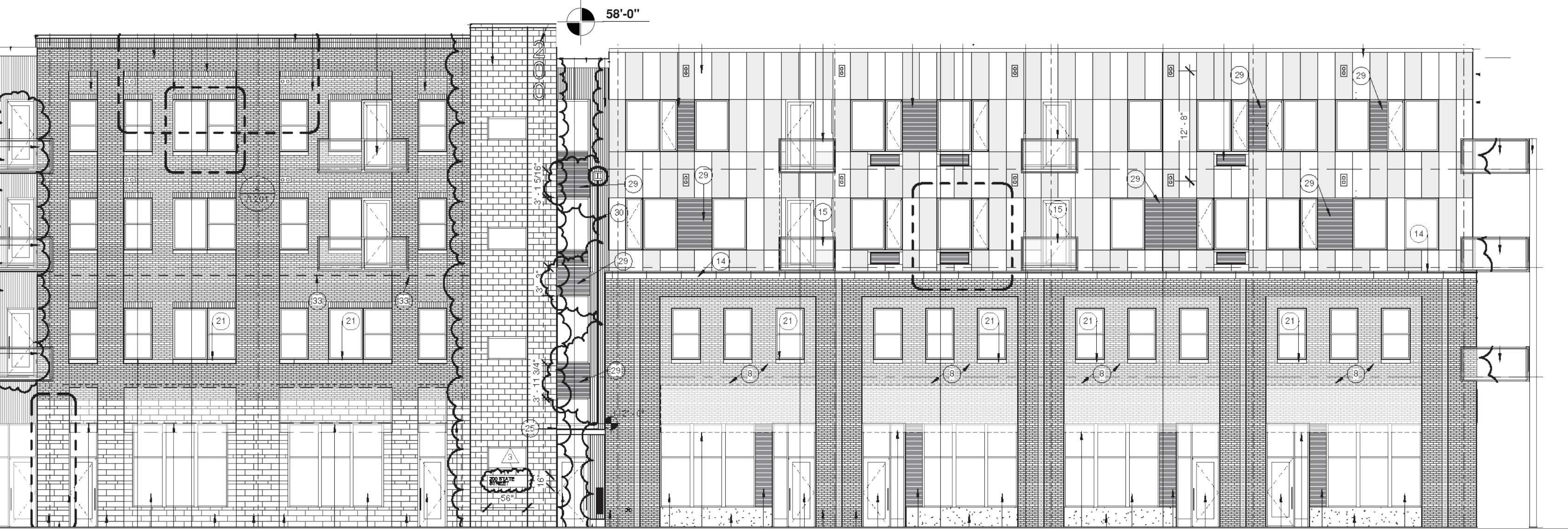
THE PROVIDED STORMWATER MANAGEMENT EXHIBIT MAY BE MODIFIED WITH FURTHER DESIGN PROGRESSION AND PERMITTING APPROVAL FEEDBACK FROM THE CITY.

P:\Projects\1181410\Drawings\DWG\Site\Stormwater\Stormwater Exhibit.dwg
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300 STATE STREET



200 STATE STREET



123 3RD STREET



302 MAIN STREET



250 STATE STREET

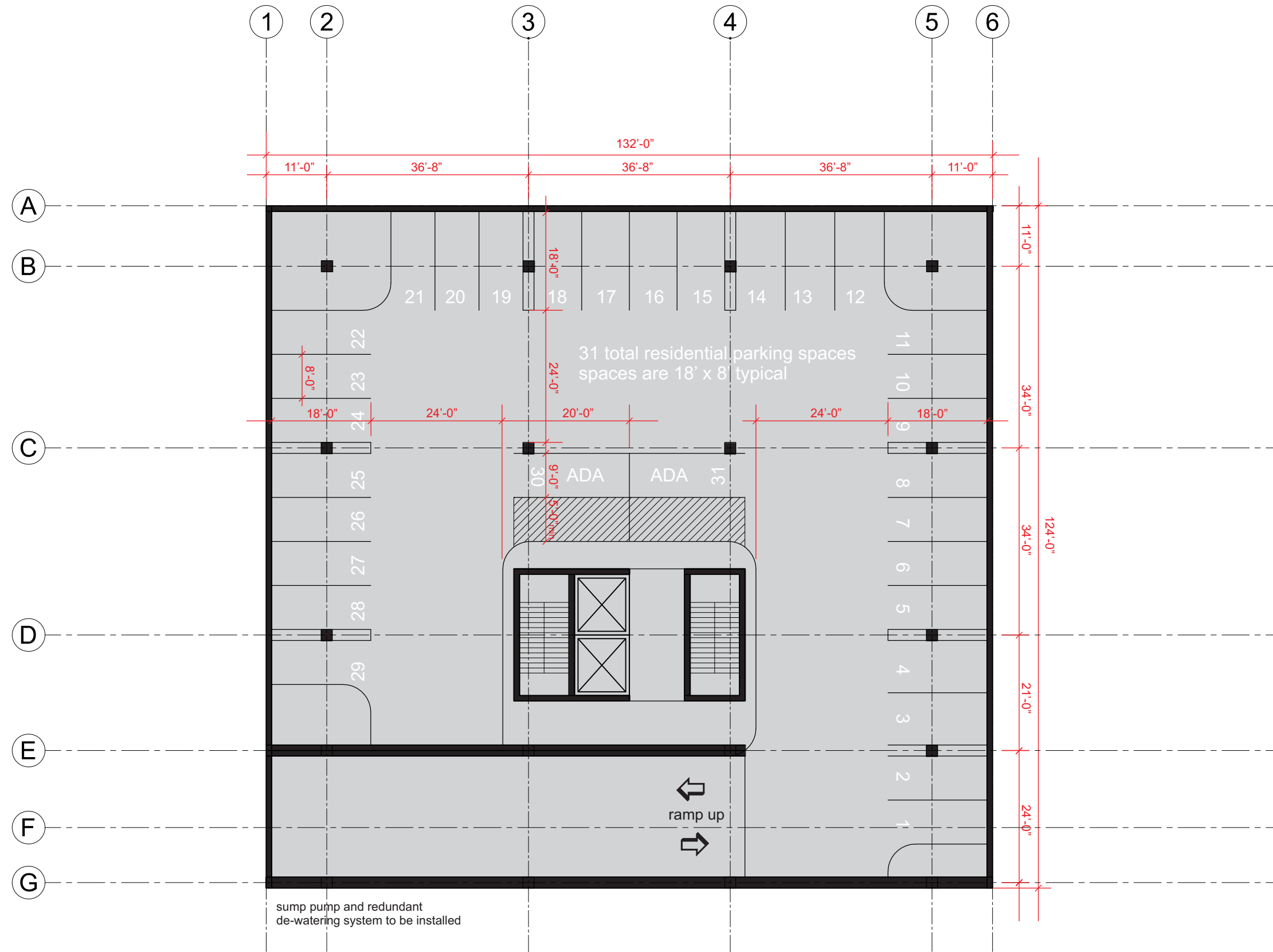


100 STATE STREET





River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept

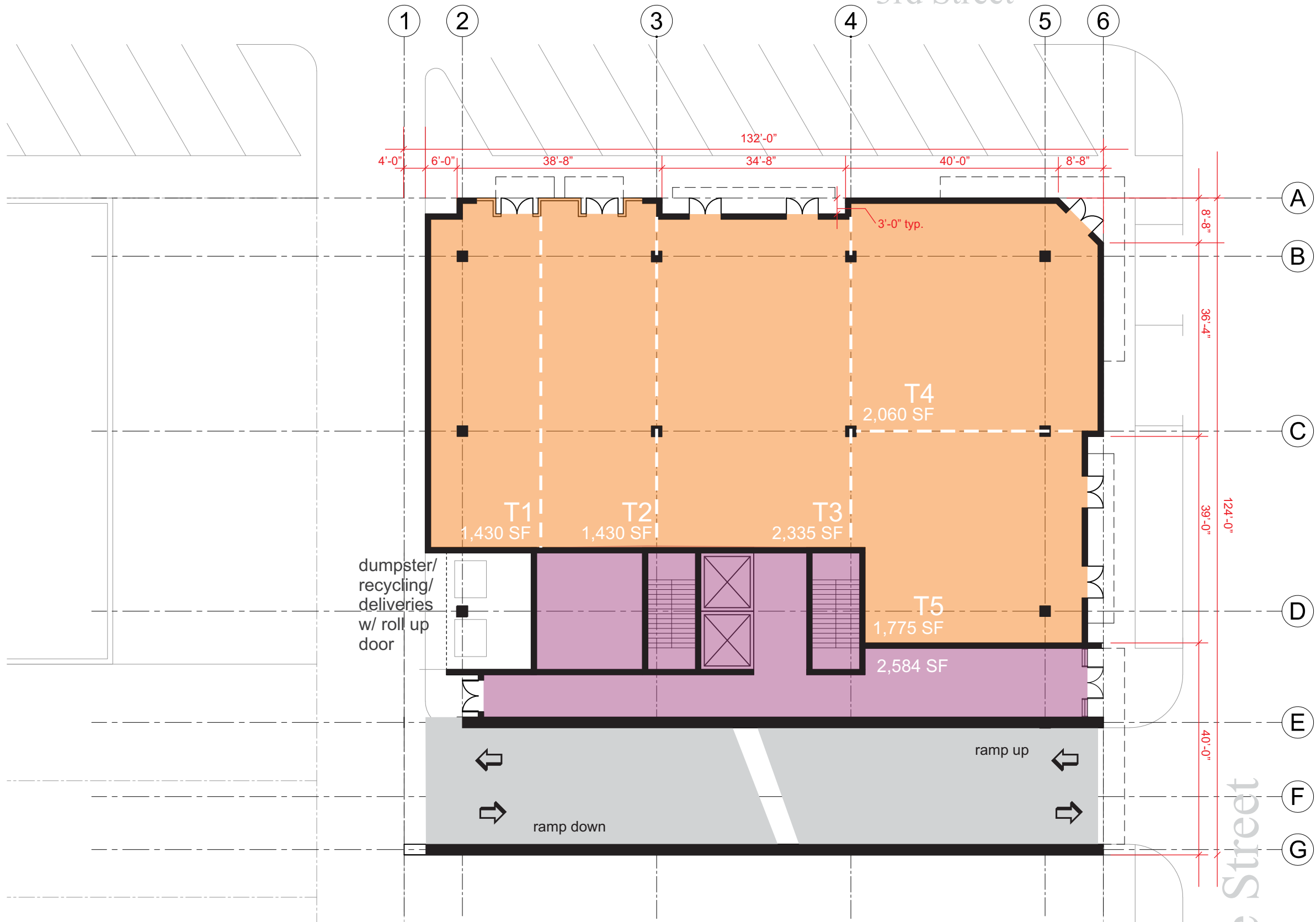


under building parking - 16,368 SF



River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept

3rd Street

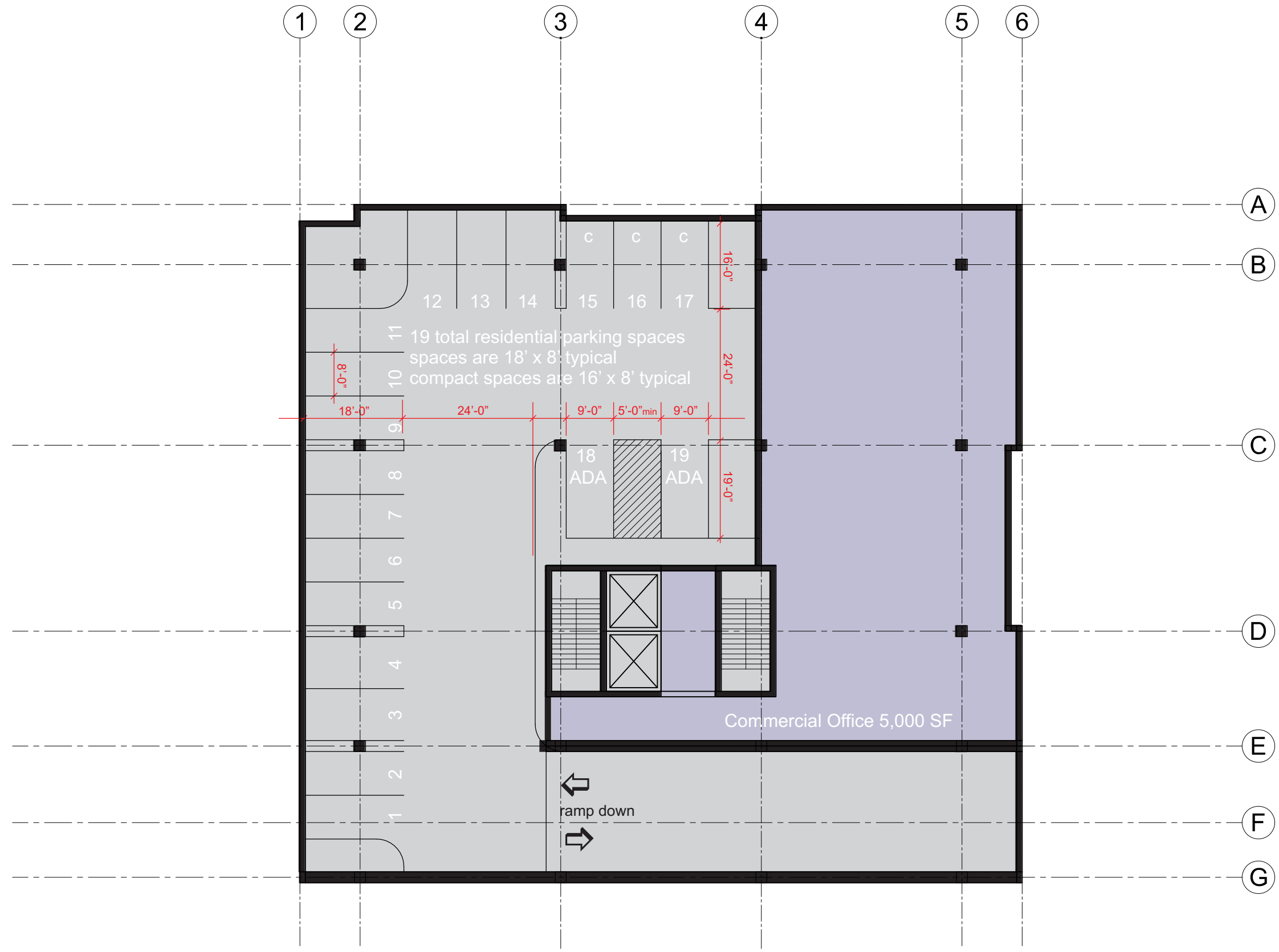


ground floor commercial - 11,764 SF

north

River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept

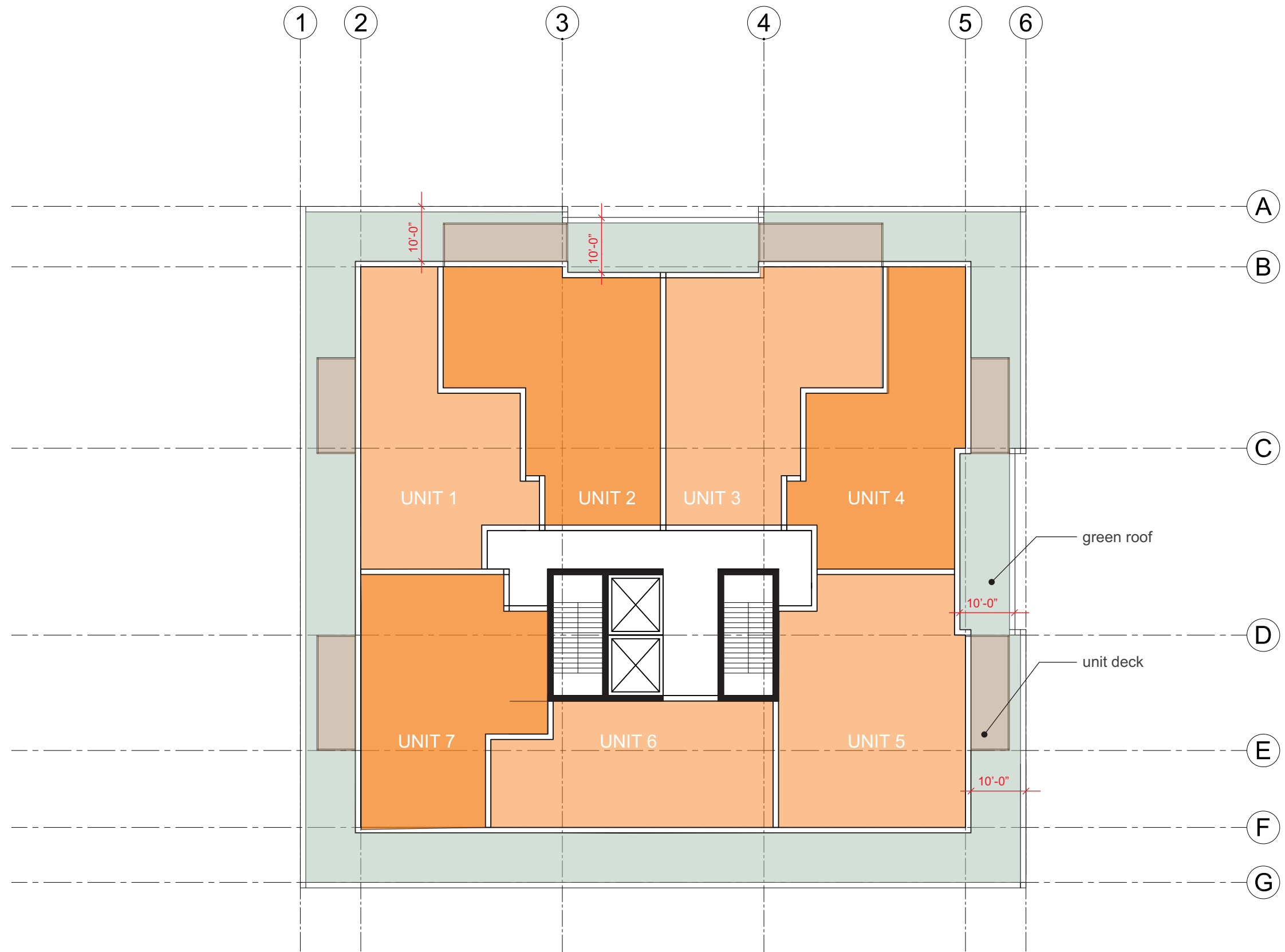
State Street



second level parking/ commercial office - 16,368 SF

north

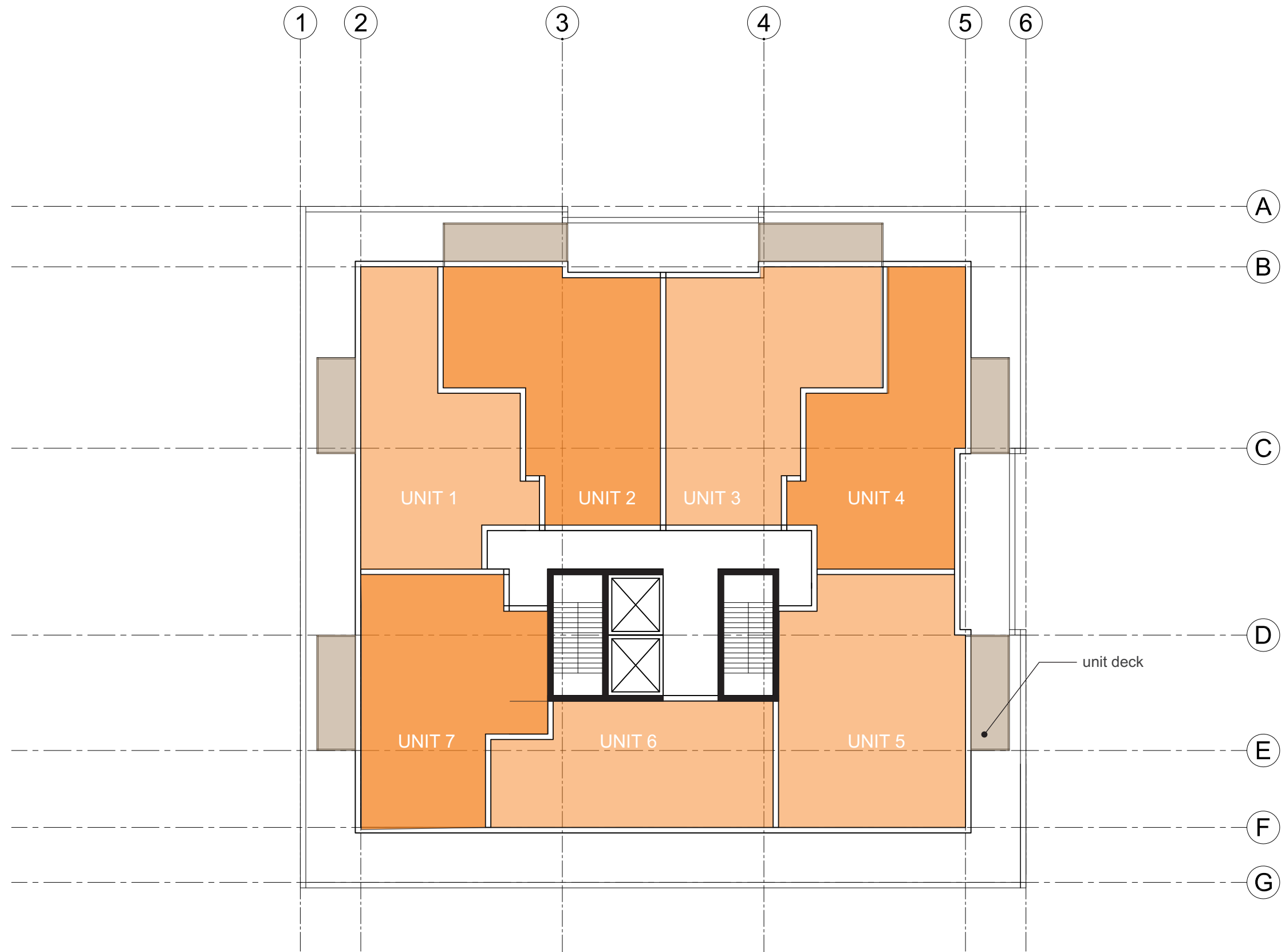
River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



third level residential - 11,516 SF



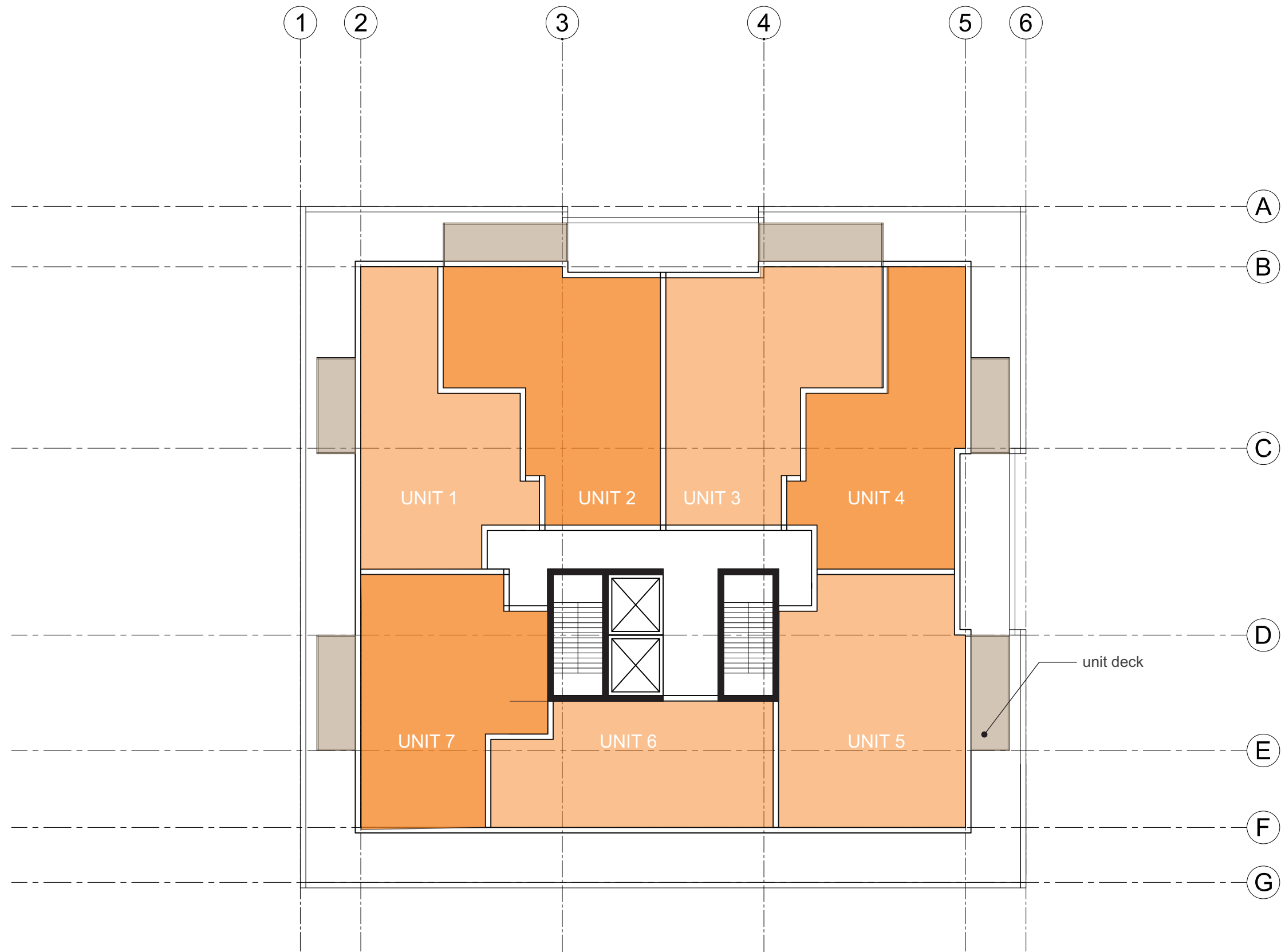
River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept



fourth level residential - 11,516 SF



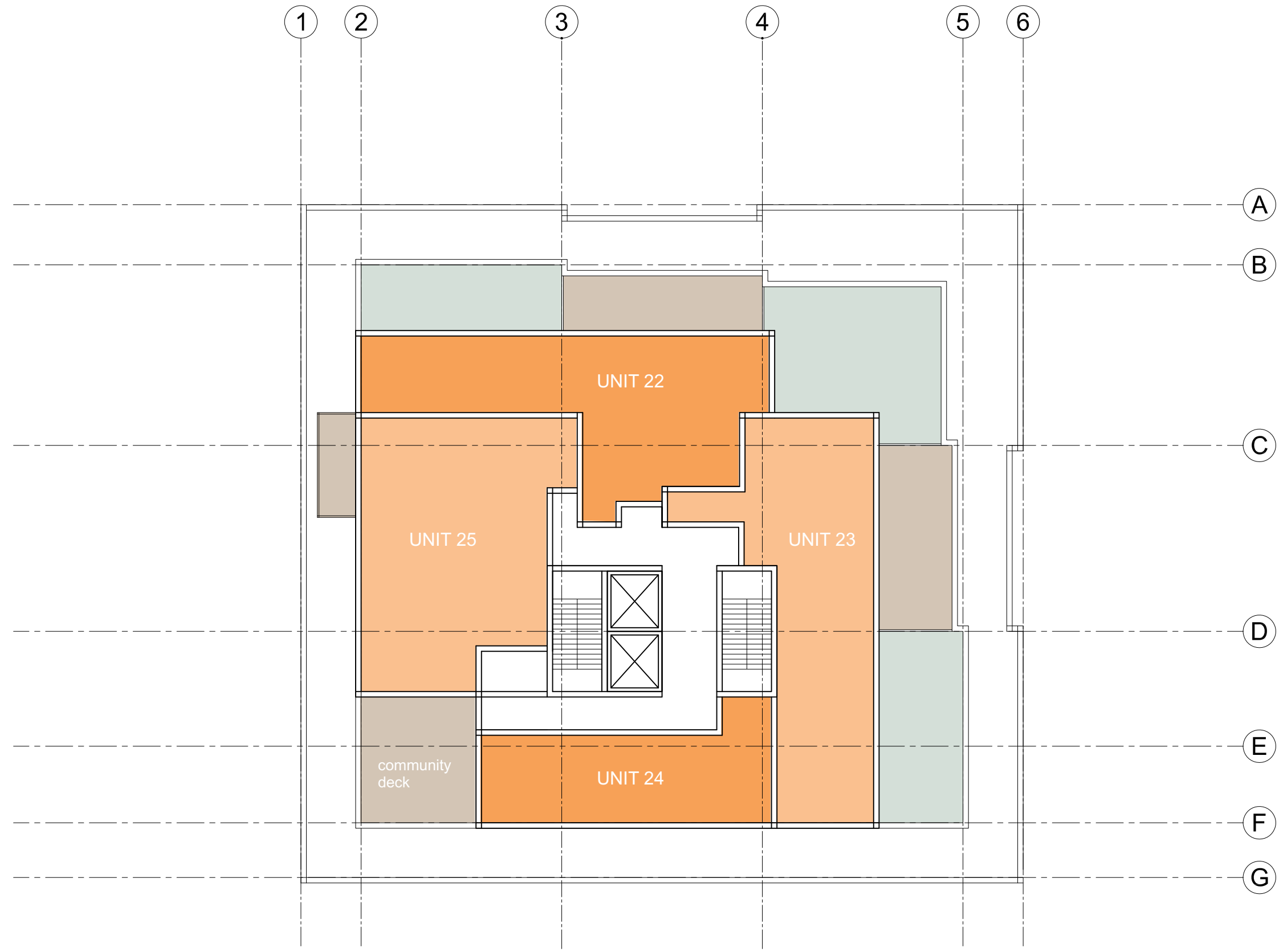
River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept



fifth level residential - 11,516 SF



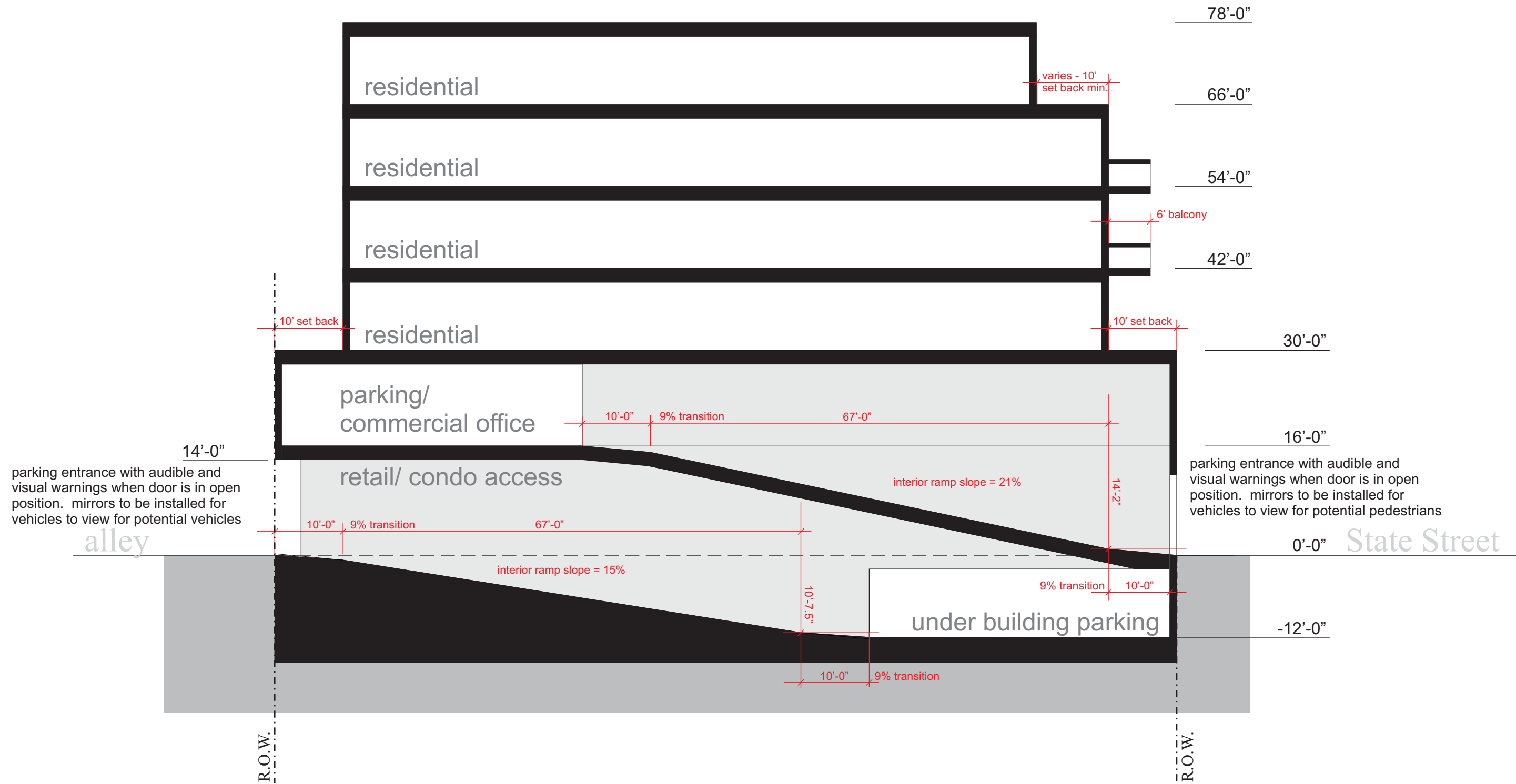
River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept



sixth level residential/ roof top - 7,900 SF



River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept



east/ west building section looking north through ramped parking access



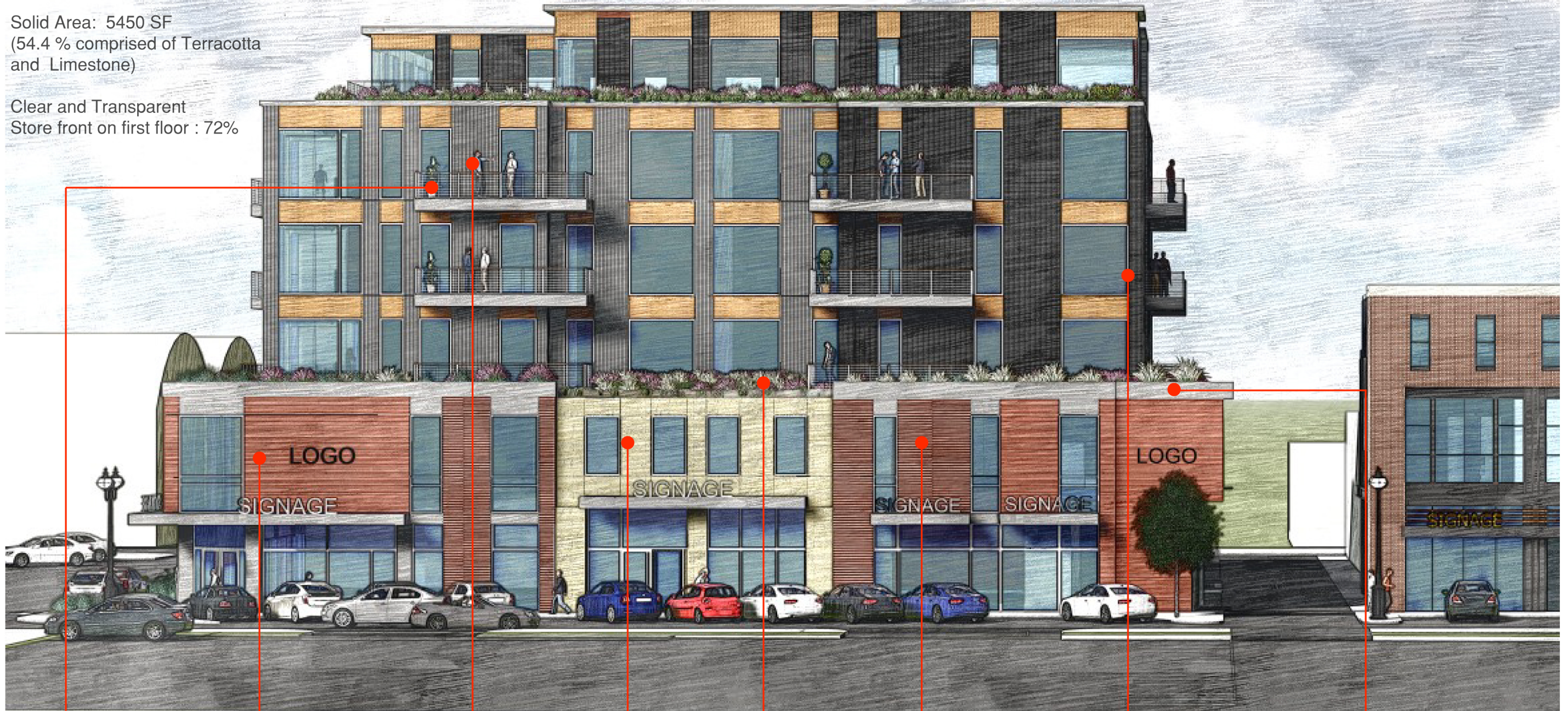
River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept

3rd Street Facade

Glazed Area: 3630 SF (40%)

Solid Area: 5450 SF
(54.4 % comprised of Terracotta and Limestone)

Clear and Transparent
Store front on first floor : 72%



BALCONY WITH CABLE RAILS
W/ FINISHED UNDERSIDE

METAL PANEL-1 (18.3 %)

GREEN ROOF

BLACK TERRACOTTA PANELS (24.7 %)

DARK TERRACOTTA PANELS (16.1%)

LIMESTONE CLADDING (7.7%)

LIGHT TERRACOTTA PANELS(5.8%)

METAL PANEL- 2 (22 %)

north elevation with material designations

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept

State Street Facade

Glazed Area: 3380 SF (39.5 %)

Solid Area: 5162 SF
(53 % comprised of Terracotta and Limestone)

Clear and Transparent
Store front on first floor : 72%



east elevation with material designations

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept

Alleyway Facade

Solid Area: 2693 SF
(35.1 % comprised of Terracotta
and Concrete)



DARK TERRACOTTA PANELS (25%)

WOOD CLADDING

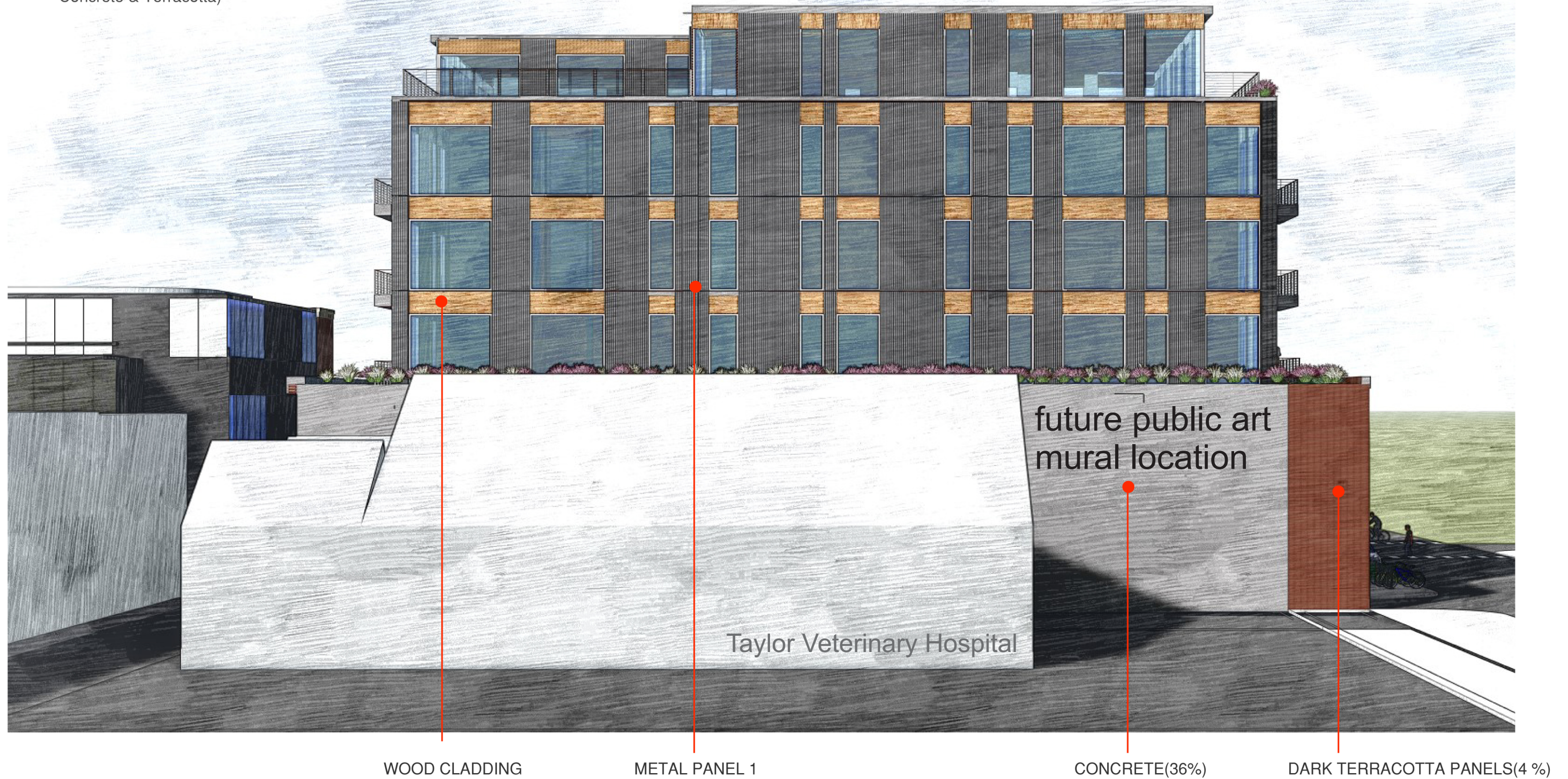
CONCRETE (11.1%)

METAL PANEL 1

west elevation with material designations

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept

South Elevation
Solid Area: 3741 SF
(40 % comprised of
Concrete & Terracotta)



south elevation showing context with existing building

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



concept rendering from corner of 3rd and State Street

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



concept rendering from State Street

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



concept rendering across 3rd Street

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



street view rendering along 3rd street

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



concept rendering aerial view

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept

Parking Impact Analysis for the River Place Developments

302 Main Street and 123 3rd Street

The River Place development project currently under construction is located at the former Wells Fargo bank site. The site is located on the south side of 3rd Street between Main and State Streets. The approved site plan shows two mixed-use structures with different street addresses of 302 Main Street and 123 3rd Street. The 302 Main building will be three stories that will include 2,224SF of storefront retail and 4,410SF of banking services on the first floor; 10,870SF of second floor bank offices; and a third story that includes 7,800SF of office use. The 123 3rd Street building will include 9,260SF of ground floor commercial space, 25 residential apartment units, and structured parking with 50 parking spaces. Our parking demand modeling includes both buildings as a single development project.



The subject property is located in a C-3 zoning district, which has no parking requirement for commercial uses, but which does require on-site residential parking at a ratio of 2 stalls per residential unit. The current site condition includes nine (9) angled parking spaces on 3rd Street between Main Street and the service alley; and two (2) spaces of parallel parking between the alley and State Street. The proposed site plan replaces the existing two parallel spaces between the alley and State Street with thirteen (13) angled on-street parking spaces, resulting in a net gain of eleven (11) spaces on 3rd Street. For our analysis, we are including these 11 new on-street spaces with the 50 structured parking spaces for a total of 61 new parking stalls created by the River Place development project.

In estimating parking demand that will likely result from this project, we utilize recommended parking ratios published by the Institute of Transportation Engineers (ITE); and shared demand modeling as published by the Urban Land Institute (ULI). The ITE recommended parking ratios are listed below for each land use. To reflect the mixed-use aspect of this project located in a high-density urban downtown, we used a captive market reduction factor of 30% for our shared demand modeling. In other words, we are assuming that 30% of the parking demand generated by this development will be employee and/or downtown residents already parked in the downtown area. In high-density urban areas that are well served by public transit we have used reduction factors of much as 60% in other cities. However, due to the lack of public transit options in Black Hawk County, we are limiting our reduction factor to 30%.

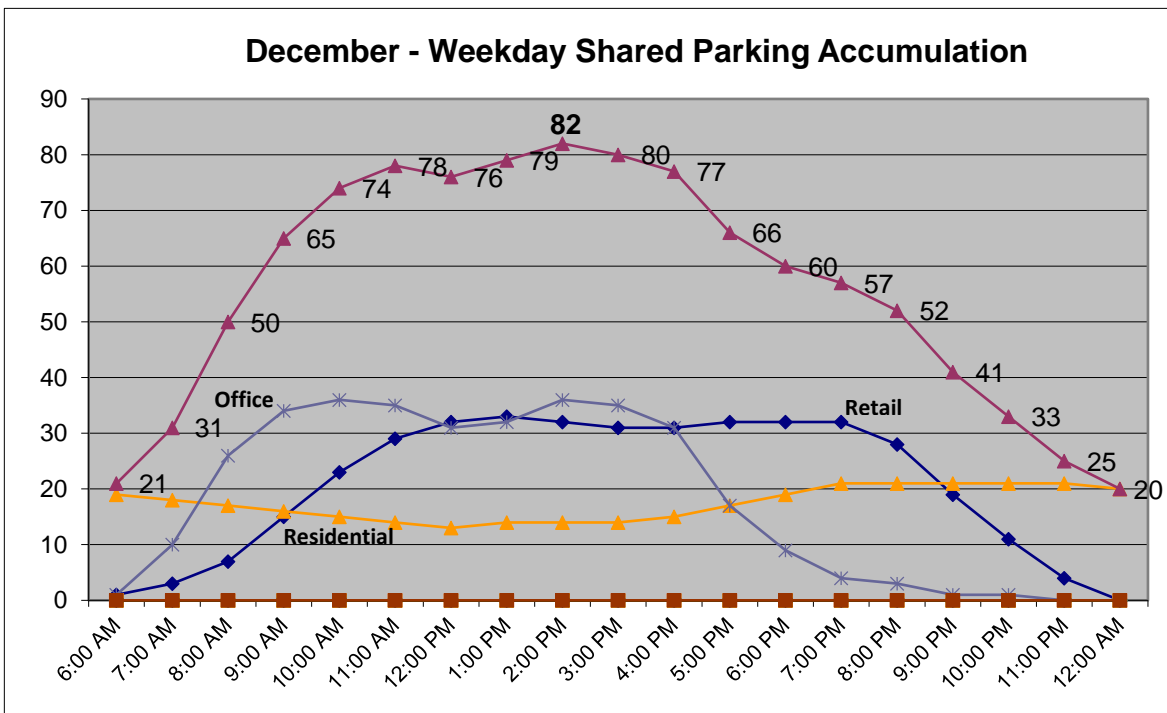
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<u>Land Use</u>	<u>Recommended ITE Parking Ratio per 1,000SF</u>
Residential Rental (Unit)	1.5 stalls per unit + 0.15 stalls for visitors = 1.65 stalls/unit
Retail	2.9 customer + 0.70 employee = 3.6 stalls/1,000SF
Office	3.5 employee + 0.30 visitor = 3.8 stalls/1,000SF
Family Restaurant	9.0 customer + 1.5 employee = 10.5/1,000SF

Scenario #1 Land Use Breakdown – All Retail

For the 123 3rd Street portion of the project, the concept plan includes 9,260SF of ground floor commercial space. This commercial space is sub-divided into five (5) storefront units that range in size from 1,660SF to 2,060SF. For our demand modeling we included two different scenarios. The first model treats the entire 9,260SF of ground floor space at 123 3rd Street as retail. The second model includes part of the ground floor area as restaurant use with the following breakdown: 3,835SF restaurant; 5,425SF retail. Based on the ground floor storefront layout of the 302 Main Street building, we do not believe restaurant use is intended for this portion of the project.

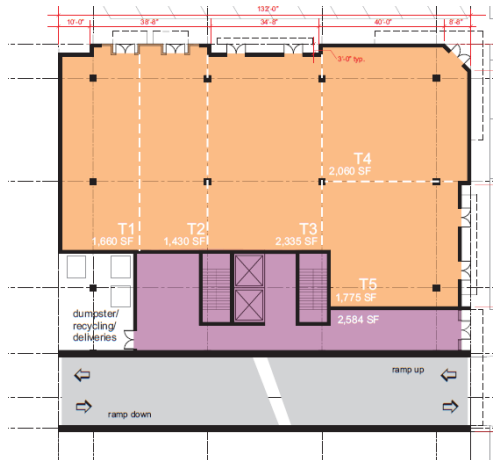
	<u>Residential (Units)</u>	<u>Retail (SF)</u>	<u>Office (SF)</u>	<u>Restaurant (SF)</u>
123 3 rd Street	25	9,260	---	---
302 Main Street	---	8,980	18,670	---
TOTALS	25	18,240	18,670	



As the graph above illustrates, the shared demand modeling indicates a peak parking demand day of 82 parking spaces that would occur at 2:00pm on a weekday afternoon in December. It is important to understand that this modeling assumes full occupancies and it estimates parking demand on the busiest day of the year. When we look at the full year, the modeling indicates a “normal” or average peak demand of 72 parking spaces. Nonetheless, for this analysis we will use the “worst case scenario” number of 82 parking spaces needed at full demand.

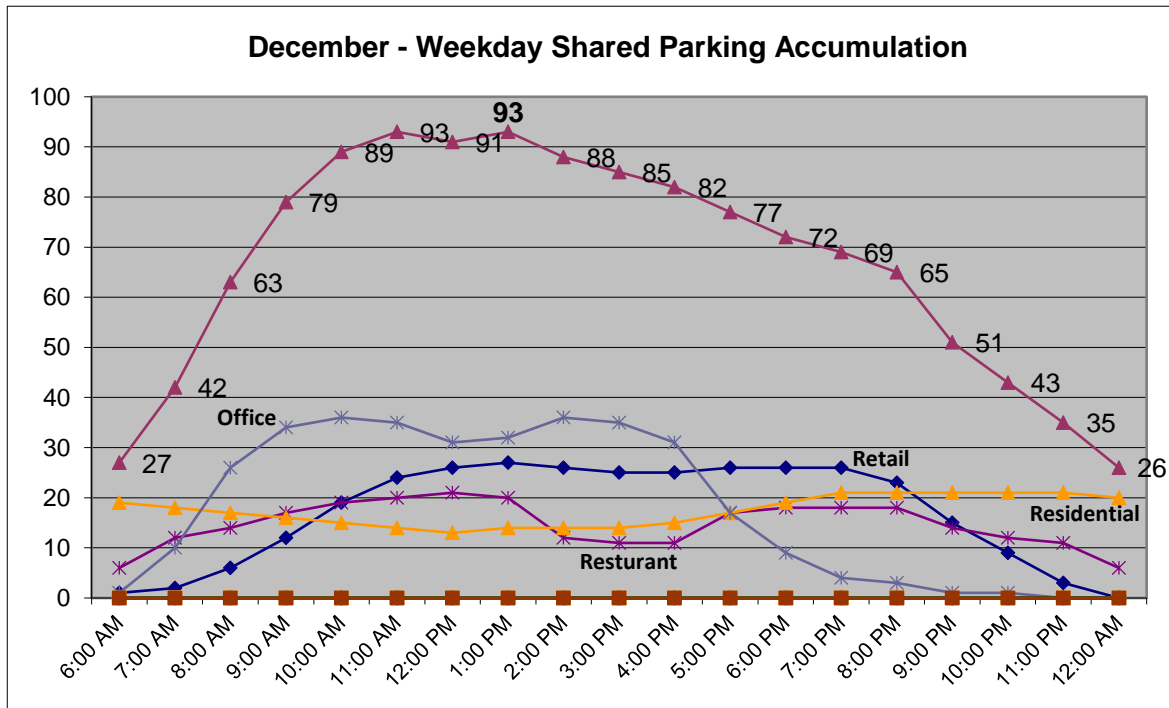
Scenario #1 Results: Estimated Peak Demand = 82 Spaces
 New Parking Provided = 61 Spaces
 Difference = (21 Spaces)

Scenario #2 Land Use Breakdown – With Potential Restaurant Use



This second scenario of demand modeling replaces 3,835SF of retail with a restaurant use on the ground floor of 123 3rd Street. For modeling purposes, we included spaces T1, T2, and T3 as retail; and spaces T4 and T5 as restaurant. We did not include the common area space in our parking calculations. We selected spaces T4 and T5 as possible restaurant space due to the “square” configuration of the spaces, which makes them more conducive for restaurant uses. We felt it was important to include a possible restaurant use in scenario #2 because restaurants are permitted by right in the C – 3 zoning district, and as such the City cannot prohibit a potential restaurant use in this development project.

	<u>Residential (Units)</u>	<u>Retail (SF)</u>	<u>Office (SF)</u>	<u>Restaurant (SF)</u>
123 3 rd Street	25	5,425	---	3,835
302 Main Street	---	8,980	18,670	---
TOTALS	25	14,405	18,670	3,835



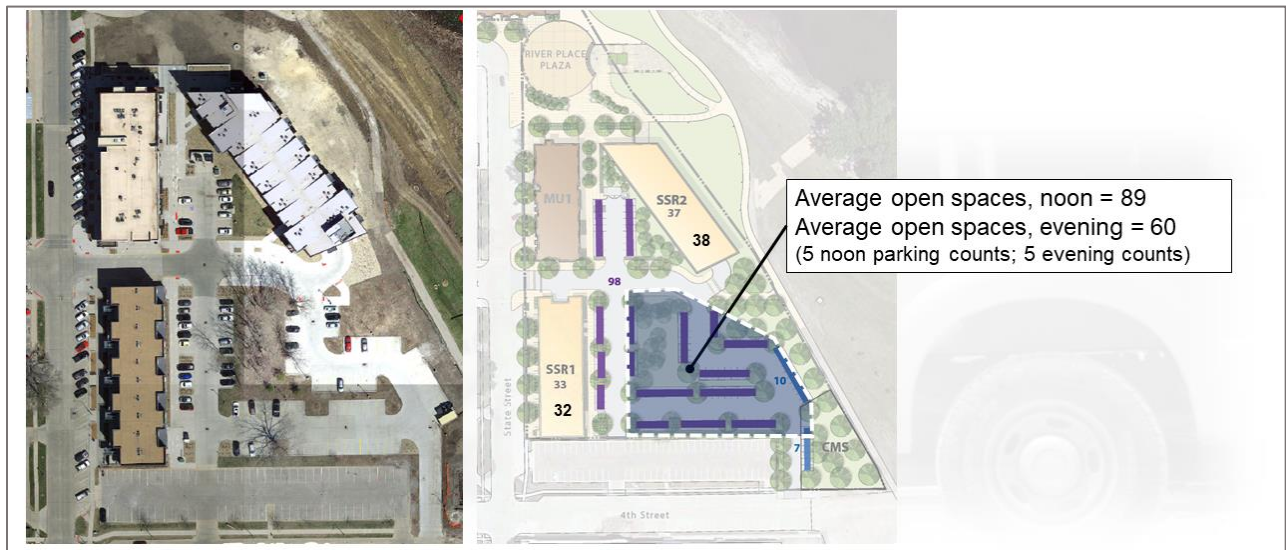
Scenario #1 Results: Estimated Peak Demand = 93 Spaces
 New Parking Provided = 61 Spaces
 Difference = (32 Spaces)

Summary and Conclusions

As the two charts above indicate, the estimated peak seasonal demand is projected to occur on a weekday in December. One difference between the two scenarios is that the retail only use is projected to peak at 2:00pm in the afternoon; whereas the restaurant use is projected to peak at 11:00am on a weekday in December. Both scenarios result in parking “deficits”, with a retail only deficit of (21) spaces compared to a restaurant deficit of (32) spaces. To reiterate, these parking demand models project maximum demand on the busiest days of the year, which may only happen a few times per year.

As noted in our downtown parking study and based upon the car counts conducted by the River Place property manager, the existing River Place surface parking lot shows consistent parking availability during all times of the day and on weekends. The average parking availability in the River Place lot was 89 open parking spaces during the typical lunch period; and an average of 60 spaces open during typical evening periods. The aerial image on the left of the slide below was taken on Saturday April 28, 2018 at 11:30am. As you can see from the image, the River Place parking lot shows ample parking availability at lunchtime on a Saturday in late April.

Considering that the existing River Place parking lot is owned by the same developer for the 123 3rd Street/302 Main Street development project, we believe there is sufficient developer-controlled private parking to support the project currently under construction on the former Wells Fargo site. We further believe the net gain of 11 angled parking spaces on 3rd Street will benefit the entire area, and not just the development site. On a final note, we would encourage retail over restaurant uses in the new buildings. However, the City has no way to dictate land uses that are permitted by-right in the C-3 zone.



****END OF REPORT****



February 5, 2019

310 East 4th Street
Cedar Falls, IA 50613

Phone: 319-277-0213
www.communitymainstreet.org

Planning and Zoning
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

**2018-2019
Board of Directors:**

- Ty Kimble - President
- Crystal Ford
- Jessica Marsh
- Dan Lynch
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- Amy Mohr
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- Stephanie Sheetz
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- Brad Strouse
- Pam Taylor
- Dawn Wilson

Dear Iris, Karen and planning and zoning commission members,

Community Main Street was established over 30 years ago to foster economic vitality and to promote and preserve the historic image and character of our downtown. The Main Street approach to economic development has been used strategically to transform the neighborhood and we have a proven track record of successful revitalization efforts.

The Cedar Falls Downtown District is booming. New developments have begun to transform our district into an urban neighborhood complimentary to our thriving historic core. Representatives from Eagle View Partners recently presented plans for a proposed project at 302 Main St. and 123 State Street (previously Wells Fargo) to the Community Main Street Design Committee. A project of such scale in the heart of the district is something of great importance to the entirety of Cedar Falls as it directly impacts the character of our nationally recognized, award winning, Great American Main Street. Due to the importance of the project, the Design Committee consulted the Design Specialists at Main Street Iowa for guidance. As downtown continues to transform into an urban scale neighborhood, their perspective was very helpful.

We appreciate the efforts of the planning team to consider our feedback after meeting with the Design Committee on January 4th, several of which were addressed prior to final submission for Planning and Zoning consideration. The following recommendations remain:

- Historically corner buildings are typically stately and anchor the ends of the block. At 302 Main Street, a three-story façade rather than a set back with a “pasted on 3rd floor” would be more complimentary and in keeping with the historical character of the central core of the district. If a set back is approved, material choice should be reconsidered to include materials other than all glass.
- Building height of 123 State Street was discussed. At six stories, it will be the tallest building in the core. A reduction in height by at least one floor would be preferred, but not at the cost of losing valuable tenant parking.

In addition, we are grateful for the city’s investment in a traffic/parking impact study on the proposed project. Throughout the planning process, we encourage the City to consider how such a large scale development will increase the burden on existing public parking facilities, impacting the existing businesses who have collectively invested millions of dollars in our downtown, and potentially may negatively affect the success of the proposed development itself.



The Cedar Falls Downtown District is a special neighborhood because of the people and partnerships that have worked diligently to build a successful community. In the spirit of continued success and partnership, we respectfully request the City consider the recommendations of the Design Committee and wait until the traffic study is complete so the results can be taken into consideration prior to making a decision on this project.

Respectfully,

A handwritten signature in black ink that reads "Carol". The signature is written in a cursive style with a large, looping initial 'C'.

Carol Lilly, On behalf of Community Main Street

cc Mark Kittrell

Karen Howard

From: Jill Smith <jsmith@taylorvet.com>
Sent: Wednesday, March 6, 2019 10:17 PM
To: Karen Howard
Subject: Planning and zoning comments

I would like these comments to be read at the planning and zoning meeting regarding the Wells Fargo building site on Wednesday, March 13.

I just wanted to touch base with you to let you know some of the thoughts we have regarding the proposed building on the old Wells Fargo site. It will border our building at Taylor Veterinary Hospital on the State Street side. We have multiple concerns.

~ The fact that it is 6 stories doesn't even come close to fitting in with the rest of the downtown area. It will look totally out of place, towering over every other building in the area. It will overshadow our business by 4 stories.

~ They say the condos are pet friendly, which we like, except for the fact that there is no green space or "potty" area anywhere near the building, except for our lawn. The builders say that they are planning on putting a dog area behind the other State Street buildings, but no one will actually walk that far all of the time. We already have many condo owners that use our grass multiple times a day and don't clean up after themselves.

~ Having the one access to the parking off the alley will not go well during the winter months. Just try to drive down that alley right now. It is not plowed well at all, there are huge snowbanks on both sides and the ice and water all collect down the street forming ruts that are so deep some cars can't even make it through. This winter, harsh as it is, isn't really any different than other years. This happens when we just have smaller snowfalls too. The restaurant and beer delivery trucks block the alley at least once a day for 30-60 minutes, sometimes longer. Some of them park right where the entrance to the garage will be. If they are forced to move, then they will be blocking our parking exit even more than they already do. It makes me concerned as to how busy the "drive through" on the back part of the Main street building will be. We have not been told what it is, but the alley is not built for that kind of traffic. As a side note, the alley constantly has debris in it. Most of the time during the summer months, when we drive down it, we get nails, screws and metal in our tires. It has happened multiple times (at least 6) and we choose not to ever drive back there unless absolutely necessary.

~ Parking - I know this can feel like an over-talked topic right now, but it is an issue. Not all the time, but certain times it is impossible. People park in our Taylor Vet lot, not leaving any spots for our clients who are carrying pet carriers, or 30 pound bags of pet food, or sick pets. It often happens towards the end of the day from about 4-5 on. They are having to park a block or more away which is often impossible with our elderly clients trying to carry their cats. We are fine sharing our lot after hours, with the understanding that when we have emergencies, we will park behind their cars, and they will have to wait until the emergency is over before they can leave. The parking situation will only get worse. The added retail space will add a lot of traffic, not to mention the office space will fill up the remaining spots that are labeled 24 hours for staff. As much as they say we can park behind the State Street building, the possibility of people walking all the way around that entire building to get to a parking lot is humorous.

We are all for developing that eyesore that is the Wells Fargo lot. We realize that there is a cost/benefit ratio to build something that will pay for the building. We don't think that this current project is the right one. It will destroy the continuity that our beautiful downtown has. Please reconsider this project and help them figure out a different option.

Thank you
Dr. Chad and Jill Smith



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Iris Lehmann, Planner II
DATE: March 5, 2019
SUBJECT: MPC Development Procedures Agreement Amendment - 2910 McClain Drive, 2920 McClain Drive, and 5609 University Avenue
PROJECT: RZ19-003

REQUEST: Request to approve an Amended Development Procedures Agreement

PETITIONER: James Benda

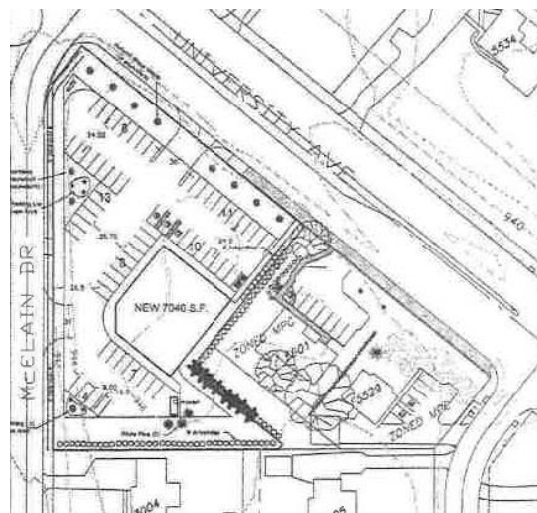
LOCATION: 2910 McClain Drive, 2920 McClain Drive, and 5609 University Avenue

PROPOSAL

The applicant is requesting to amend a Development Procedures Agreement with the City of Cedar Falls for the properties at 2910 McClain Drive, 2920 McClain Drive, and 5609 University Avenue. The original development procedures agreement stated that these three homes could only be demolished and redeveloped as a new restaurant. The proposed amendment would maintain the existing residential buildings, but would allow them to be wholly or partially converted into commercial businesses or offices that are permitted within the MPC district.

BACKGROUND

Per the City's Zoning Code, an application to rezone any property to MPC zoning requires the submittal and approval of a detailed development site plan. On January 16, 2017, 2910 McClain Drive, 2920 McClain Drive, and 5609 University Avenue were rezoned from R-1 Residential to MPC Major Thoroughfare Planned Commercial. The rezoning of this property was accompanied by a development site plan and a Development Procedures Agreement. The site plan and development procedures agreement stated that these three homes could only be redeveloped as a restaurant.



(See approved site plan above). The applicant is requesting to amend the approved site plan and development procedures agreement associated with this approved 2017 MPC zoning district.

Note: A mailing was sent to neighboring properties within 300 feet of this location on Tuesday, March 5th 2019 to inform them of this proposal.

ANALYSIS

These three properties are located within an MPC, Major Thoroughfare Planned Commercial, zoning district. The intent of the MPC district is to permit the development of a mixture of residential, institutional, professional office and commercial-oriented land uses in a manner that will result in minimal negative impacts upon adjacent low density residential zoning districts or residential uses. The site plans and development agreements that are approved with a rezoning to MPC are intended to provide clear direction regarding how the land will be developed to be compatible and complementary to adjacent residential neighborhoods. Any subsequent amendment to a site plan or development agreement approved with the rezoning to MPC requires review through the Planning & Zoning Commission and City Council.

The area in question is located at the edge of the S-1, shopping center district, with an R-1, residence district, directly to the south. Properties at 5601 and 5529 University Avenue, directly to the east, are also zoned MPC. Both of these properties were rezoned from R-1 to MPC separately with their own developmental site plans. See an excerpt of the City's zoning map to the right; the three properties under consideration are outlined in yellow.



The proposed development procedures agreement would allow the three residential buildings to continue as single unit residences or would allow these buildings to be wholly or partially converted into commercial businesses or offices that are permitted within the MPC district. The proposed amendment would follow the development pattern of existing MPC zoning along this stretch of University Avenue. The other two MPC properties to the east, 5601 and 5529 University Avenue, were both developed in the same fashion, with the existing residential buildings converted to commercial use as a hair salon and a chiropractor office, respectively. By maintaining the existing residential structures, but allowing them to be re-purposed for small commercial uses, the proposed plan would provide a good transition between the residential neighborhood to the south and University Avenue, a major thoroughfare. It will also provide opportunities for small neighborhood-serving businesses that will not generate as much traffic, noise or congestion as would more intensive commercial uses. For these reasons, staff finds that the proposed change to the development site plan for these properties is consistent with the intent of the MPC District.

It is anticipated that when specific proposals are submitted for re-use of a building, that some additional parking, landscaping, etc. will be required according to the minimum site requirements.

of the MPC District. These will be reviewed on a case-by-case basis depending on the specific uses proposed for the building. In addition to the development site plan a developmental procedures agreement must be approved that lists the specific requirements and restrictions that apply to this particular MPC area. The proposed requirements and restrictions that staff is recommending for the agreement are listed under the technical comments, below. The terms will be finalized based on review and discussion and public input at the meeting on March 13 and presented in final form at the following Planning and Zoning Commission meeting on March 27, 2019.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposal. Staff is currently working with the applicant on the new Development Procedures Agreement. The draft agreement being reviewed includes the stipulations outlined below.

- a. The three existing residential buildings on the Property may continue as single unit residences or may be wholly or partially converted into commercial businesses or offices that are permitted within the MPC district.
- b. Access to these three properties shall be limited to one driveway per property with no new access to University Avenue. Cross-access drives between properties may be considered.
- c. The changes necessary for the single unit residences to be wholly or partially converted into commercial businesses or offices, such as widening curb cuts and adding parking and landscaping, will not be considered major site plan changes and may be approved administratively according to the minimum site plan requirements in the MPC Zoning District and all Ordinances of the City. No review by the Planning and Zoning Commission will be required.
- d. If there is a proposal to redevelop the Property beyond what is described herein, a new development agreement will be required as well as site plan reviews by both the Planning and Zoning Commission and City Council.
- e. At the time when any portion of the Property is converted to a new use the Owner will be responsible for installing missing public sidewalk connections along said Property.
- f. Redevelopment shall be generally consistent with the development site plan labelled Exhibit "A".
- g. Owner shall comply with all Ordinances of the City applicable to any conversion or redevelopment.

The submitted development site plan, Exhibit "A" depicts the three existing residential properties as is, except for the property at 5609 University Avenue. The applicant has depicted a proposed new parking lot for this site that would serve a new commercial tenant. The proposed parking lot layout meets the setbacks required for the district and shows an example of what type of changes could occur to the properties within this MPC District. Per the proposed development agreement, once approved, a detailed site plan including dimensions of the parking lot and landscaping will be submitted to staff for final review and approval.

PLANNING & ZONING COMMISSION

Introduction
3/13/2019

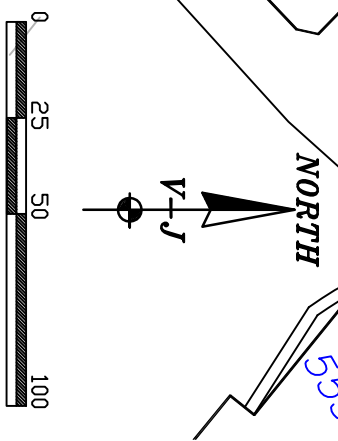
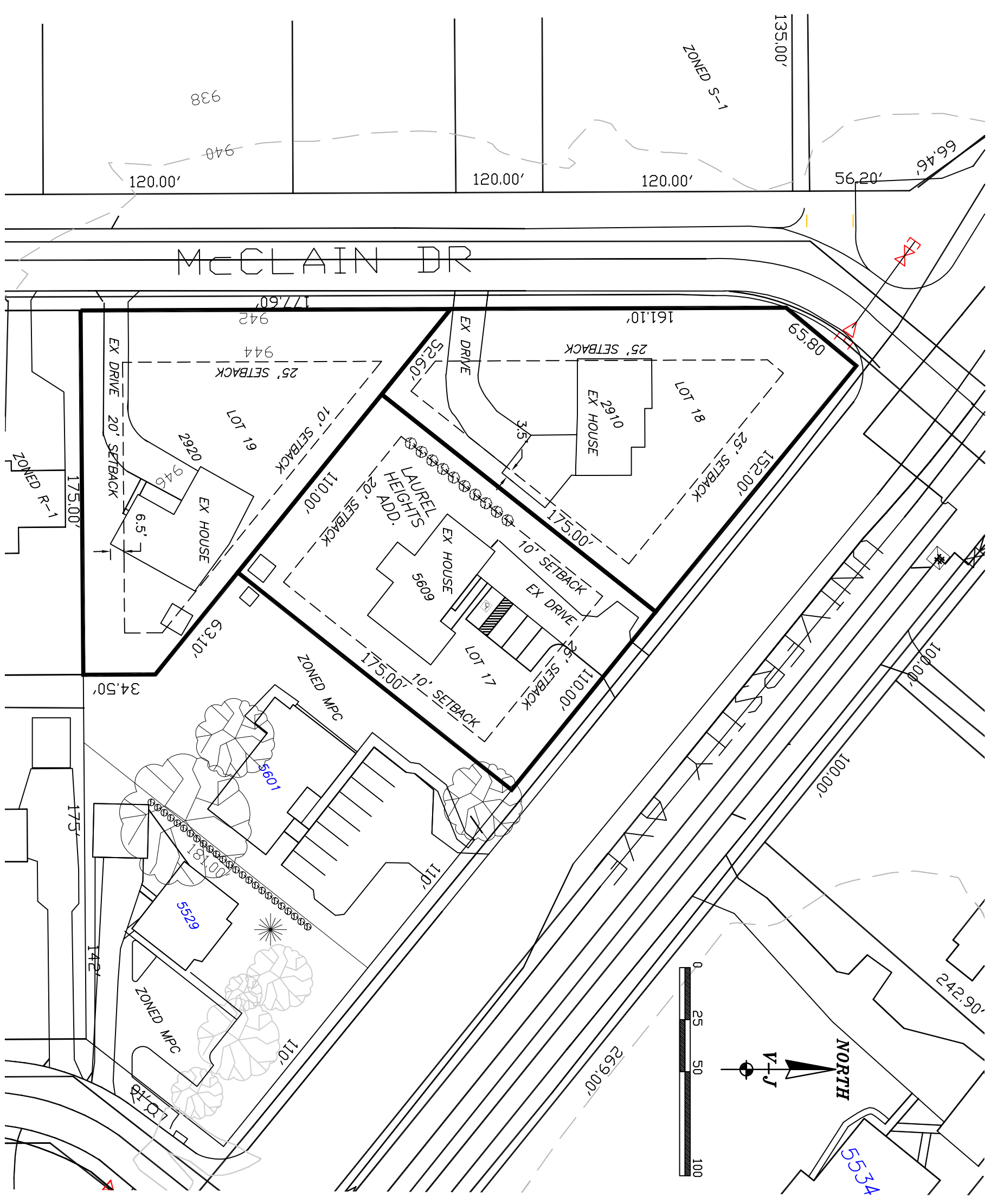
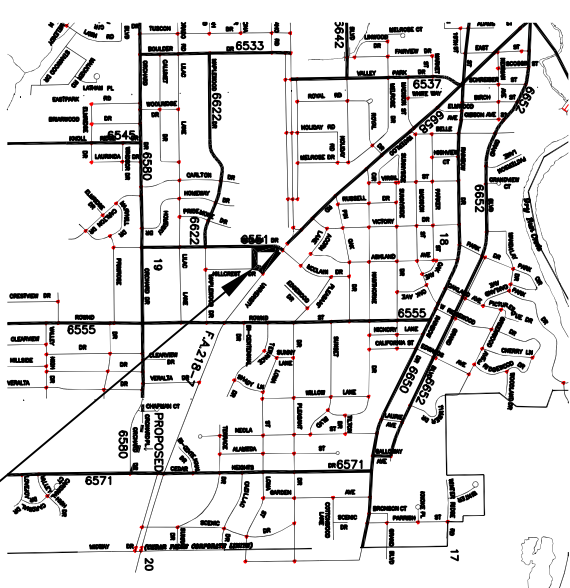
Vote
3/27/2019

STAFF RECOMMENDATION

Staff recommends gathering any comments from the Planning and Zoning Commission and the public and then continuing the discussion of the proposed amendment to the Development Procedures Agreement and Development Site Plan at the next Planning and Zoning Commission meeting on March 27, 2019.

Attachments: Proposed Development Site Plan (Exhibit A)

EXHIBIT "A"
EXISTING CONDITIONS
SITE PLAN FOR MPC
ZONING DISTRICT



SITE LOCATION

OWNER
 Benda, James K
 Benda, Suzanne M
 1816 Valley High Dr
 Cedar Falls, IA 50613

PROJECT SITE ADDRESS
 2910 Mc Clain Dr,
 2920 Mc Clain Dr
 5609 University Ave
 Cedar Falls, IA 50613

DESCRIPTION:
 Lot 17, 18, and 19 of Laurel Heights Addition, Cedar Falls, Iowa, except the Northeastly 22 feet of Lots 17 and 18.

CURRENT ZONING
 MPC - Major Thoroughfare Planned Commercial District

Redevelopment of individual residential lots will require separate site plans to meet Sec. 29-161 of the Cedar Falls Zoning Ordinance for MPC-Major Thoroughfare Planned Commercial District.

NOTE:
 THIS DRAWING IS BASED ON THE RECORDS OF CEDAR FALLS UTILITIES. ALL INFORMATION SHOWN IS APPROXIMATE AND NOT BASED ON ANY FIELD SURVEY MEASUREMENTS.

EX SITE CONDITION PLAN
 UNIVERSITY AND McCLAIN



van winkle-jacob engineering, inc.
 1501 technology parkway
 cedar falls, iowa - 319-266-5829

scale	book	revisions	90
1"=50'			
drawn by			
SJL			
date			
1-23-19			

188096