AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MAY 22, 2019
5:30 PM AT CITY HALL

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of May 8, 2019.

Public Comments

Old Business

2. HWY-1 District Site Plan

Location: Lot 2, Gateway Business Park Subdivision
Applicant: Martin Rouse, Fehr Graham, Peters Construction, AHTS Architects
Previous discussion: May 8, 2019
Recommendation: Recommend approval
P&Z Action: Review and make a recommendation to City Council

3. College Hill Neighborhood Overlay District - Site Plan Review: 2119 College Street

Location: 2119 College Street, 925 W. 22nd Street, & 1003 W. 22nd Street
Applicant: CV Commercial, LLC, Owner; Slingshot Architects, Architect
Previous discussion: November 28, 2018, December 12, 2018, January 9, 2019 (deferred)
Recommendation: Recommend Approval
P&Z Action: Review and make a recommendation to City Council

4. Rezoning Request from R-2 to C-2

Location: 2600 Grove Street
Applicant: City of Cedar Falls
Previous Discussion: May 8, 2019
Recommendation: Recommend approval
P&Z Action: Review and make a recommendation to City Council

New Business

5. Preliminary and Final Plat of the Replat of Lot 16 & Tract "B" of West Viking Road Industrial Park Phase IV

Location: Technology Parkway, west of Production Drive
Applicant: City of Cedar Falls
Previous discussion: None
Recommendation: Recommend approval
P&Z Action: Review and make a recommendation to City Council

6. MU District Site Plan Review

Location: Lot 2 Pinnacle Ridge 1st Addition
Applicant: JT&S, LLC

Previous discussion: None
Recommendation: Recommend approval
P&Z Action: Review and make a recommendation to City Council

Commission Updates

7. Presentation – Downtown Parking Study Implementation – Terra Ray

Adjournment

Reminders:

* June 12th and June 26th Planning & Zoning Commission Meetings
* June 3rd and June 17th City Council Meetings

Cedar Falls Planning and Zoning Commission
Regular Meeting
May 8, 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, May 8, 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, Holst, Larson, Leeper, Prideaux, Saul and Wingert. Giarusso and Hartley were absent. Karen Howard, Community Services Manager, David Sturch, Planner III, Shane Graham, Planner II, and Iris Lehmann, Planner I, were also present.

1.) Chair Holst noted the Minutes from the April 24, 2019 regular meeting are presented. It was noted that Ms. Oberle should be removed from the votes and replaced with Ms. Prideaux. Mr. Leeper made a motion to approve the Minutes with that change. Ms. Saul seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Holst, Larson, Leeper, Prideaux, Saul and Wingert), and 0 nays.

2.) The first item of business was a College Hill Neighborhood Overlay District review for 2119 College Street. The item is being deferred to the next meeting.

3.) The next item for consideration by the Commission was the Preliminary Plat for Western Home Ninth Addition. Chair Holst introduced the item and stated that he will need to abstain from the discussion and vote due to a conflict of interest. He asked Mr. Leeper Chair the meeting. Mr. Sturch provided background information explaining that the item is for another phase of condos at the South Main Street campus of the Western Home. The property is located in the MU District and is a re-plat of 18 acres in the southeast corner of the Seventh Addition. He noted that there will be more public streets added, and utilities will be extended as the project is extended. Storm water will be collected in the storm sewer and conveyed to area wide basin on Viking Road south of Menards. Tract C is intended for future development and the southern area of the tract includes existing drainage/utility easements. Options for possible street extensions into the southern part of Tract C are being left open. Mr. Sturch displayed a rendering of the Master Plan and discussed the need to update the plan to reflect the future use. Staff recommends approval with stipulations, including:

1. Any comments or direction by the Planning and Zoning Commission.
2. All public streets and roads are 31-foot wide back of curb to back of curb.
3. Label all easements and building setbacks on the plat.
4. Conform to all city staff recommendations and technical comments.

Mr. Leeper asked if this item is for discussion at this time or for approval. Ms. Howard stated that staff would like to move forward with the understanding that there needs to be better labeling to the plat. Chris Hansen, Western Home Communities, stated that they would like to move ahead at this time if possible. Bill Claassen, Claassen Engineering, noted that the changes are very minor and the changes can be made in a very short amount of time.

Ms. Saul made a motion to approve as long as conditions of labeling are met to staff's satisfaction. Ms. Adkins seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Larson, Leeper, Prideaux, Saul and Wingert), and 0 nays, and 1 abstention (Holst).

4.) The Commission then considered a site plan review for the All Smiles Dental Clinic. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that this is a PO-1 District site plan review in the 1000 block of Hudson Road. He stated that this is the last lot in development in the Schofield Stevenson plat. He displayed the original site plan and the revised/proposed site plan and explained that a secondary driveway was needed for better access and reduction of congestion. He discussed the site plan elements, including building and parking lot setbacks and parking stalls, as well as public sidewalk and dumpster location. Mr. Sturch displayed the landscaping plan, noting that all requirements are met. He also noted that the storm water management plan and building design requirements are met as well. Staff recommends approval of the plan.

Ms. Saul made a motion to approve. Mr. Larson seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Holst, Larson, Leeper, Prideaux, Saul and Wingert), and 0 nays.

5.) The next item of business was an MPC site plan review for 5601 University Avenue. Chair Holst introduced the item and Ms. Lehmann provided background information. She explained that the new owners of the property are proposing to build a new 24' x 36' detached storage shed in the property's rear yard, as well as modifying the existing parking lot layout to accommodate a driveway connection to the shed. Mr. Larson recused himself from the item due to a conflict of interest. Ms. Lehmann stated that the proposed modifications would serve the new business (Design Lab) that is locating to the site. The property is one out of five located in the MPC district, Major Thoroughfare Planned Commercial District, directly east of Black Hawk Village . This district encourages a mixture of residential, institutional, professional office and commercial uses that will result in minimal impact to residential areas. Ms. Lehmann showed an image of the proposed site plan and discussed the requirements that have been reviewed. All requirements have all been met. Staff recommends approval of the site plan.

Mr. Leeper asked if the storage shed will be used for the new business. Ms. Lehmann clarified that it will.

Ms. Saul made a motion to approve. Ms. Adkins seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Holst, Leeper, Prideaux, Saul and Wingert), and 0 nays and 1 abstention (Larson).

6.) The next item for consideration by the Commission was a rezoning request from R-3, Residential to C-2, Commercial at 2600 Grove Street. Chair Holst introduced the item and Ms. Lehmann provided background information. She explained that it was brought to staff's attention that there has been an error in the City's zoning map She explained that the property in question was zoned R-3 in 1970 but the commercial structure that currently stands on this lot was built in 1969 before the R-3 zoning boundary was established. The commercial use on this lot is currently legally nonconforming. 2600 Grove Street is located directly on a C-2 zoning boundary line. Staff assumes there was an error drawing the boundary when the zoning was established in the 1970s. Staff is requesting that this property be rezoned from R-3 to C-2. All rezoning requirements are met. Howard noted that this rezoning request was prompted by a request from the current property owner wanting to use the property for commercial purposes. Staff is introducing the item at this time and asks that comments are gathered and a date for public hearing be set for the next meeting on May 22, 2019. As there were no further comments by the Commission, the item will be continued at the next meeting.

7.) The Commission then considered a HWY- District site plan review at Lot 2 of Gateway Business Park. Chair Holst recused himself from the item and Vice-Chair Leeper introduced the matter. Mr. Graham explained that the lot is at the northeast corner of Hudson Road and West Ridgeway Avenue and is approximately four acres. He displayed the site plan and

discussed the entrances to the proposed businesses, as well as the storm water detention basin, sidewalks, trail connections and trash enclosures. He also presented the landscape plan and noted that all requirements are not only met, but exceeded. The signage plan includes three monument signs that also meet requirements. The storm water management plan appropriately manages water runoff and meets all requirements. Mr. Graham provided an overall site layout and discussed building design proposal. Mr. Graham noted that staff requests that the south side of the convenience store building that faces W. Ridgeway Avenue also include the cornice feature along the roof line, as that side of the building faces a heavily traveled street and would give that side of the building a more pleasing look like the main facades of the building. He noted staff concerns with the significant amount of pavement around the gas canopy at the gas station and stated that staff would like to see that reduced, if possible. At this time the item is just before the Commission for discussion and is proposed to come back to the next meeting for a vote.

Martin Rouse, 902 13th Street, Grundy Center, Iowa, introduced himself as the developer of the project. Brad Best, 1212 Oak Park Boulevard, stated that he is representing Peters Construction, as the general contractor, and is available for any questions. Jennifer Rude, American Dairy Queen Corporation, 8331 Norman Center Drive, Bloomington, Minnesota, 55437, stated that she is pleased to see the newest prototype of Dairy Queen coming to Cedar Falls.

Jon Biederman, Civil Engineer for the project, stated that they have additional parking spaces as they believe they will need them. He also addressed the additional pavement around the gas canopy, noting that many times people will have larger vehicles or trailers that will need the extra room to maneuver. He also discussed parking and open space requirements, as they would like to replace a small green space near the northwest corner of the convenience store building with pavement.

Mardy Holst, AHTS Architects, spoke to the cornice on the side of the building that staff would like to see added. He explained that they have not shown a cornice as they are typically reserved for the entry of the building. As there are no entries at that side they were not added to that side.

Ms. Prideaux asked about the two open space islands. Mr. Leeper stated that the cornice wasn't really an issue for him, as well as the islands. He did note that he would encourage reducing the paving, but it is not essential.

Mr. Larson felt it made sense to leave the additional pavement and he was okay with the cornice and the removal of the islands.

Mr. Wingert also noted that he believes that the cornice is good as it is, and that he understands the need for the additional paving.

The item was continued to the May 22, 2019 meeting.

8.) Ms. Howard noted that there will be a meeting will be held on Monday, May 13 to discuss the preliminary findings with regard to parking in the College Hill area. It will be held from 6:00 – 8:00 p.m. at the Center for Energy and Environmental Education at UNI. She noted that it will be televised for anyone who cannot make it to the meeting.

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

The meeting adjourned at 6:40 p.m.

Respectfully submitted,

Karen Howard
Community Services Manager

Joanne Goodrich
Administrative Clerk

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission

FROM: Shane Graham, Economic Development Coordinator

DATE: May 16, 2019

SUBJECT: Highway-1 District Site Plan Review

REQUEST: Site plan approval for a new Dairy Queen restaurant and a convenience store/gas station/automobile service station.

PETITIONER: Martin Rouse (developer); Fehr-Graham (engineer); Peters Construction (contractor); AHTS Architects (architect)

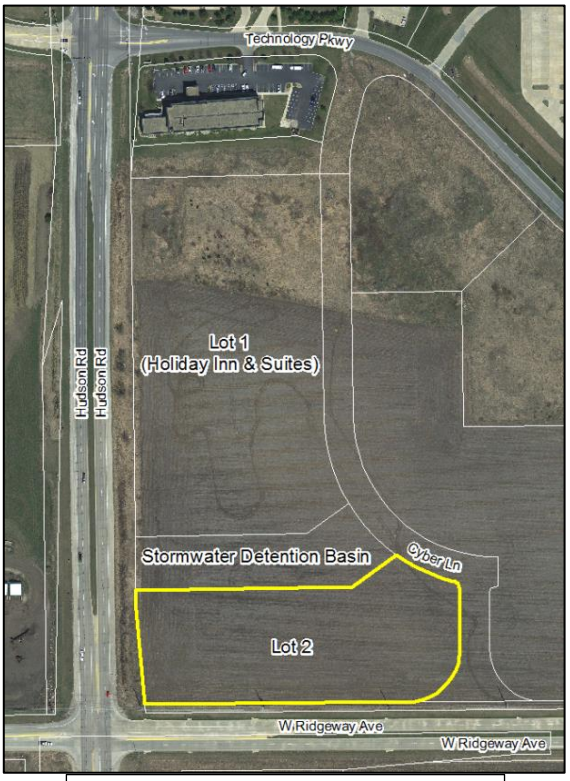
LOCATION: Lot 2 of Gateway Business Park at Cedar Falls

PROPOSAL

The developer, Martin Rouse, is requesting approval of a site plan to construct a new DQ Grill and Chill restaurant and a convenience store/automobile service station on Lot 2 of Gateway Business Park at Cedar Falls I, which is located at the northeast corner of Hudson Road and W. Ridgeway Avenue (highlighted lot on the image to the right). The lot will have one main access from Cyber Lane, with a secondary access coming via an access easement from Lot 1 to the north (Holiday Inn & Suites Hotel). No access to the site will be gained directly from W. Ridgeway Avenue or Hudson Road.

BACKGROUND

Lots 1 and 2 of Gateway Business Park at Cedar Falls I, along with the stormwater detention basin parcel, were platted in June of 2018. Currently, a Holiday Inn & Suites Hotel and conference center is under construction on Lot 1. Cyber Lane, which was also approved as part of the plat, will be completed in 2019.



Lot 2 – Proposed Project Location

ANALYSIS

The property is zoned HWY-1, Highway Commercial District, which is intended to promote general services commercial uses intended to serve a broader market area (i.e. City-wide or regional customer base). The property is also located within the Highway 20 Overlay District, which provides enhanced development guidelines for commercial uses located within this corridor. The ordinance requires detailed site plan review in order to ensure that the development site satisfies a number of basic aesthetic standards. Attention to details such as parking, open green space, landscaping, signage, building design and other similar factors help to ensure orderly development in the entire area. Following is a review of the zoning ordinance requirements:

1) Use: A restaurant is listed as a permitted use within the Highway 20 Commercial Corridor Overlay District. A gas station/convenience store can also have a regional customer base, thus fitting within the permitted uses of the Highway 20 Commercial Corridor Overlay District. A service station is listed as a conditional use within the Highway 20 Commercial Corridor Zoning District. A conditional use may be permitted within this district subject to approval by the Planning & Zoning Commission and City Council. Factors to be evaluated in consideration of allowing such a use involve the site location relative to key entry points into the city (i.e. in the vicinity of the Hudson Road and Highway 58 intersections with W. Ridgeway Avenue). It is recommended that conditional uses be located on properties at least 300 feet from the Hudson Road and Highway 58 right-of-way lines. The service station use of this development is located approximately 475 feet from the right-of-way line of Hudson Road. **The restaurant and convenience store are permitted uses. The service station is a conditional use, and exceeds the recommended setback guidelines from Hudson Road.**

2) Setbacks: 20-ft. setbacks are required along the edge of the district and along any internal streets/principal access ways. These areas must be landscaped. Open space and landscaping is shown on the plan within these areas. Both the restaurant and convenience store/service station buildings meet the setback requirements. **Building setbacks are satisfied.**

3) Parking/Access: A restaurant is required to provide 1 parking space for every 100 square feet of gross floor area, plus 1 parking space for every 2 employees with a minimum of 5 parking spaces for employee parking. A convenience store is required to provide 1 parking space for every 100 square feet of retail floor space, plus 1 parking space for every 2 employees. There is no specific definition of service stations in the parking section, however the ordinance indicates that the number of parking spaces shall be that of a similar use as determined by staff. In looking at the parking space use requirements, the closest comparison would be that of a fuel service center, which requires 2 parking spaces for each service stall. Staff feels that since the service center would have bays for cars, that the parking requirements for a fuel service center would be comparable.

   Based on the above requirements, the total site would be required to provide 78 parking spaces. As you can see from the chart below, the property is providing 115 parking spaces, 37 more spaces than what is required. Please reference the chart below to see the breakdown of required and provided parking by uses.

Use	Required	Provided
Restaurant	17	85 (shared with convenience store)
Convenience Store	49	85 (shared with restaurant)
Service Station	12	30
Total	**78**	**115**

Access to the property will be gained from two different locations. There will be one main access from Cyber Lane at the northeast corner of the property. There is also a 65' wide access easement provided from Lot 1 (Holiday Inn & Suites Hotel) to allow access to this site at the northwest corner of the property. If using this access, access can be gained onto Hudson Road through a right-in right-out on the hotel site.

The main area in front of the convenience store/gas station near the gas canopy does appear to have a large quantity of concrete, as there is 39' from the parking area at the west end of the site to the gas canopy, and 42' from the parking lane in front of the building to the gas canopy. Staff had previously questioned if the pavement area could be reduced, but the developer indicated at the previous Planning & Zoning Commission meeting that the area is needed for maneuvering of larger vehicles or vehicles that tow boats or trailers. In addition, the underground gasoline storage tanks are located to the south of the gas canopy, so area is needed for trucks to deliver the fuel.
Overall, the submitted parking lot and access plan is satisfied.

4) Open Green Space: This property is located within the Highway 20 Commercial Corridor Overlay Zoning District. This overlay district requires that open green space/landscape area be provided at the rate of 15% of the development site. Following is a summary from the landscape plan that details how this provision is met.

Development Site	190,358 SF	
Required Open/Green Space	28,554 SF	15%
Provided Open/Green Space	**52,708 SF**	**27.7%**

Landscaping is shown throughout the site, both within the green space areas in the parking lot and around the buildings and along the street frontages. **The open green space exceeds the minimum requirement and is well distributed.**

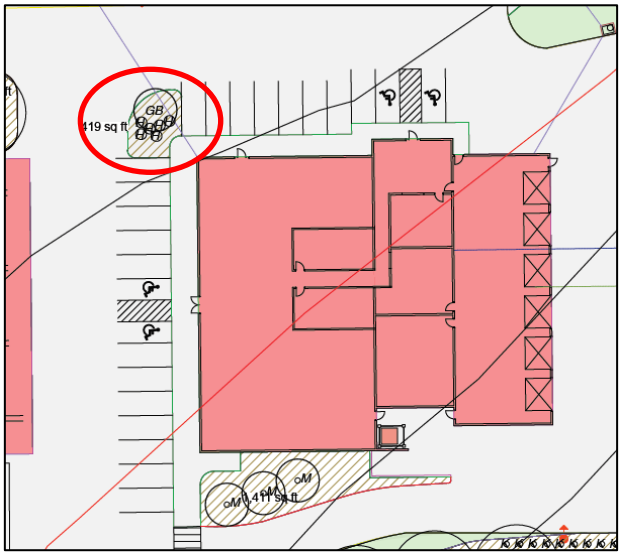
5) Landscaping: The Highway 20 Commercial Corridor Overlay District requires landscaping at the rate of 0.02 points per sq. ft. of total development site area. Following are the requirements for the convention center site and new hotel site and what is proposed.

Description	*Required*	*Proposed*
Development Lot 190,358 * .02	3,808 pts.	4,974 pts.
Parking lot trees *115/15 = 8 trees @ 80 pts.*	640 pts.	1,520 pts.
Street Tree Planting (.75 points per linear foot → 1,330' on Hudson Rd, W. Ridgeway Ave and Cyber Ln)	998 pts.	1,606 pts.
	5,446 pts	8,100 pts

As detailed in the table, trees are required in the vehicular use area at the rate of one tree per 15 parking spaces. With a total buildout of 115 parking spaces, 8 trees would be required. The landscape plan shows a total of 19 trees within the parking area, which would exceed the requirement.

In addition to parking lot trees, there are trees located along the street frontages, and trees located along the north property line to screen the site from the storm water detention basin and hotel to the north. In total, there will be 60 trees and 578 shrubs and grasses planted on the site.

In order to help screen the automobile service station use from the surrounding properties and roadway, the landscaping to the south and east of the building along W. Ridgeway Avenue and Cyber Lane will be constructed on top of a small berm. This berm will add an additional form of screening from the building and parking area of the service station in addition to the landscape plantings.



At the previous Planning & Zoning Commission meeting, the applicant indicated that they would like to remove an open greenspace area located near the northwest corner of the convenience store building due to concerns about maintenance (see area circled in the image to the right). The image to the right is a portion of the landscape plan, and this area does show a tree with several shrubs. This area is also shown with river rock mulch instead of grass. Staff would request that this area be left as is per the landscape plan, as it does provide a nice landscape area that divides the parking area on the north side of the building and the west side of the building, and does not have grass, which should allow for easier maintenance.
Landscaping requirements are met.

6) <u>Sidewalks/Recreational Accommodations:</u> A new 10-foot wide recreational trail will be installed along Hudson Road and W. Ridgeway Avenue. This will be completed by the current owner of the property (also the owner of the Holiday Inn & Suites Hotel). A connection from this trail to the property is shown near the northwest corner of the property. This will allow pedestrian access to the DQ Grill and Chill. There is another connection from the trail to the property along the south side of the property. This will allow pedestrian access to the convenience store. Also, a new 5' wide sidewalk will also be installed along Cyber Lane, and would have a connection point to the site at the entrance to the property along Cyber Lane. **Trail/sidewalk plan satisfied.**

7) <u>Building Design:</u> The HWY-1, Highway Commercial District states that all structures established within the district shall be reviewed for architectural compatibility with surrounding structures. Below is a review on the elements that are to be addressed.

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

The scale and proportion of both of the proposed buildings will be similar to existing buildings in the area, except for the hotel located adjacent to the north, which will be 4 stories in height, and the proposed buildings will only be one story. However, many of the office buildings located within the technology park nearby to the north are single-story buildings.

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

The design of both buildings includes a flat roof with a parapet wall. The hotel to the north, as well as a number of industrial and office uses nearby utilize flat roofs as well, so this roof design will not be out of character with the area.

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

The restaurant building was designed with a brick base around the entire building, with cultured stone veneer being located over the entrance, drive through window and front of the building. The top portion of the south and west facing sides of the building will also have metal accent panels. This horizontal pattern of brick, coupled with the vertical pattern of the cultured stone veneer, provides some visual interest to the building. The convenience store/automobile service station building was similarly designed with a brick base, and like the restaurant building, the entrances to this building will have that brick material extend to the top of the wall as well. In addition, brick materials extend near the roof line in each corner of the building to add detail to those areas, while allowing the main entrances of the building to stand out more with the brick materials going to the top of the wall.

The primary façade (south and west sides) of the restaurant has an alternating pattern of windows and a main entrance feature that provide views and openings into the building. Decorative awnings are also found above the windows and entrances along the primary facades. Above the windows is a decorative canopy with metal accent panels above, which go to the roof line. These elements provide a visually interesting rhythm to the primary façade. The rear and drive through side of the store (east and north sides of the

building) will feature mainly the brick base, EIFS, and cultured stone veneer over the drive through window. There are no windows on these sides of the building, as they encompass the employee and storage areas of the interior of the building. It should be noted that the enhanced facades of the building are facing the public streets.

The primary façade (west and north sides) of the convenience store/automobile service station has a similar alternating pattern of windows and main entrance features to provide views and openings into the building. Decorative awnings are found over the windows on this building, similar to the ones found on the restaurant building. These features provide a visually pleasing main entrance into the building. The east side of the building is made up of 6 service bay doors for vehicles, which are made up of nearly all glass. The south side of the building has brick columns at the corners, and a service door which leads to the trash enclosure, however there are windows and awnings found near the corner of the building where the convenience store portion is located.

The buildings were created with a contemporary design approach to meet the standards of the restaurant company while also adapting to local conditions resulting in a more custom design for the building. Exterior materials were designed with a strong masonry base, such as the brick and stone, with a consistent pattern at the entrances and a defined top with an enhanced cornice.

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

The front of the restaurant (south facing side) will feature brick, cultured stone, EIFS, metal accent panels and glass. These materials are commonly found on other buildings within the area. The metal accent panels will be orange in color, while the other materials will be in several different earth tone colors. The restaurant's name and logo will be located in front of the building and above the main entrance.

The convenience store/automobile service station will also feature brick, EIFS, and glass. Brick material will be a darker earth tone, with a lighter tone stone cap. The EIFS material will also be lighter earth tone in color. Signage will be located above the main entrances and windows of the north and west sides of the building. As with the restaurant building, these types of building materials are commonly found on other buildings in this area.

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.

Many of the existing buildings in this area utilize a neutral color exterior, which include brown, tan, and cream. Some buildings also utilize red or gray tones as well. The restaurant building will include a darker brown shade of brick, along with a lighter shade of cultured stone and EIFS to provide contrast. Awnings above the windows will be red in color. Metal accent panels along the upper portion of the front and side of the building will be orange in color. Staff feels that the amount of red and orange that is incorporated into the building does not take away from the overall look of the development and provides additional visual interest to the facades.

The convenience store/automobile service station building will also include a darker brown shade of brick, along with a lighter shade of EIFS to provide contrast, just like the restaurant building. Awnings above the windows on this building will be purple in color. Just like the restaurant building, staff feels that the amount of purple that is incorporated into the building does not take away from the overall look of the development and provides additional visual interest to the facades.

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.

Architectural features of the restaurant include fabric awnings over each of the windows, as well as a cornice that is located at the very top of the cultured stone wall at the front of the building. The building also incorporates orange metal accent panels on the upper portions of the front and side walls. The convenience store/auto service station will also have fabric awnings located over the windows like the restaurant building, as well as a cornice that is located above the main facades of the north and west walls. At the previous Planning & Zoning Commission meeting, staff requested that the cornice feature of the convenience store building be extended along the south side of the building that faces W. Ridgeway Avenue. The applicant's architect indicated that they did not show a cornice along that side of the building, as they are typically reserved to accentuate the main entrances to the building. As there are no entrances along that side of the building, they would like to not extend the cornice along that side of the building.

Overall, the design of the proposed restaurant and convenience store/gas station/auto service station is architecturally compatible with other buildings in the surrounding area.

8) Trash Dumpster Site: Two trash enclosures will be located on the site; one for the restaurant and one for the convenience store/service station. The trash enclosure for the restaurant will be located at the southeast corner of the property and will be fully enclosed with a gate on the front. This enclosure will also have landscaping around it to help screen it from view. The trash enclosure for the convenience store and service station will be located on the south side of the building. This enclosure will look like it is part of the rear of the building, as the wall of the building will extend out and enclose the dumpster area, thus completely screening it from view. **Dumpster enclosure plan is acceptable.**

9) Lighting Plan: The HWY-1 District regulations do not have specific lighting design guidelines. The site plan shows the location of light poles throughout the site. The parking lot lights will be mounted atop a 25' tall light pole with a 3' concrete base. The fixtures will be housed in a die-cast aluminum housing with LED lights. Also, recessed LED lighting will be provided under the gas canopy to provide light to the customers who are fueling their vehicles. **Lighting plan is acceptable.**

LED Parking Lot Fixture

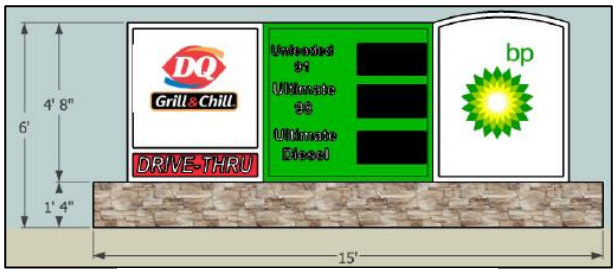
10) Signage: There are three signs illustrated on the site plan: one at the southwest corner of the property near the intersection of Hudson Road and W. Ridgeway Avenue, one at the southeast corner of the property near the intersection of W. Ridgeway Avenue and Cyber Lane, and one near the northeast corner of the property at the main entrance to the property along Cyber Lane. The main sign, located at the southwest corner of the property, will be 25 feet in height and 198 square feet in area. This sign will sit atop a 3 foot brick base.

Two smaller 6' tall, 70 square foot signs will be located at the southeast corner of the property near the intersection of W. Ridgeway Avenue and Cyber Lane, and one near the northeast corner of the property at the main entrance to the property along Cyber Lane. These signs will also sit atop a brick base like the main sign.

It should be noted that the property is located within the Highway 20 Commercial Corridor Overlay Zoning District. The signage requirements in this district state that one

Main Monument Sign

freestanding sign may be allowed that does not exceed 25 feet in height and 200 square feet in area. The main monument sign would meet those requirements. The ordinance goes on to state that smaller monument signs, measuring no more than 15 feet in height and 150 square feet in area, are permitted, with a maximum of two such signs per parcel. The parcel would have two such signs, at a size of 70 square feet each.



Secondary Monument Signs

The proposed wall signs appear to be well within the District limitations of no larger than 20% of the wall area to which the wall sign is attached. However, this will be reviewed in detail at the time a sign permit is requested. **Signage plan generally meets the standards, pending a detailed review at the time a sign permit is requested.**

11) Storm Water Management: A storm water detention basin is located at the north end of the property to collect the storm water runoff from the site. The water runoff from the building and parking areas will be collected via intakes within the parking area and transferred via piping to the detention basin. Also, an oil skimmer will be provided within the intake near the fueling area in order to help stop any fuel or oil from reaching the detention basin. **Stormwater Management Plan has been reviewed and approved by the Engineering Division.**

TECHNICAL COMMENTS

Water, electric, gas, and communications utility services are available to the site in accordance with the service policies of Cedar Falls Utilities. The property owner/contractor is responsible to extend all utility services to the building. These utility extensions will be reviewed by CFU personnel as part of the building plan review.

STAFF RECOMMENDATION

The Community Development Department has reviewed the plan and recommends approval, subject to the following comments:

1) Any additional comments or direction specified by the Planning & Zoning Commission.

PLANNING & ZONING COMMISSION

Discussion 5/8/2019

Mr. Graham explained that the lot is at the northeast corner of Hudson Road and West Ridgeway Avenue and is approximately four acres. He displayed the site plan and discussed the entrances to the proposed businesses, as well as the storm water detention basin, sidewalks, trail connections and trash enclosures. He also presented the landscape plan and noted that all requirements are not only met, but exceeded. The signage plan includes three monument signs that also meet requirements. The storm water management plan appropriately manages water runoff and meets all requirements. Mr. Graham provided an overall site layout and discussed building design proposal. Mr. Graham noted that staff requests that the south side of the convenience store building that faces W. Ridgeway Avenue also include the cornice feature along the roof line, as that side of the building faces a heavily traveled street and would give that side of the

building a more pleasing look like the main facades of the building. He noted staff concerns with the significant amount of pavement around the gas canopy at the gas station and stated that staff would like to see that reduced, if possible. At this time the item is just before the Commission for discussion and is proposed to come back to the next meeting for a vote.

Martin Rouse, 902 13th Street, Grundy Center, Iowa, introduced himself as the developer of the project. Brad Best, 1212 Oak Park Boulevard, stated that he is representing Peters Construction, as the general contractor, and is available for any questions. Jennifer Rude, American Dairy Queen Corporation, 8331 Norman Center Drive, Bloomington, Minnesota, 55437, stated that she is pleased to see the newest prototype of Dairy Queen coming to Cedar Falls.

Jon Biederman, Civil Engineer for the project, stated that they have additional parking spaces as they believe they will need them. He also addressed the additional pavement around the gas canopy, noting that many times people will have larger vehicles or trailers that will need the extra room to maneuver. He also discussed parking and open space requirements, as they would like to replace a small green space near the northwest corner of the convenience store building with pavement.

Mardy Holst, AHTS Architects, spoke to the cornice on the side of the building that staff would like to see added. He explained that they have not shown a cornice as they are typically reserved for the entry of the building. As there are no entries at that side they were not added to that side.

Ms. Prideaux asked about the two open space islands. Mr. Leeper stated that the cornice wasn't really an issue for him, as well as the islands. He did note that he would encourage reducing the paving, but it is not essential.

Mr. Larson felt it made sense to leave the additional pavement and he was okay with the cornice and the removal of the islands.

Mr. Wingert also noted that he believes that the cornice is good as it is, and that he understands the need for the additional paving.

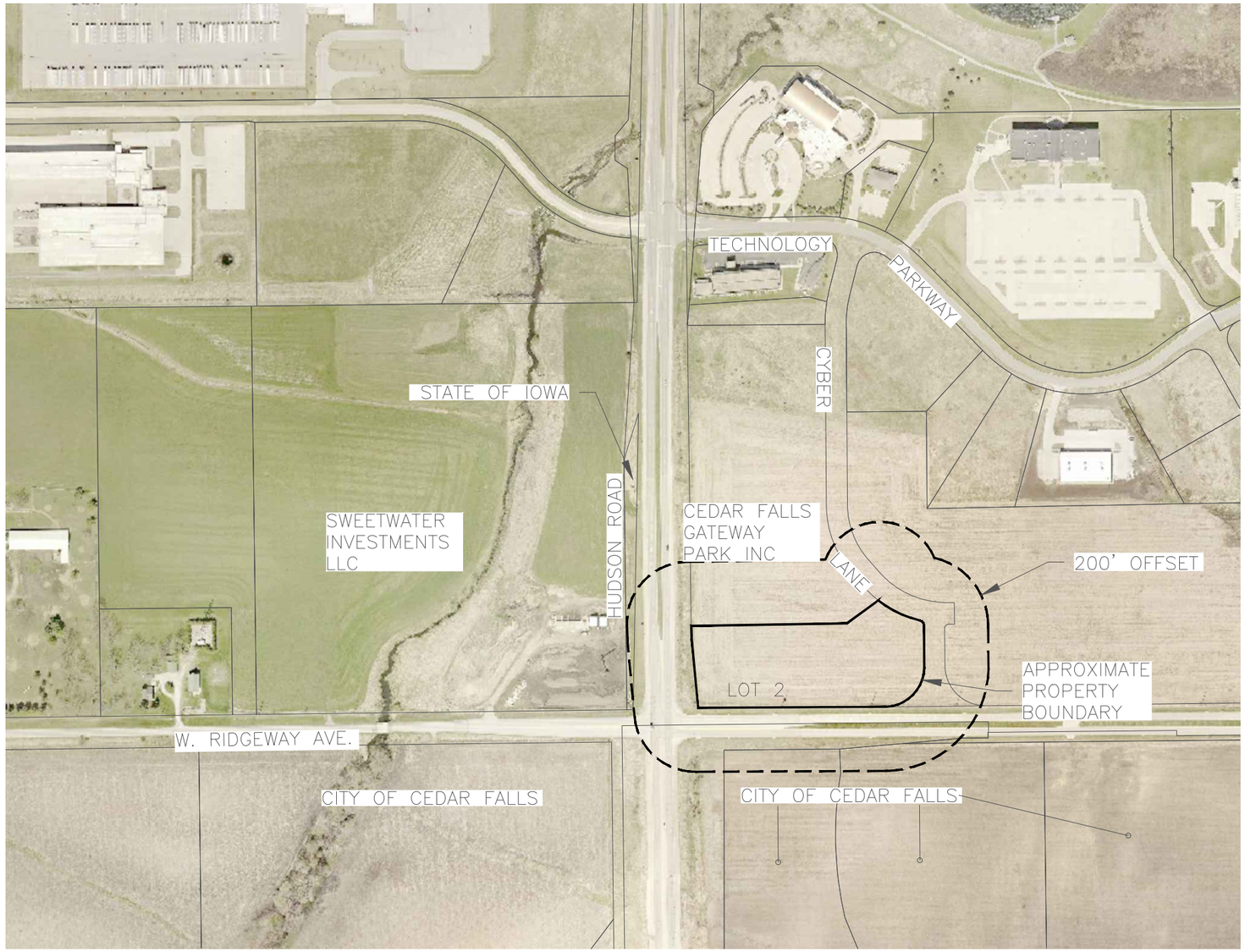
Vote
5/22/2019

LOT 2, GATEWAY BUSINESS PARK SITE PLAN

DEVELOPER
MARTIN ROUSE
320 G AVENUE
GRUNDY CENTER, IOWA 50638
P# 319 824 6004

ZONING (EXISTING & PROPOSED)
HWY-1 & HWY-20 OVERLAY

PROPERTY DESCRIPTION
LOT 2 OF GATEWAY BUSINESS PARK AT CEDAR FALLS



LOT AREA: 4.37 ACRES

BUILDING AREA: 24,444 SF

MINIMUM REQUIRED
BUILDING AREA: 16,795 SF

OPEN SPACE: 1.21 ACRES

MINIMUM REQUIRED
OPEN SPACE: 0.66 ACRE

RETAIL FLOOR AREA:
-RESTAURANT: 1200 SF
-CONVENIENCE STORE: 4400 SF
-TOTAL: 5600 SF

PARKING SPACES
PROVIDED: 115

MINIMUM REQUIRED
PARKING SPACES:
-RESTAURANT: 18+5 = 23
-CONVENIENCE STORE: 44+5 = 49
-SEMI CENTER: 12+5 = 17
-TOTAL: 89

PROVIDED ACCESSIBLE
PARKING SPACES: 6

REQUIRED ACCESSIBLE
PARKING SPACES: 6

MINIMUM PARKING
SPACE SIZE: 9'x19'

BUILDING HEIGHTS
-RESTAURANT: 20' MAXIMUM
-CONVENIENCE STORE: 16' BUILDING
-CANOPY: 25' MAXIMUM

EXPECTED EMPLOYEES: 85-90 FULL & PART TIME BETWEEN BOTH BUSINESSES (ESTIMATE)
(10 MAX PER SHIFT PER EACH BUSINESS)

N
W E
S

400 0 400 FEET
GRAPHIC SCALE IN FEET

ahts ARCHITECTS

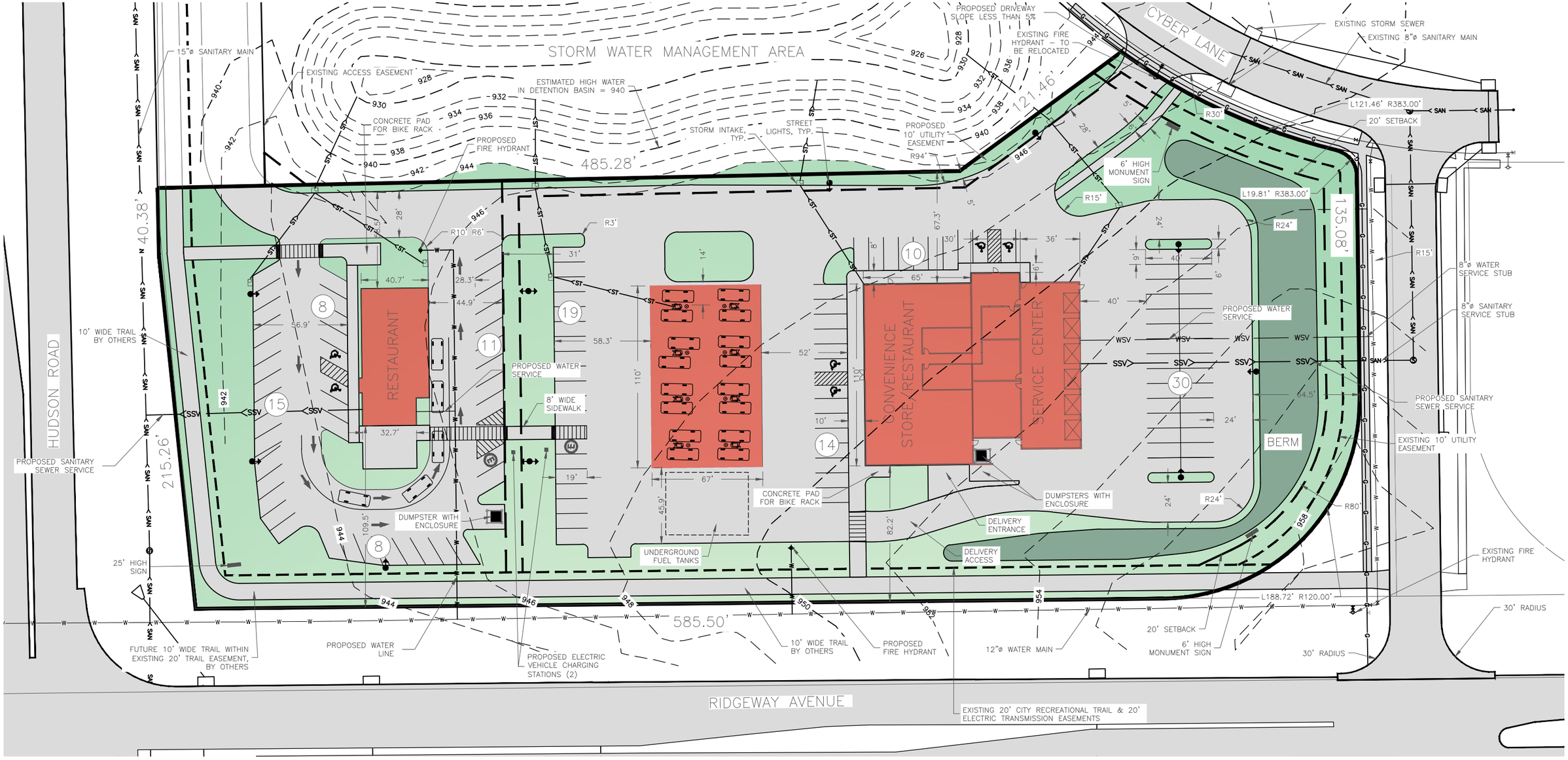
PETERS CONSTRUCTION CORPORATION

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS
IOWA
WISCONSIN

APRIL 22, 2019

SHEET 1 OF 3

G:\C3D\18\18-CF DAIRY QUEEN\2019 - CF DQ CONCEPT - 2019-03-14 - JCB.dwg, 1 OF 3
PLOT DATE: 4/19/19



- ELECTRICAL AND COMMUNICATION LINES TO BE WITHIN UTILITY EASEMENTS
- CONVENIENCE STORE PARKING SPACES 9'X19'
- RESTAURANT PARKING SPACES 9.5'X19' @ 60°
- SERVICE STATION PARKING SPACES 9'X20'
- ALL PAVED AREAS TO BE PCC
- EXISTING & PROPOSED EASEMENTS ON LOT 2 ARE SHOWN.
- SIDEWALK ALONG CYBER LANE TO BE PROVIDED BY OTHERS.
- RECREATIONAL TRAIL TO BE PROVIDED BY OTHERS.
- ANY CONTOURS SHOWN ARE FROM GRADING PLAN FOR GATEWAY BUSINESS PARK

N W E S

60 0 60 FEET
GRAPHIC SCALE IN FEET

LOT 2 GATEWAY BUSINESS PARK DEVELOPMENT SITE PLAN

APRIL 22, 2019

ahts ARCHITECTS

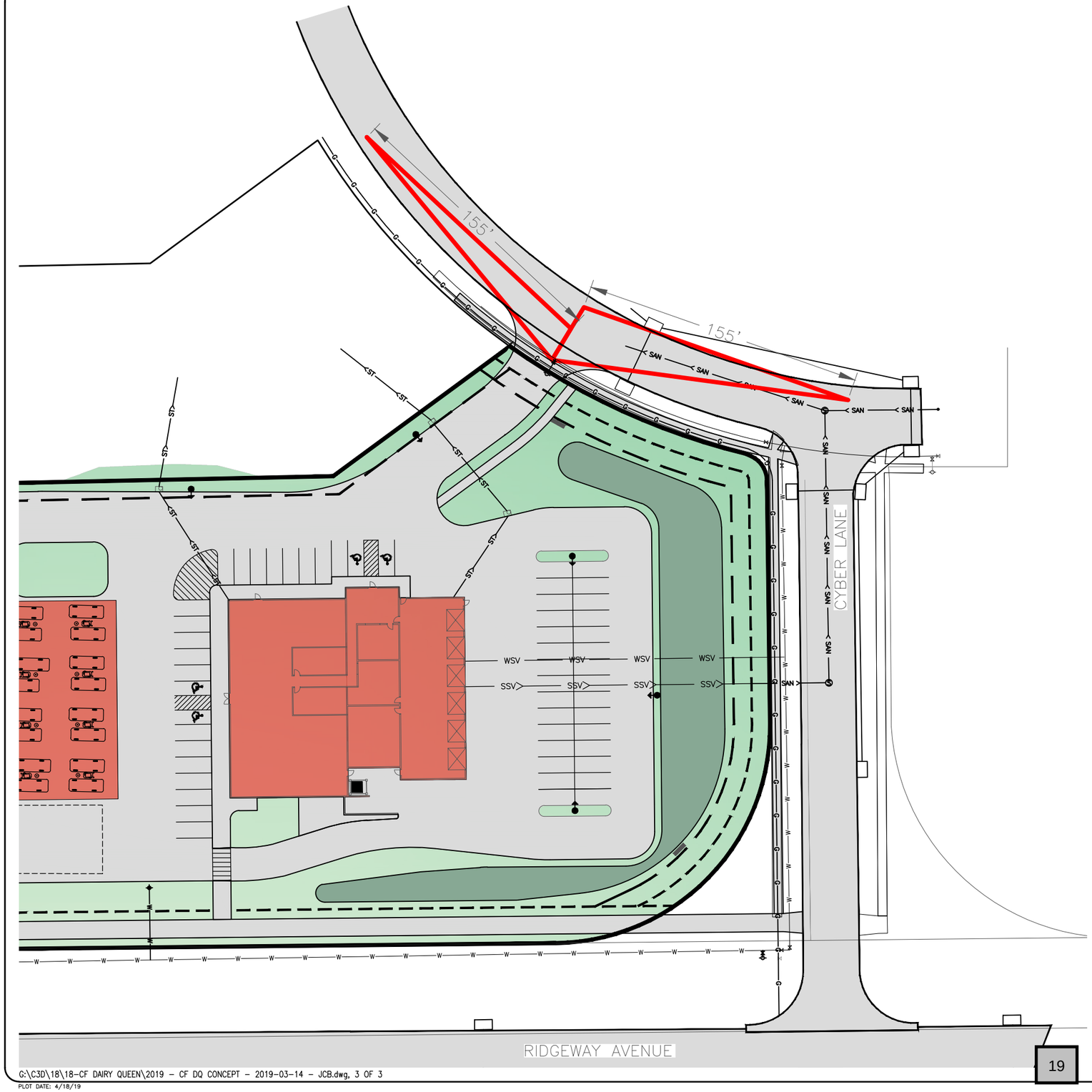
PETERS CONSTRUCTION CORPORATION

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL
ILLINOIS
IOWA
WISCONSIN

SHEET 2 OF 3

G:\C3D\18\18-CF DAIRY QUEEN\2019 - CF DQ CONCEPT - 2019-03-14 - JCB.dwg, 2 OF 3
PLOT DATE: 4/19/19

LOT 2 GATEWAY BUSINESS PARK
DEVELOPMENT SIGHT TRIANGLE



DISTANCE BASED ON 25 MPH

N
W E
S

60 0 60 FEET
GRAPHIC SCALE IN FEET

ahts ARCHITECTS

PETERS CONSTRUCTION CORPORATION

APRIL 22, 2019

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
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WISCONSIN

SHEET 3 OF 3

G:\C3D\18\18-CF DAIRY QUEEN\2019 - CF DQ CONCEPT - 2019-03-14 - JCB.dwg, 3 OF 3
PLOT DATE: 4/18/19


SIGNAGE
SIGNAGE
SIGNAGE
ICE


SIGNAGE
SIGNAGE


SIGNAGE
SIGNAGE


DQ
Grill & Chill
Grill & Chill
DQ
GARAGE


Grill&Chill
DQ


DQ
Grill & Chill
DQ
bp
bp connect
ultimate


SIGNAGE
SIGNAGE
SIGNAGE

/Volumes/Project Docs/2018-0050 Rouse Convenience Store - Peters/3. Consultants/Landscape/04-16-2019 planting.pln

PLANT LIST

Quantity- Size/Points- Variety

Overstory Trees

12 - 2" caliper/80 pts = 960pts.- Acer Plat."columnaire" 50x15 wide
2 - 2" caliper/80 pts = 160pts. - Gleditsia T. "Skyline" Honeylocust 40x40 wide
15 - 2" caliper/80 pts = 1,300pts. - Ginko Biloba 5x30 wide
31 - 6' ht. / 80 pts = 2,480pts. - Pinus Strobus "White Pine" 60x30 wide

not ALL shown include in bid

41 - 5 GAL/10 pts = 410 pts. HYDRANGEA P. LIMELIGHT
324 - 2 GAL./5 pts = 1620 pts. KARL FOERSTER GRASS
96 - 2 GAL/5 pts = 480 pts HEMEROCALLIS DAYLILY "HAPPY RETURNS"
96 - 2 GAL/5 pts = 480 pts. Rudbekia G. VAR "Sullivanti"
21 - 5 GAL/10 pts = 210 pts. Juniperus communis var. depressa
Total points provided = 8,000
Total points required = 4,668

Notes:
Rudbekia and Daylilies to be interplanted at high visibility areas in mulch beds.

Sq ft — Mulch areas to receive weed fabric and 2" depth of River rock mulch.

Sq ft — Lawn areas to receive sod or seed provide alternate bids.

Large stone out crop grouping @ 4 Locations
Berm areas to be 3' Ht.

PROVIDE 20" DEPTH OF APPROVED BLACK DIRT IN ALL PLANTING AREAS.

6,342 sq ft
1,225 sq ft
72 sq ft
4,205 sq ft
238 sq ft
161 sq ft
917 sq ft
1,555 sq ft
419 sq ft
347 sq ft
LAWN
246 sq ft
17,937 sq ft
2,753 sq ft
968 sq ft
1,355 sq ft
1,169 sq ft
576 sq ft
DRIVE THRU
5,309 sq ft
1,150 sq ft
441 sq ft
258 sq ft
13,091 sq ft
3,088 sq ft

North

Planting Plan

SCALE: 1" = 50'

ahts ARCHITECTS
327 East Fourth Street
Suite 204
Waterloo, Iowa 50703
Ph.: 319-233-1163
Fax: 319-233-9863

Rouse Development

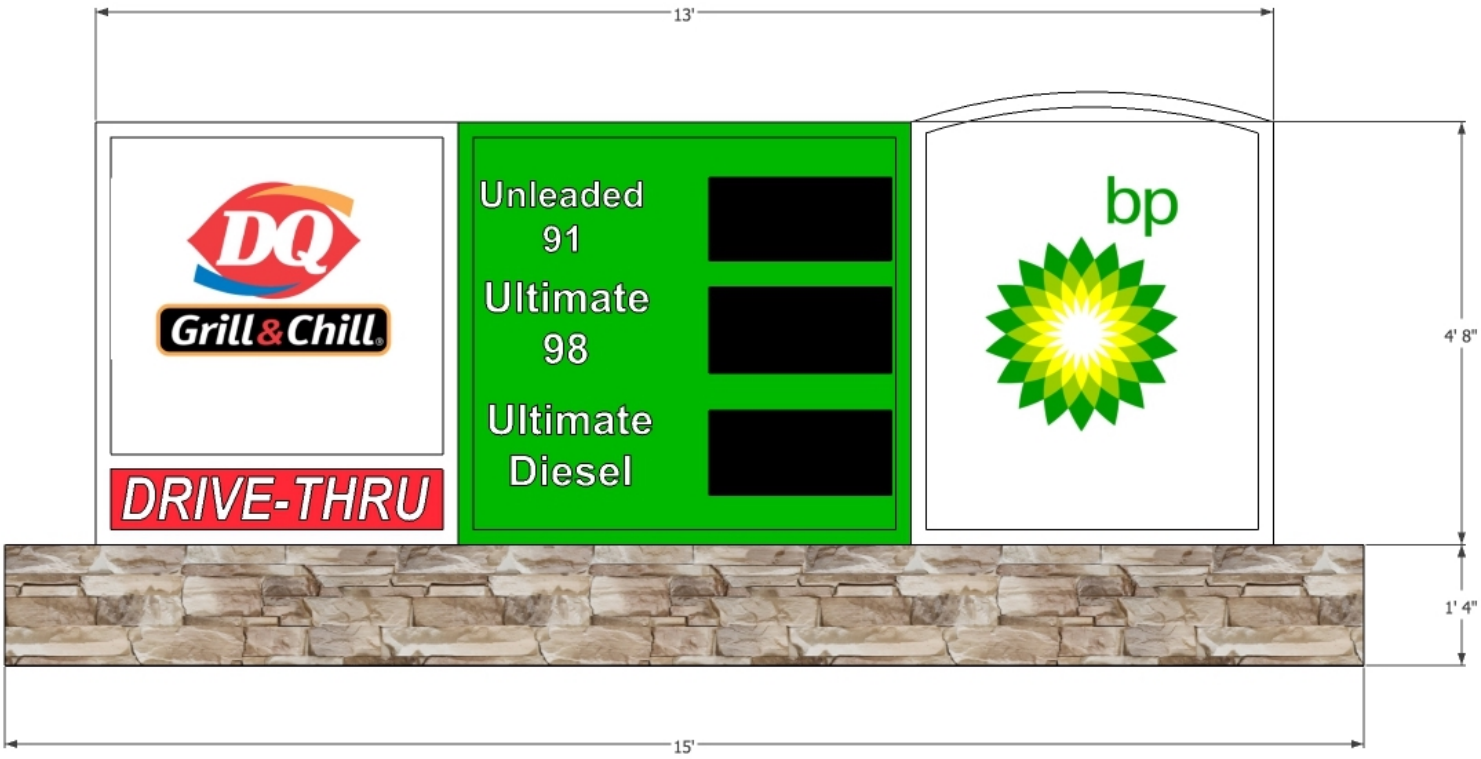
Ridgeway Avenue
Cedar Falls, Iowa

P-1

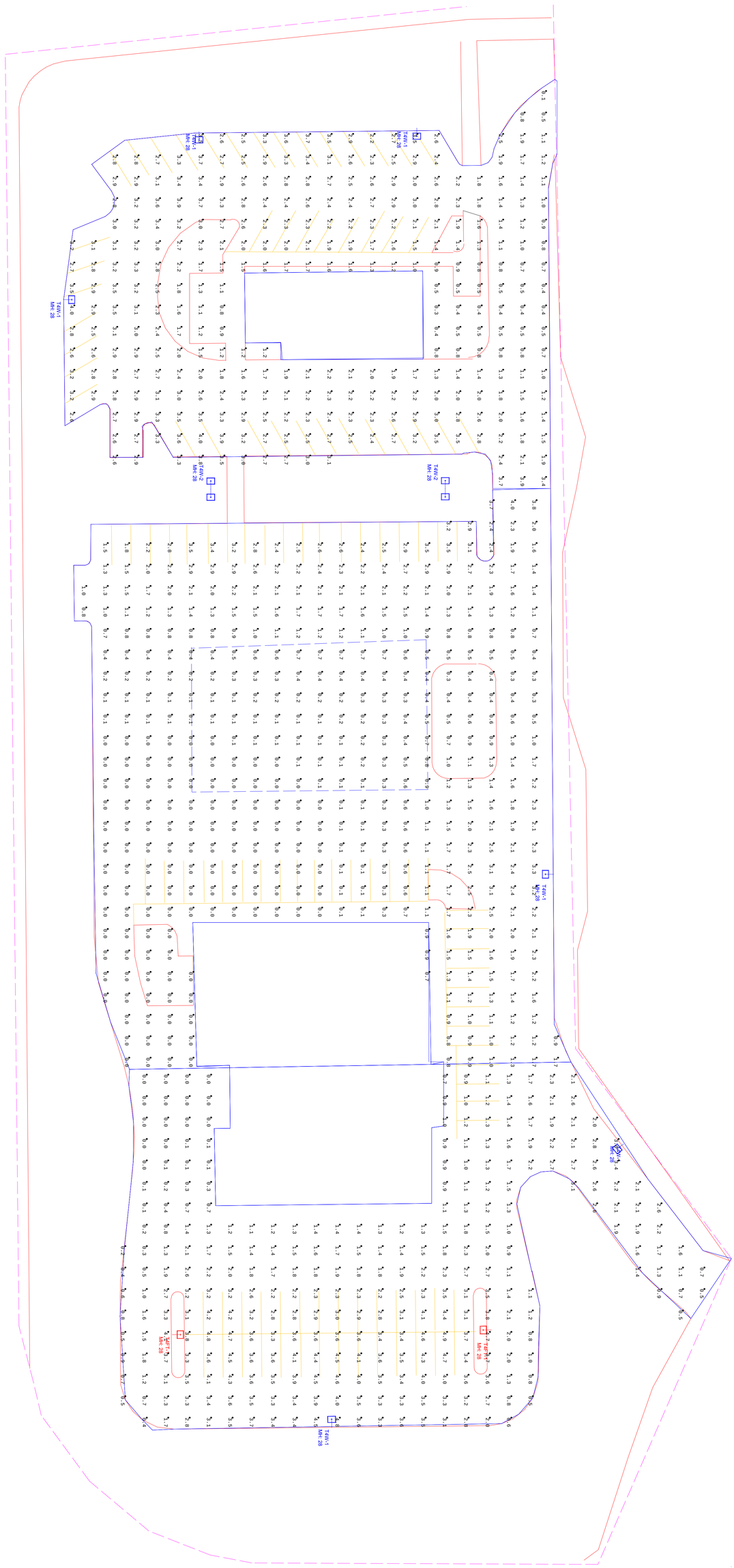
April 22, 2019


9'
bp
bp connect
Unleaded
91
Ultimate
98
Ultimate
Diesel
DQ
Grill & Chill
DRIVE-THRU
22'
25'
3'
10' 10"


bp
bp connect
Unleaded 91
Ultimate 98
Ultimate Diesel
DQ
Grill & Chill
DRIVE-THRU


13'
DQ
Grill&Chill
DRIVE-THRU
Unleaded
91
Ultimate
98
Ultimate
Diesel
bp
4' 8"
1' 4"
15'


DQ
Grill & Chill
DRIVE-THRU
Unleaded 91
Ultimate 98
Ultimate Diesel
bp



35

Pg. 1 of 2

GATEWAY BUSINESS PARK	Drawn By: TM
SITE LIGHTING	Checked By:
PROPOSAL 2	Date:5/1/2019
	Scale: NONE

Revisions

#	Date

AES LIGHTING GROUP

OMAHA • DES MOINES • CEDAR RAPIDS • DUBUQUE

Omaha- 8526 F Street, Omaha, NE 68127, 402-330-7810, Fax:402-398-9599

Des Moines- 8165 NW 86th Street, Johnston, IA, 515-727-1733, Fax: 515-727-1731

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	T4FT-1	SINGLE	N.A.	0.900	GLEON-AF-04-LED-E1-T4FT
	6	T4W-1	SINGLE	N.A.	0.900	GLEON-AF-04-LED-E1-T4W
	2	T4W-2	BACK-BACK	N.A.	0.900	GLEON-AF-04-LED-E1-T4W

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Fuel Pumps Lot_Top	Illuminance	Fc	0.89	4.0	0.0	N.A.	N.A.
Restaurant Lot_Top	Illuminance	Fc	2.23	4.0	0.1	22.30	40.00
Service Center Lot_Top	Illuminance	Fc	2.14	4.9	0.0	N.A.	N.A.

NOTES: FIXTURES MOUNTED ON 25' POLES WITH A 3' CONCRETE BASE.
10'x10' CALC GRID ON ALL LOT SURFACES.

AES LIGHTING GROUP
OMAHA • DES MOINES • CEDAR RAPIDS • DUBUQUE
Omaha- 8528 F Street, Omaha, NE 68127; 402-330-7610; Fax:402-398-9589
Des Moines- 6165 NW 66th Street, Johnston, IA, 515-727-1730, Fax: 515-727-1731

Revisions

#	Date

Drawn By: TM
Checked By:
Date:5/1/2019
Scale: NONE

GATEWAY BUSINESS PARK
SITE LIGHTING
PROPOSAL 2

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

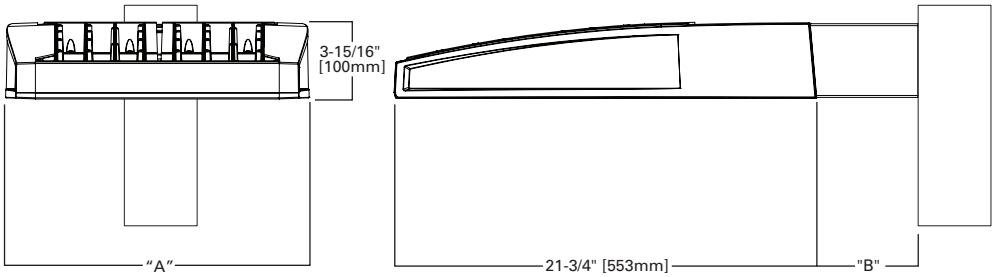
Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



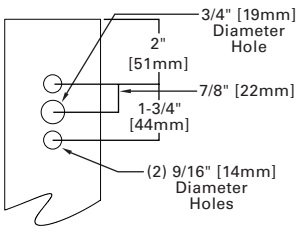
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

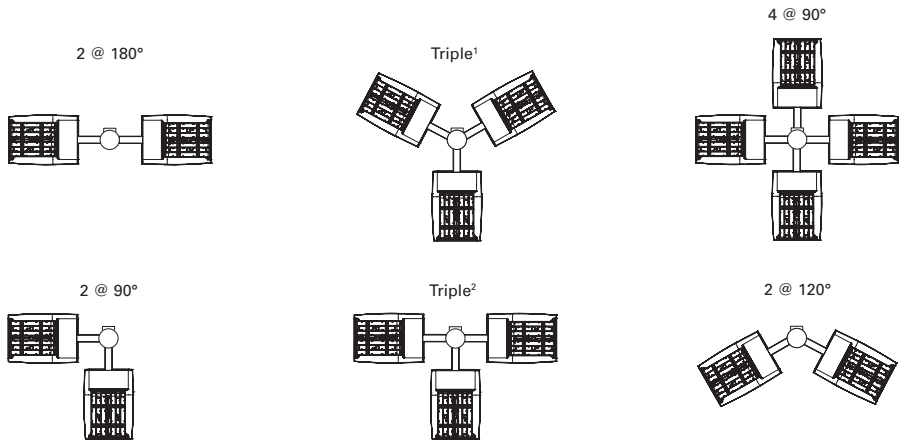
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

Powering Business Worldwide

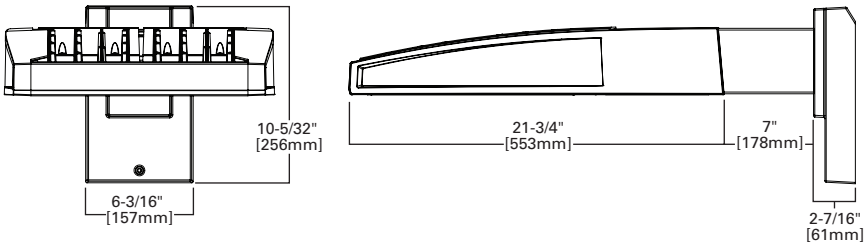
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

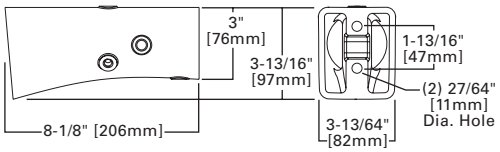


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

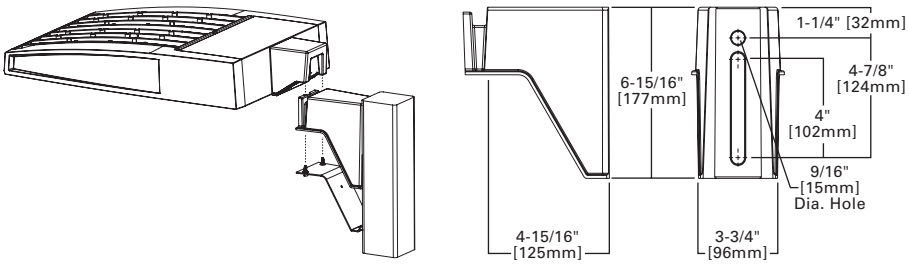
STANDARD WALL MOUNT



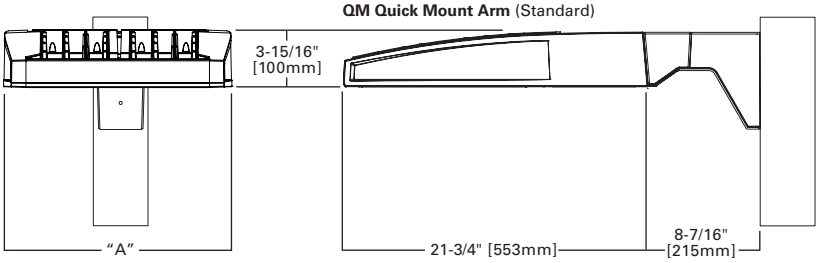
MAST ARM MOUNT



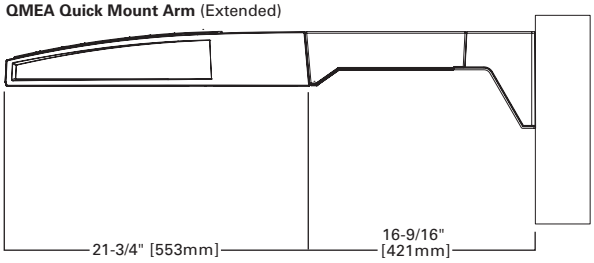
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

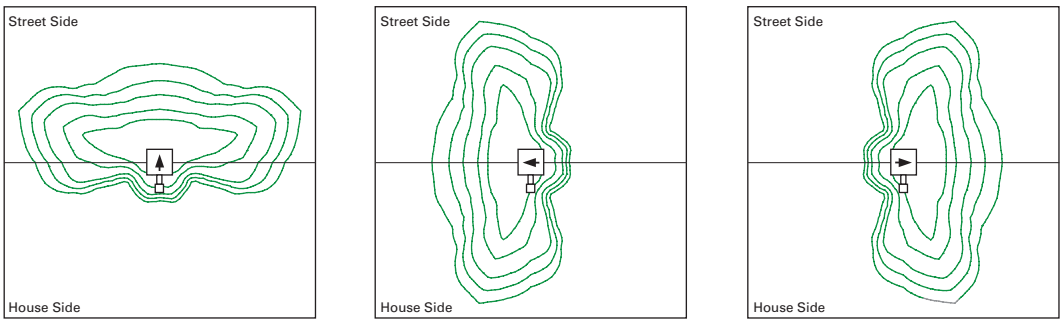


QUICK MOUNT ARM DATA

Number of Light Squares [1, 2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

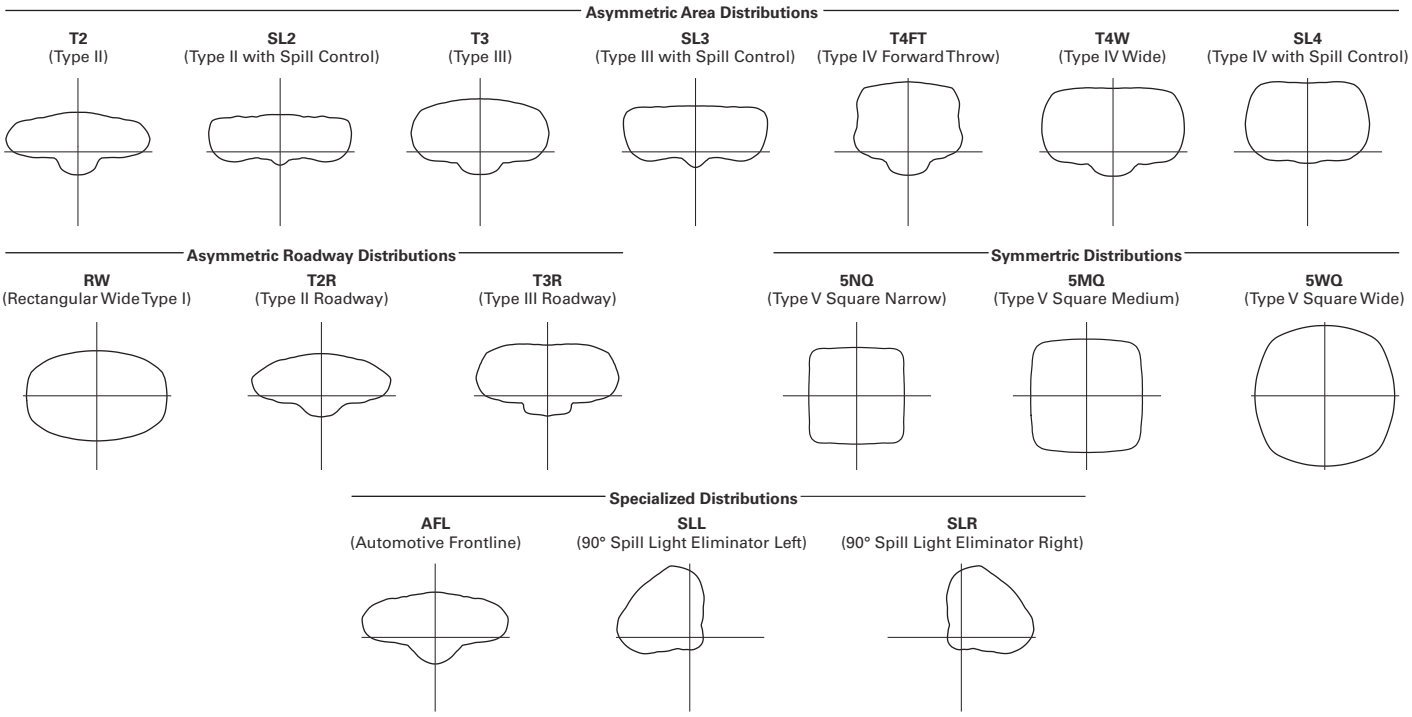
NOTES: 1 QM option available with 1-8 light square configurations. **2** QMEA option available with 1-6 light square configurations. **3** QMEA arm to be used when mounting two fixtures at 90° on a single pole.

OPTIC ORIENTATION



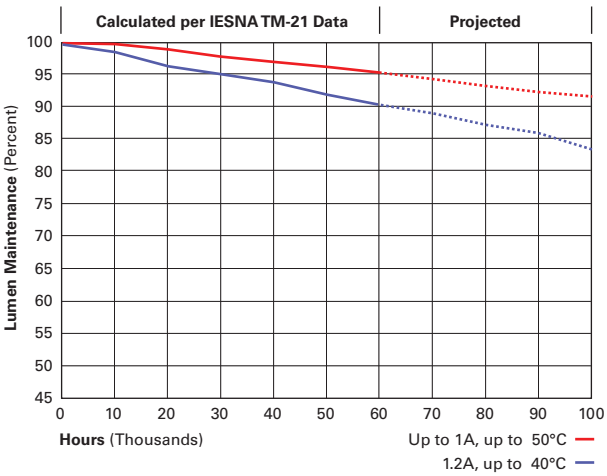
Standard | **Optics Rotated Left @ 90°** [L90] | **Optics Rotated Right @ 90°** [R90]

OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,709	13,111	19,562	25,848	32,026	38,325	45,324	51,355	57,286	63,424
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,122	13,919	20,769	27,442	34,000	40,687	48,117	54,519	60,816	67,333
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,838	13,363	19,939	26,346	32,642	39,062	46,196	52,343	58,388	64,646
	3000K Lumens	6,053	11,829	17,650	23,321	28,895	34,578	40,893	46,334	51,685	57,225
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	13,660	20,382	26,931	33,368	39,930	47,223	53,506	59,686	66,081
	3000K Lumens	6,188	12,092	18,042	23,839	29,537	35,346	41,802	47,364	52,834	58,495
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,878	13,440	20,055	26,499	32,832	39,289	46,464	52,646	58,726	65,020
	3000K Lumens	6,088	11,897	17,753	23,457	29,063	34,779	41,130	46,602	51,984	57,556
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,789	13,267	19,795	26,156	32,408	38,781	45,864	51,967	57,968	64,180
	3000K Lumens	6,010	11,744	17,523	23,153	28,688	34,329	40,599	46,001	51,313	56,812
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,697	13,088	19,529	25,804	31,970	38,259	45,245	51,267	57,186	63,315
	3000K Lumens	5,928	11,585	17,287	22,842	28,300	33,867	40,051	45,382	50,621	56,046
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	13,361	19,936	26,342	32,639	39,057	46,189	52,336	58,380	64,636
	3000K Lumens	6,052	11,827	17,647	23,318	28,892	34,573	40,887	46,328	51,678	57,216
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,496	12,695	18,943	25,029	31,011	37,110	43,886	49,727	55,470	61,414
	3000K Lumens	5,750	11,238	16,768	22,156	27,451	32,850	38,848	44,018	49,102	54,364
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,052	13,781	20,564	27,171	33,664	40,285	47,641	53,981	60,215	66,669
	3000K Lumens	6,242	12,199	18,203	24,052	29,799	35,660	42,172	47,784	53,302	59,015
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,182	14,034	20,942	27,671	34,284	41,027	48,518	54,975	61,323	67,896
	3000K Lumens	6,358	12,423	18,538	24,494	30,348	36,317	42,948	48,664	54,283	60,102
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,201	14,073	20,998	27,744	34,375	41,136	48,648	55,121	61,487	68,077
	3000K Lumens	6,374	12,457	18,587	24,559	30,429	36,414	43,063	48,793	54,428	60,262
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,009	11,741	17,519	23,148	28,681	34,321	40,589	45,990	51,301	56,798
	3000K Lumens	5,319	10,393	15,508	20,491	25,388	30,381	35,929	40,710	45,412	50,278
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
RW	4000K/5000K Lumens	6,989	13,657	20,378	26,925	33,360	39,921	47,211	53,494	59,672	66,066
	3000K Lumens	6,187	12,089	18,039	23,834	29,530	35,338	41,791	47,353	52,822	58,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,014	13,706	20,452	27,023	33,481	40,066	47,383	53,688	59,888	66,306
	3000K Lumens	6,209	12,133	18,104	23,921	29,637	35,466	41,943	47,525	53,013	58,694
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	4,941	9,656	14,408	19,038	23,588	28,227	33,382	37,823	42,191	46,713
	3000K Lumens	4,374	8,547	12,754	16,852	20,880	24,987	29,550	33,481	37,347	41,350
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,246	10,251	15,296	20,211	25,041	29,966	35,439	40,154	44,791	49,592
	3000K Lumens	4,644	9,074	13,540	17,891	22,166	26,526	31,371	35,544	39,649	43,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,037	9,842	14,685	19,404	24,041	28,770	34,024	38,551	43,003	47,612
	3000K Lumens	4,459	8,712	12,999	17,176	21,281	25,467	30,118	34,125	38,066	42,146
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,148	10,061	15,011	19,835	24,576	29,409	34,780	39,408	43,959	48,669
	3000K Lumens	4,557	8,906	13,288	17,558	21,755	26,033	30,787	34,884	38,913	43,082
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,066	9,899	14,770	19,516	24,181	28,936	34,221	38,774	43,252	47,888
	3000K Lumens	4,484	8,763	13,074	17,276	21,405	25,614	30,292	34,323	38,287	42,390
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,000	9,771	14,579	19,264	23,869	28,562	33,779	38,274	42,694	47,269
	3000K Lumens	4,426	8,649	12,905	17,052	21,129	25,283	29,901	33,880	37,793	41,843
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	4,933	9,639	14,383	19,005	23,547	28,178	33,324	37,758	42,118	46,632
	3000K Lumens	4,367	8,532	12,732	16,823	20,844	24,943	29,498	33,423	37,283	41,279
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	5,036	9,841	14,683	19,401	24,039	28,766	34,019	38,546	42,997	47,605
	3000K Lumens	4,458	8,711	12,997	17,174	21,279	25,464	30,114	34,121	38,061	42,140
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,784	9,350	13,951	18,434	22,840	27,332	32,323	36,624	40,854	45,232
	3000K Lumens	4,235	8,277	12,349	16,318	20,218	24,194	28,612	32,420	36,164	40,039
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,194	10,150	15,145	20,011	24,794	29,670	35,088	39,757	44,349	49,102
	3000K Lumens	4,598	8,985	13,406	17,714	21,948	26,264	31,060	35,193	39,258	43,465
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,290	10,337	15,424	20,380	25,250	30,217	35,734	40,489	45,165	50,006
	3000K Lumens	4,683	9,150	13,653	18,040	22,351	26,748	31,632	35,841	39,980	44,265
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	5,304	10,365	15,465	20,434	25,318	30,297	35,830	40,597	45,286	50,139
	3000K Lumens	4,695	9,175	13,690	18,088	22,411	26,819	31,717	35,936	40,087	44,383
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,426	8,648	12,903	17,049	21,124	25,278	29,894	33,872	37,784	41,832
	3000K Lumens	3,918	7,655	11,422	15,092	18,699	22,376	26,462	29,983	33,446	37,030
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,147	10,058	15,009	19,830	24,570	29,402	34,771	39,399	43,949	48,658
	3000K Lumens	4,556	8,903	13,286	17,554	21,749	26,027	30,779	34,876	38,904	43,072
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
AFL	4000K/5000K Lumens	5,166	10,095	15,063	19,903	24,659	29,509	34,898	39,542	44,108	48,835
	3000K Lumens	4,573	8,936	13,334	17,618	21,828	26,121	30,892	35,003	39,044	43,229
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,029	7,874	11,749	15,525	19,235	23,019	27,222	30,844	34,406	38,093
	3000K Lumens	3,566	6,970	10,400	13,743	17,027	20,376	24,097	27,303	30,456	33,720
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,278	8,360	12,474	16,482	20,421	24,437	28,900	32,745	36,527	40,441
	3000K Lumens	3,787	7,400	11,042	14,590	18,077	21,632	25,582	28,986	32,334	35,798
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,107	8,026	11,976	15,824	19,605	23,461	27,746	31,438	35,068	38,827
	3000K Lumens	3,636	7,105	10,601	14,007	17,354	20,768	24,561	27,829	31,042	34,370
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	4,198	8,205	12,242	16,175	20,041	23,982	28,363	32,137	35,848	39,689
	3000K Lumens	3,716	7,263	10,837	14,318	17,740	21,229	25,107	28,448	31,733	35,133
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,131	8,072	12,045	15,915	19,719	23,597	27,907	31,620	35,272	39,052
	3000K Lumens	3,657	7,145	10,662	14,088	17,455	20,888	24,703	27,990	31,223	34,569
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,077	7,968	11,889	15,710	19,465	23,292	27,546	31,212	34,816	38,547
	3000K Lumens	3,609	7,053	10,524	13,906	17,230	20,618	24,384	27,629	30,819	34,122
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,022	7,861	11,729	15,498	19,202	22,979	27,175	30,791	34,347	38,028
	3000K Lumens	3,560	6,959	10,383	13,719	16,998	20,341	24,055	27,256	30,404	33,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	4,106	8,025	11,974	15,821	19,603	23,458	27,742	31,433	35,064	38,821
	3000K Lumens	3,635	7,104	10,599	14,005	17,353	20,765	24,557	27,824	31,039	34,364
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,902	7,624	11,377	15,033	18,626	22,289	26,359	29,867	33,316	36,886
	3000K Lumens	3,454	6,749	10,071	13,307	16,488	19,730	23,333	26,438	29,491	32,651
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,236	8,277	12,351	16,319	20,219	24,196	28,614	32,422	36,166	40,042
	3000K Lumens	3,750	7,327	10,933	14,446	17,898	21,418	25,329	28,700	32,014	35,445
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,314	8,429	12,578	16,619	20,591	24,641	29,141	33,019	36,832	40,779
	3000K Lumens	3,819	7,461	11,134	14,711	18,227	21,812	25,796	29,228	32,604	36,098
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,325	8,452	12,611	16,664	20,646	24,707	29,219	33,106	36,930	40,888
	3000K Lumens	3,828	7,482	11,163	14,751	18,276	21,871	25,865	29,305	32,690	36,194
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,609	7,052	10,522	13,903	17,226	20,613	24,378	27,622	30,812	34,114
	3000K Lumens	3,195	6,242	9,314	12,307	15,248	18,247	21,579	24,451	27,275	30,198
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,197	8,202	12,239	16,171	20,036	23,977	28,356	32,129	35,839	39,680
	3000K Lumens	3,715	7,260	10,834	14,315	17,736	21,224	25,101	28,441	31,725	35,125
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,213	8,232	12,284	16,230	20,109	24,064	28,459	32,246	35,969	39,824
	3000K Lumens	3,729	7,287	10,874	14,367	17,800	21,301	25,192	28,544	31,840	35,252
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

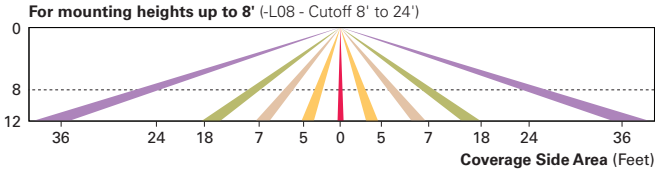
Photocontrol (P, R and PER7)
Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

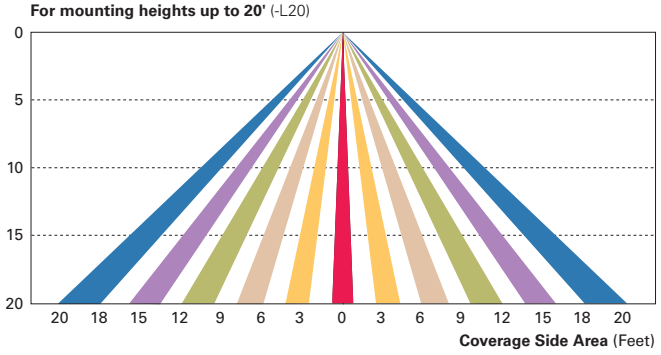
After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

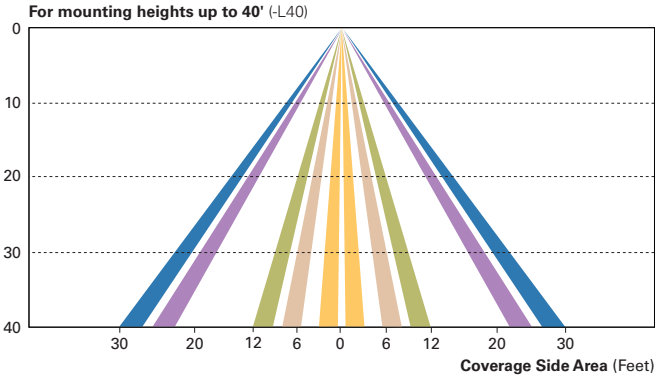
Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

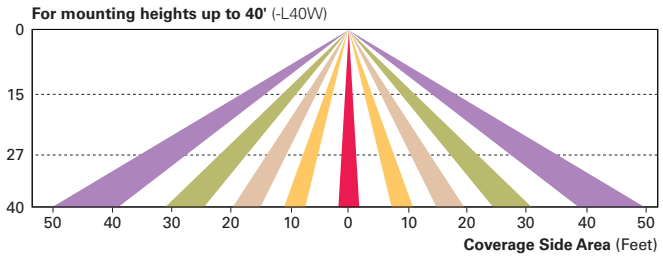
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



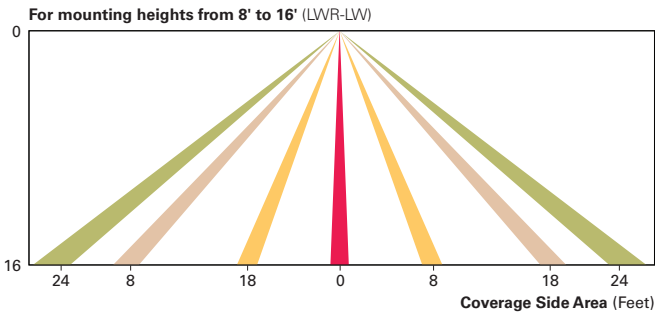


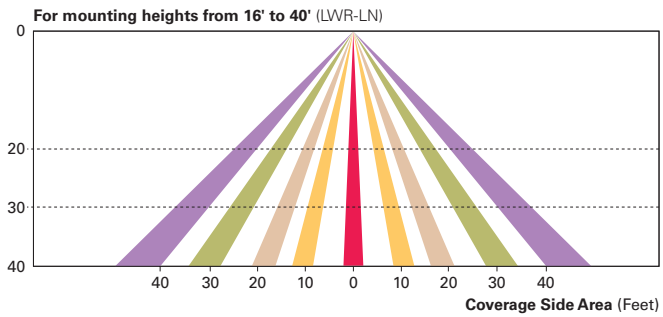




LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.





ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 [4] **06**=6 **07**=7 [5] **08**=8 [5] **09**=9 [6] **10**=10 [6]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [7] **480**=480V [7, 8]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QMEA**=Quick Mount Arm (Extended Length) [12]

Options (Add as Suffix)

7030=70 CRI 3000K [13]
8030=80 CRI 3000K [14]
7050=70 CRI 5000K [13]
7060=70 CRI 6000K [13]
600=Drive Current Factory Set to Nominal 600mA [15]
800=Drive Current Factory Set to Nominal 800mA [15]
1200=Drive Current Factory Set to Nominal 1200mA [15, 16]
F=Single Fuse (120, 277 or 347V. Must Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
2L=Two Circuits [17, 18]
DIM=External 0-10V Dimming Leads [19, 20]
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) [21]
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle [21]
R=NEMA Twistlock Photocontrol Receptacle [21]
AHD145=After Hours Dim, 5 Hours [22]
AHD245=After Hours Dim, 6 Hours [22]
AHD255=After Hours Dim, 7 Hours [22]
AHD355=After Hours Dim, 8 Hours [22]
HA=50°C High Ambient [23]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [24, 25]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24, 26]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [22, 25]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [24, 28]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [24, 25, 29]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 26, 29]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [22, 27, 29]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [24, 28, 29]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [24, 25]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24, 26]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24, 27]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [24, 28]
LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [30]
LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [30]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [31]
HSS=Factory Installed House Side Shield [32]
CE=CE Marking [33]

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [24]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit [10]
GLEON-QMEA=Quick Mount Extended Arm Kit [11]
LS/HSS=Field Installed House Side Shield [32, 34]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
14. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with LumaWatt Pro wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
25. Approximately 22' detection diameter at 8' mounting height.
26. Approximately 40' detection diameter at 20' mounting height.
27. Approximately 60' detection diameter at 40' mounting height.
28. Approximately 100' detection diameter at 40' mounting height.
29. Replace X with number of Light Squares operating in low output mode.
30. LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
31. Not available with house side shield (HSS).
32. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
33. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
34. One required for each Light Square.

SSS SQUARE STRAIGHT STEEL

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

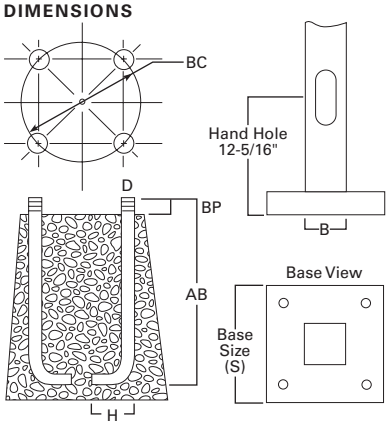
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches)[1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	**4**=4" **5**=5" **6**=6"	**A**=0.120" **M**=0.188" **X**=0.250"	**10**=10' **15**=15' **20**=20' **25**=25' **30**=30' **35**=35' **39**=39'	**S**=Square Steel Base	**F**=Dark Bronze **G**=Galvanized Steel **J**=Summit White **K**=Carbon Bronze **L**=Dark Platinum **P**=Primer Powder Coat **R**=Hartford Green **S**=Silver **T**=Graphite Metallic **V**=Grey **W**=White **X**=Custom Color **Y**=Black	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3-1/2" O.D. Tenon (5" Long) **4**=4" O.D. Tenon (6" Long) **5**=3" O.D. Tenon (4" Long) **6**=2-3/8" O.D. Tenon (6" Long) **7**=4" O.D. Tenon (10" Long) **A**=Type A Drilling **C**=Type C Drilling **E**=Type E Drilling **F**=Type F Drilling **G**=Type G Drilling **J**=Type J Drilling **K**=Type K Drilling **M**=Type M Drilling **R**=Type R Drilling **Z**=Type Z Drilling	**1**=Single **2**=2 at 180° **3**=Triple[2] **4**=4 at 90° **5**=2 at 90° **X**=None	**X**=None	**A**=1/2" Tapped Hub (Specify location desired) **B**=3/4" Tapped Hub (Specify location desired) **C**=Convenience Outlet[3] **E**=GFCI Convenience Outlet[3] **G**=Ground Lug **H**=Additional Hand Hole[4] **L**=Drilled for Bumper Glitter **V**=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **4.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number [1, 2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number [1, 2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained from Eaton's Cooper Lighting business.

2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.

3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.

4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission

FROM: David Sturch, Planner III

DATE: May 14, 2019

SUBJECT: College Hill Neighborhood Site Plan Review – 2119 College Street

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REQUEST: Request to approve a College Hill Neighborhood District Site Plan Review for a new mixed-use building at 2119 College Street.

PETITIONER: Slingshot Architecture

LOCATION: 2119 College Street, 925 W 22nd Street, and 1003 W 22nd Street

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PROPOSAL

It is proposed to demolish the existing multi-family dwellings currently located at 2119 College Street and 1003 W 22nd Street, in order to construct a new 5-story mixed-use building, which will include a commercial retail space on the first floor and 31 residential units on the second through fifth floors.

Building view from corner of College Street and W 22nd Street.

BACKGROUND

The two multi-family dwellings on the property (2119 College and 1003 W. 22nd) were constructed in 1900. The commercial property at 925 W. 22nd Street was demolished earlier this year. The developer has owned the multi-family dwellings since 2016, and the commercial building since 2012. The two remaining multi-unit residential buildings will be demolished and a new 5-story mixed-use building will be constructed in its place. In the last year, the Planning & Zoning Commission has considered two other development proposals for this site, but neither was approved. This is a new submittal for a mixed-use building at 2119 College Street with a parking lot at 925 and 1003 W. 22nd Street.

Recently, the City Council approved a zoning ordinance amendment that defines and establishes parking and design standards for mixed-use buildings in the College Hill Neighborhood Overlay Zoning District. The amendment was created to provide clear and objective standards in the code to facilitate consistent review and approval of development in the College Hill Overlay. Promoting mixed-use development, maintaining commercial "street level" uses, retail expansion and having a variety of housing types conveniently located next to commercial and civic uses are goals listed in the Comprehensive Plan.

The definition of a mixed-use building is a building designed for occupancy by a minimum of two different uses. Uses generating visitor or customer traffic (such as retail, restaurants, and 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.

The parking requirements for a mixed-use building in the C-3 district of the College Hill Neighborhood Overlay District new requires 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. This provision allows existing mixed-use buildings to remain as-is and requires new mixed-use buildings to provide one parking stall per bedroom. This also allows the redevelopment of existing upper story spaces into residential units without the need for on-site parking. One other feature for this ordinance amendment is the visitor parking is not required for mixed-use buildings in the College Hill Overlay C-3 district.

ANALYSIS

The property is zoned C-3, High Density Commercial District and is located within the College Hill Neighborhood Overlay District. Projects within this district require a site plan review by the Planning & Zoning Commission and City Council, based on the following elements:

1) Proposed Use: The proposed building is designed with commercial space on the main floor with four upper floors containing 31 residential dwelling units with a total of 47 bedrooms. A mixed-use building with commercial on the main floor and residential dwellings on the upper floors is allowed in the C-3 District and College Hill Neighborhood Overlay District, subject to site plan approval by the Planning & Zoning Commission and City Council. **The proposed mixed-use building is allowed.**

2) Building and Parking Lot Setbacks: The property is zoned C-3 Commercial District. There are no setbacks for a mixed-use building in the C-3 district. The site plan shows the building having a varied front setback from College Street, with the closest façade being 5

feet from the front property line. A 6-foot building setback is proposed from the north lot line and a 5-foot building setback from the south lot line. The parking lot situated along W. 22nd Street provides a 7-foot setback along all property lines. The minimum parking lot setback in the C-3 commercial district is 5 feet. **Building and parking lot setbacks are satisfied.**

3) Parking: As previously mentioned, the zoning ordinance was recently amended to clarify the on-site parking standards for a mixed-use building in the C-3 district of the College Hill Neighborhood Overlay District. The proposed building will have four upper floors containing 31 residential dwelling units with a total of 47 bedrooms. The site plan shows 47 off-street parking stalls behind the building with a driveway onto W. 22nd Street. **Parking satisfied.**

4) Open Green Space: For commercial buildings in the C-3 District there are no open green space area requirements, since the goal is to encourage commercial buildings to be located close to the street to create a walkable, mainstreet character to the College Hill business district.

   The provided site plan does show some open space along the north and south side of the building and around the parking lot, where grass and landscape plantings will be provided. Within the front setback area along College Street there is an outdoor plaza illustrated on the site plan as an outdoor service area. **No open green space is required, but some open space is provided on the site.**

5) Landscaping: The College Hill Neighborhood Overlay District requires landscaping along the periphery of the parking area and internal to the parking area.

   A landscaping plan has been submitted, which shows plantings along W 22nd Street and along the periphery of the parking lot. The plans include additional landscaping in front of the building on College Street with an extra tree and grate in the sidewalk. The existing driveway into 2119 College Street will be removed and reconstructed as sidewalk area. There are also trees and plantings planned within the parking area and street trees and screening proposed along the 22nd Street frontage that will provide a buffer between the parking area and the public sidewalk. **Landscaping plan meets the requirements of the code.**

6) Building Design: The College Hill Neighborhood Overlay District states that the architectural character, materials, and textures of all buildings 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. Comparable scale and character in relation to adjoining properties and other nearby properties in the immediate neighborhood shall be maintained by reviewing several design elements. These are noted below with a review on how each element is addressed.

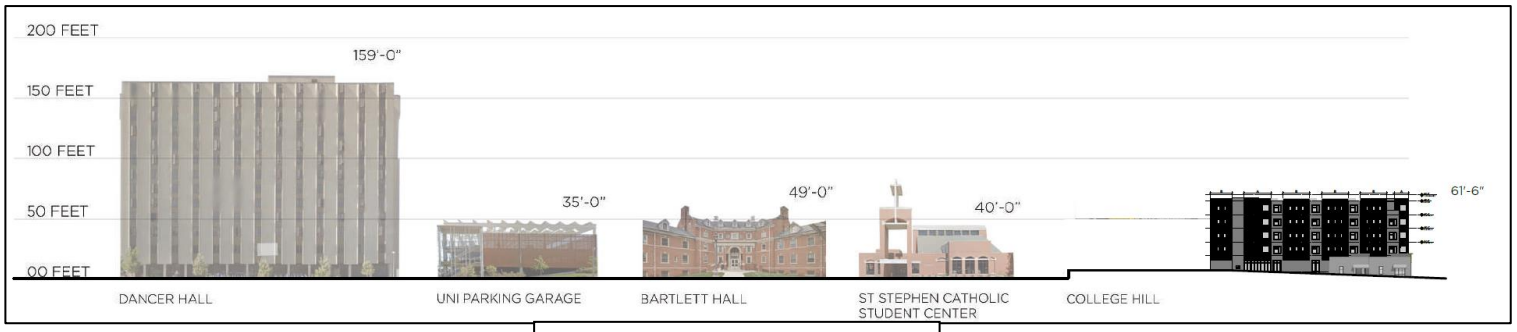
   Maintaining Similar Roof Pitch:

   Flat roofs are used in this area. The proposed building also uses a flat roof.

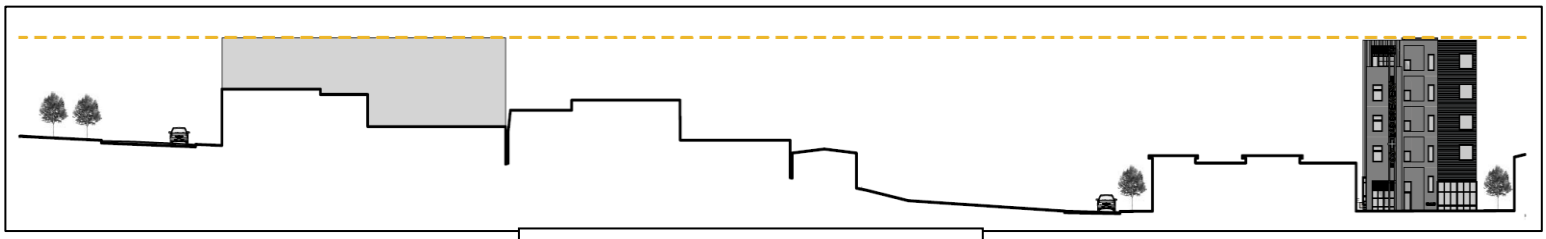
   Maintaining Similar Building Height, Building Scale and Building Proportion:

Most of the buildings in this immediate area are either one-story or two-story in height. The proposed building will be 5 stories in height, which would replace two existing two-story structures that are currently on the property. The property is zoned C-3 Commercial District, which has a building height limitation of 165 feet or three times the width of the road that the building faces. In this case College Street is 40 feet in width, meaning that the maximum building height allowed would be 120 feet (40 feet x 3). As this structure would be 61 feet 6 inches in height, it would meet the height requirement of the Zoning Ordinance. This property is also located within the College Hill Neighborhood Overlay Zoning District. This 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 adjoining properties and other nearby properties within the immediate neighborhood.

The applicant has provided a diagram which shows several other buildings within a 2-3 block area that are taller than the proposed building (see attached diagram for building locations). In the diagram, it shows the proposed building with a height of approximately 62 feet. Other buildings in the area and their heights include the St. Stephen Catholic Student Center on W 23rd Street at 40 feet in height, Bartlett Hall on the UNI campus on W 23rd Street at 49 feet in height, the UNI parking garage on W 23rd Street at 35 feet in height, and Dancer Hall on Campus Street on the UNI campus at 159 feet in height. Also, the applicant has provided a side elevation diagram which shows the street section of buildings located on College Street and their height comparison to the proposed building. Based on the diagrams presented below, staff feels that the building scale and height will not be out of character for the area, as there are other structures within the neighborhood that are comparable in scale and height to the proposed building.



Building Height Comparisons



Street Section along College Street

Use of Materials Comparable and Similar to Other Buildings on Nearby Properties in the Immediate Neighborhood:

Most of the buildings in this immediate neighborhood are constructed with brick materials. The proposed building will have a more modern look, as it will be constructed with a mix

of metal paneling (with a contrasting color and design), brick and glass openings. The colors include charcoal/black for the entry masses at the front and rear of the building with off-white as the metal panel along the larger north and south portions. The brick is planned to be a neutral tan/gray with brick detailing similar to the image shown at key locations. Each of the four sides of the building will have a slightly different design in relation to the amount and type of materials used. Please see the table below which breaks down the use of materials by building side.

Side of Building	Brick	Metal Paneling	Openings
North	25%	54%	21%
South	34%	52%	14%
East (College St)	47%	30%	23%
West	32%	52%	16%

East Elevation

South Elevation

In addition to the design of the building, the overlay district looks at building scale, in that the maximum width of the front facade shall not be wider than 40 feet. If a building were to have a larger width than 40 feet, the facade of the building must be broken into modules that give the appearance of smaller, individual buildings.

Each individual module should adhere to the following guidelines, in order to give the appearance of separate, individual buildings:

1. Each module shall be no greater than 40 feet and no less than 10 feet in width.
2. Each module should have a corresponding change in roof line for the purpose of architectural identity.
3. Each module should be distinguished from the adjacent module by at least one of the following means:
    a. Variation in material colors, types and textures
    b. Variation in the building and/or parapet height
    c. Variation in the architectural details such as decorative banding, reveals, stones or tile accent
    d. Variation in window pattern
    e. Variation in the use of balconies and recesses

The building has a width of 45 feet as viewed from College Street, but is broken into three modules, distinguished by changes in building material, wall plane, colors, and textures. The sides and rear of the building are also broken into modules with similar changes in

material, color, and changes in the wall plane that helps to break up the mass of the building from all vantage points.

As part of the recent ordinance amendment for commercial and mixed-use buildings additional design standards for street facing facades and maximum setbacks are reviewed. This amendment was introduced into the ordinance to foster an active street frontage to promote outdoor plazas and sidewalk activity.

For commercial and mixed-use buildings, street-facing facades shall be comprised of at least 30% brick, stone, or terra cotta. The proposed east elevation includes a combination of brick, glass and metal panel materials. According to the table above the entire east elevation is made up of 47% brick, 30% metal panels and 23% glass. At the base of the building, the northeast projection is completely enclosed with glass panels along with the front entry at the southeast corner of the building. The center portion of the building is a brick material. Also, on street-facing facades, a minimum of 70% of the ground level floor shall consist of clear and transparent storefront windows and doors that allow views into the interior of the store. The proposed ground level facade is approximately 71% glass and 29% brick.

Finally, the setback requirements are established at a minimum of 0 feet and maximum of 15 feet from street-side lot lines. The northeast corner of the building is approximately 5 feet from the east lot line along College Street. The front entry is 12 feet and the center section is 15 feet from the east lot line. A minimum ground floor ceiling height shall be at least 14 feet and the proposed building will have a 15.8' ceiling height. **Staff finds that the proposed building design meets the previous and new design standards.**

7) Trash Dumpster Site: The site plan shows a dumpster enclosure contained within the parking area at the northwest corner of the lot. The 8'-0" tall trash enclosure is constructed with a brick wall to match the building with metal doors. The landscaping plan shows trees, shrubs and ornamental grasses along the north and west side of the enclosure. **Trash enclosure is acceptable.**

8) Lighting: The C-3 District and College Hill Neighborhood Overlay District regulations do not have specific lighting design guidelines. A lighting plan has been submitted, which details the exterior lighting to be placed along the faces of the building along College Street. This lighting will light up the faces of the building, highlighting the masonry materials without producing light spill onto other properties. The LED lighting in the parking areas will be oriented to prevent shining into the residential windows of the neighboring properties. **Lighting plan is acceptable.**

Parking Lot Light Fixture

Wall Mount Fixture

9) Signage: Wall signs are illustrated on the building renderings along the east side of the building facing College Street. These signs will indicate the name of the development. The proposed wall signs appear to be well within the District limitations of no larger than 1/3rd of the surface area of the single wall area to which the wall sign is attached, however this will be reviewed in

detail at the time a sign permit is requested. **Signage is acceptable, subject to detailed review with a sign permit.**

10) Sidewalks: A minimum 5 foot paved sidewalk exists in front of the property along both College Street and W 22nd Street. The site plan shows additional pedestrian plaza area along College Street and additional decorative paving located near the entrance on the west side of the building. There is a change in grade along College Street that will need to be addressed. The staff will work with the applicant to make sure that areas are accessible and maintain a pedestrian-oriented frontage to coincide with the public sidewalk. **Sidewalk requirements are met.**

11) Bike Racks: There are 2 bike racks located on College Street next to the tree grates and bike racks by the rear entrance. These are a black powder coated rack for five bikes. Additional bike racks should be placed behind the building next to the parking lot.

12) Storm Water Management: Storm water will be collected on site via an underground detention area underneath the parking lot and piped along the north side of the building to the storm sewer along College Street. City Engineering Staff has indicated that they will need to see the final details on the system once they are designed by the developer's engineer. **Stormwater requirements will need to be reviewed and approved once final design is completed.**

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, have few comments on the proposed item. The developer will be responsible to extend all utilities to the site.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the College Hill Neighborhood District Site Plan for a new mixed-use building at 2119 College Street with the following stipulations:

1) Any additional comments or direction specified by the Planning & Zoning Commission.

PLANNING & ZONING COMMISSION

Discussion 11-28-18	Chair Oberle introduced the site plan for 2119 College Street Mr. Sturch provided background information. He explained that the project consists of three lots near the Great Wall building (2119 College Street, 925 W. 22nd Street, and 1003 W. 22nd Street) and is located in the C-3, Commercial District. It is proposed to demolish the existing multi-family dwellings and construct a new 5-story mixed-use building. He discussed the code with regard to property use and noted that staff feels that this is an appropriate project for this area. He spoke about the parking requirements and plans, provided building renderings from different perspectives and building materials. Mr. Sturch also noted that staff received a letter from an attorney provided a copy to the commission members. Ms. Oberle asked if there has been any notification sent to neighbors in the area. Mr. Sturch noted that notifications were sent out and there was not a great deal of response. Mr. Leeper stated that he would feel more comfortable moving the item to the next Planning and Zoning meeting when there are more clarifications that can be presented to the Commission. Chair Oberle cautioned that the Commission that it is

not correct to tie this application to what changes they would like to see in the code. Ms. Howard agreed that the votes for this item need to be separate from the discussion regarding what the Commission would like to change the code to say.

The item will be continued at the December 12, 2018 meeting.

Discussion/Vote 12-12-18

The first item of business was a College Hill Neighborhood Overlay District Site Plan Review for 2119 College Street. Acting Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the item was previously brought before the Commission on November 28th for introduction and stated that the property is near the northwest corner of College and 22nd Streets. He provided the Commission with letters received from citizens. He discussed the breakdown of unit types and bedrooms, as well as parking stalls, and the code with regard to requirements. He displayed renderings of the proposed building and explained changes that were made per recommendations. He also showed building materials, as well as height comparison and scale. He spoke to additional site plan review elements and showed the landscaping plan, and noted that staff recommends approval of the building with the following recommendations: the building conforms to all city staff recommendations and technical requirements; a parking agreement be developed and executed for the project; and any comments from the commission.

There were several individuals in the audience to speak in favor of and in opposition of the project. After the public comments, the Commission discussed the project.

Mr. Wingert noted that the reason he is no longer abstaining from the vote is because he has not been included in this project with the developer and the City Attorney said there is no need to recuse himself.

Mr. Leeper stated that the City is not serving one particular developer and the Commission is volunteering their time to do what they believe is in the best interest of the city. He believes that the code is fairly old and it wasn't updated at a time when these kinds of projects weren't considered. This has created the need to interpret the code as it is. Mr. Holst noted that he supports the project, but still has an issue with the parking code and feels it should be changed before approving the project.

Project developer Brent Dahlstrom stated that he understands if the project is tabled at this time and time is allowed for changes and clarification.

Ms. Saul believes that the job of the Commission is to make decisions based on the code, and doesn't believe, at this time, that the project agrees with the code. While she loves the project, she feels the item should be tabled at this time.

Ms. Giarusso made a motion to table the item until the code is changed. Ms. Saul seconded the motion. The motion was denied with 3 ayes (Adkins, Giarusso, Saul), 4 nays (Larson, Hartley, Leeper, Wingert) and 1 abstention (Holst).

Mr. Wingert made a motion to defer the item to the January 9, 2019 meeting. Mr. Wingert seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Hartley, Larson, Leeper, and Wingert), 1 nay (Saul) and 1 abstention (Holst).

Discussion/Vote 1-9-19

The Commission continued the discussion on a College Hill Neighborhood Overlay District Site Plan Review for 2119 College Street. Mr. Holst introduced the item and Mr. Wingert noted that he will not be abstaining from the vote as he has no conflict of interest in the matter. Mr. Sturch provided a brief summary of the project, including the number of units, parking, building design, and landscaping.

Dan Drendel, Slingshot Architecture, feels that the project will provide the density called for in the Comprehensive Plan and work well with the constraints of the site.

Kamyar Enshayan, 1703 Washington Street, stated that the College Hill Partnership board unanimously supports the project.

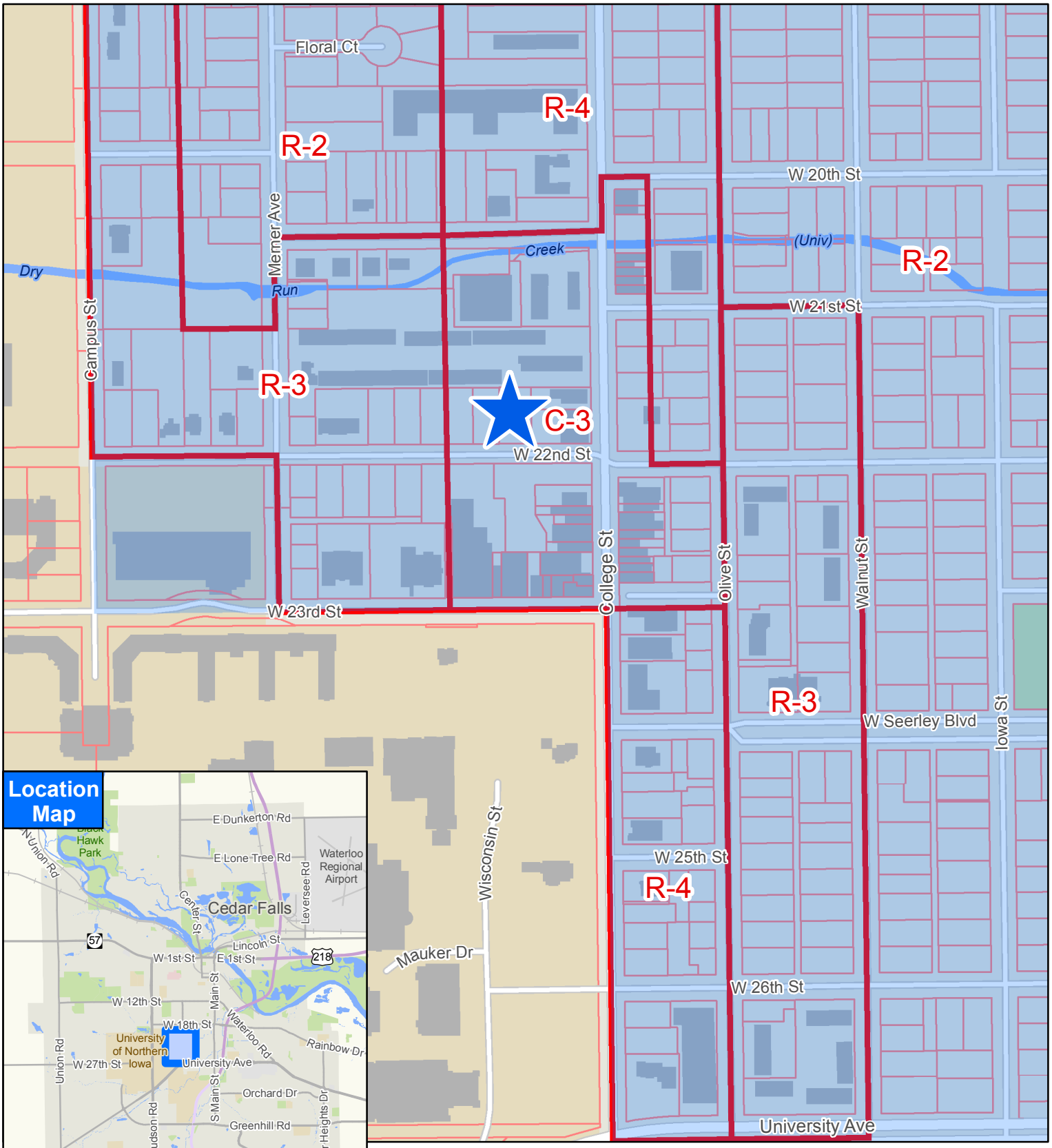
Eashaan Vajpeyi, 3831 Convair Lane, feels that approving the project based on the assumption that the council will approve the code amendment is putting the train ahead of the engine. Once the project is completed, it's too late to undo the work. He also commented on Mr. Wingert's statement that he would not be recusing himself from voting, stating that it is important to avoid even the appearance of impropriety.

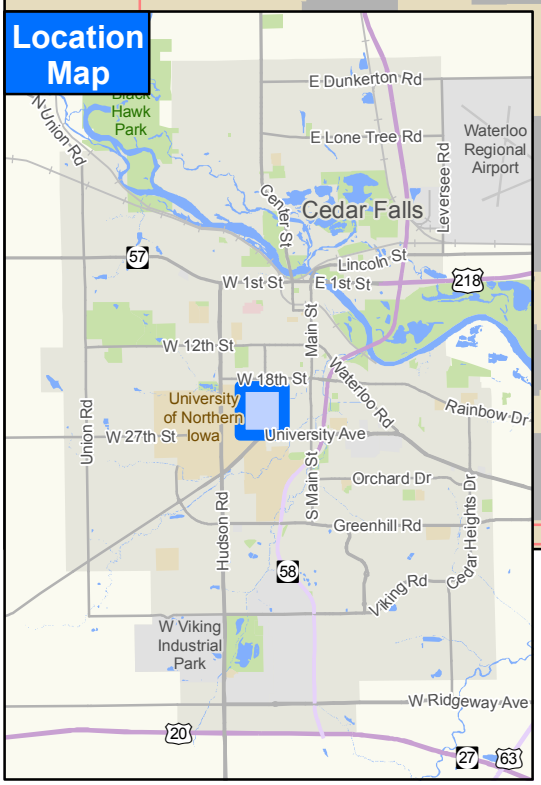
Howard clarified that the proposed site plan should be considered on its own merits under the current code and should not be tied to code amendments that have not yet been approved. She noted that the Commission, at its discretion could vote on the matter under the current code or defer it to a future meeting.

Ms. Saul made a motion to defer action until the Council considers the zoning code amendments discussed previously. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Adkins,Giarusso, Hartley, Holst, Leeper, and Saul), and 1 nay (Wingert).

Discussion/Vote 5-22-19

Cedar Falls Planning & Zoning Commission
May 22, 2019





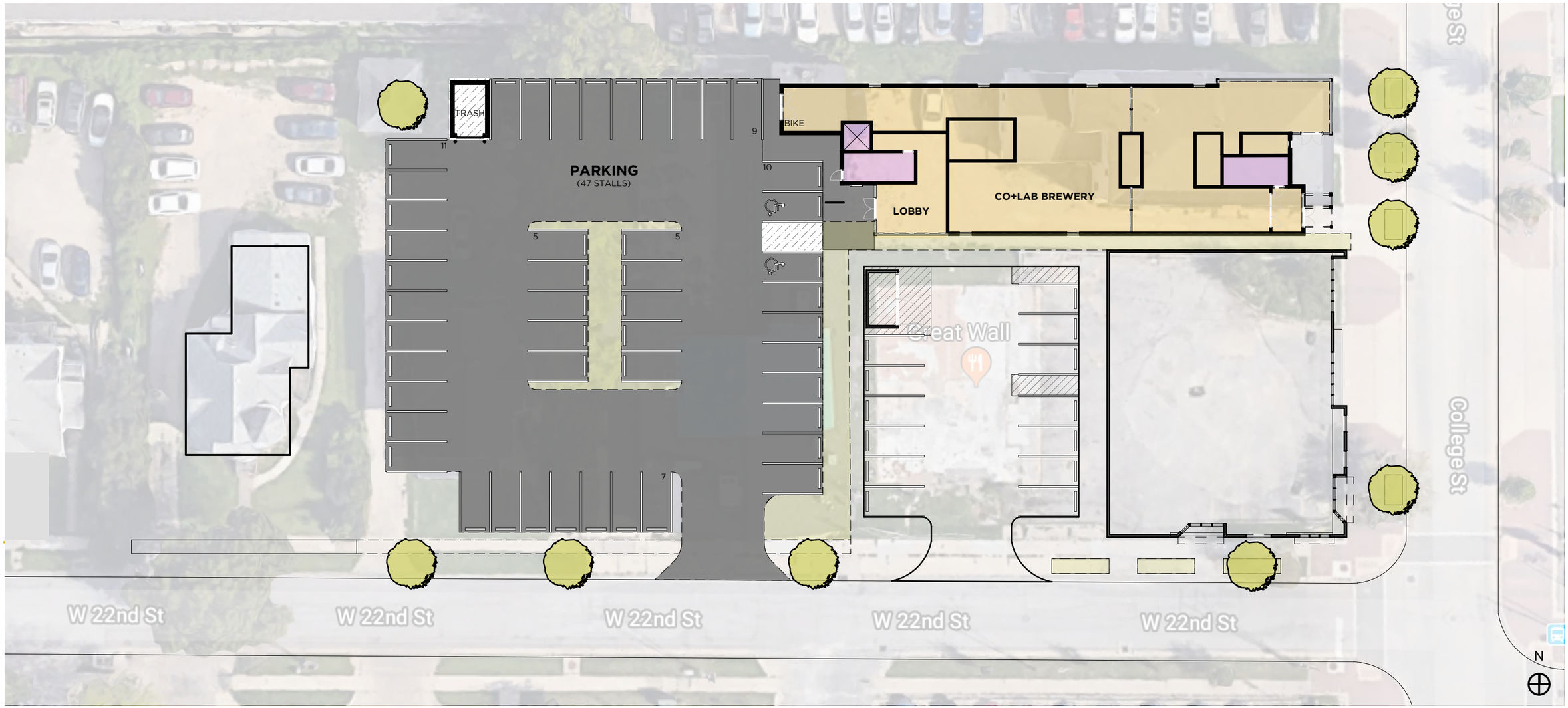
CEDAR FALLS Iowa

College Hill Neighborhood Overlay District Site Plan Review

57

COLLEGE HILL

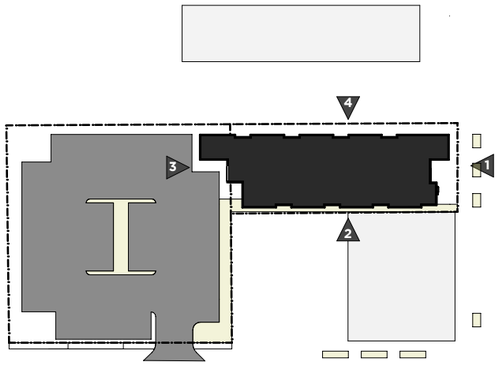
SITE PARKING



GROUND LEVEL PARKING PLAN

SCALE: 1" = 30'

COLLEGE HILL
ELEVATIONS



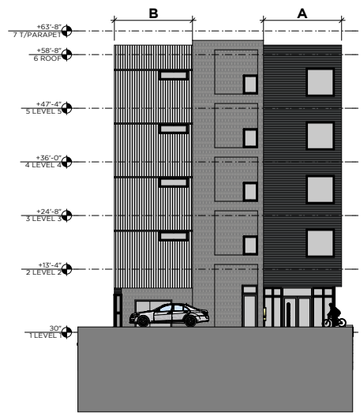
KEY PLAN

(1) EAST ELEVATION

METAL PANEL - 30%
BRICK - 47%
OPENINGS - 23%

(2) SOUTH ELEVATION

METAL PANEL - 52%
BRICK - 34%
OPENINGS - 14%

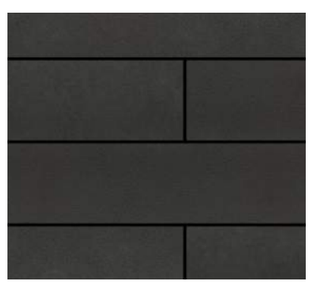


(3) WEST ELEVATION

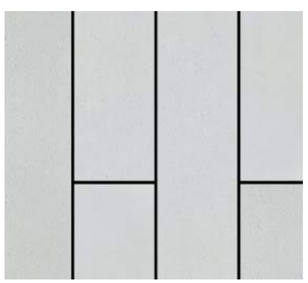
METAL PANEL - 52%
BRICK - 32%
OPENINGS - 16%

(4) NORTH ELEVATION

METAL PANEL - 54%
BRICK - 25%
OPENINGS - 21%



(A) METAL PANEL



(B) METAL PANEL

BRICK

BRICK DETAILING

COLLEGE HILL

CORNER OF COLLEGE AND 22ND

COLLEGE HILL

FRONT VIEW

COLLEGE HILL

COLLEGE STREET VIEW

COLLEGE HILL

COLLEGE RESIDENTIAL ENTRY

COLLEGE HILL

FLOOR LEVELS

APARTMENT RENTABLE SQURE FOOTAGE

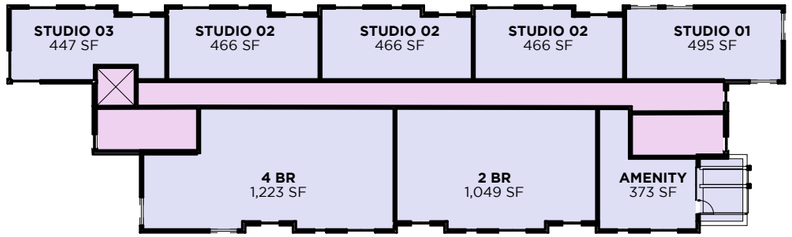
UNIT TYPE	QTY.	UNIT SQ FT.	TOTAL SQ FT.
STUDIO 01	4	495	1,980
STUDIO 02	12	466	5,592
STUDIO 03	4	447	1,788
STUDIO 04	3	500	1,500
2 BEDROOM	4	1,049	4,196
4 BEDROOM	4	1,223	4,892
TOTAL	31		19,948
TOTAL BEDS	47		
ON-SITE PARKING	47 (2 ACCESSIBLE STALLS)		

GROSS FLOOR AREAS

LEVEL 1	LOBBY + RETAIL	6,488 sq ft
LEVEL 2	RESIDENTIAL	6,233 sq ft
LEVEL 3	RESIDENTIAL	6,233 sq ft
LEVEL 4	RESIDENTIAL	6,233 sq ft
LEVEL 5	RESIDENTIAL + AMENITY	6,084 sq ft
TOTAL		**31,271 sq ft**

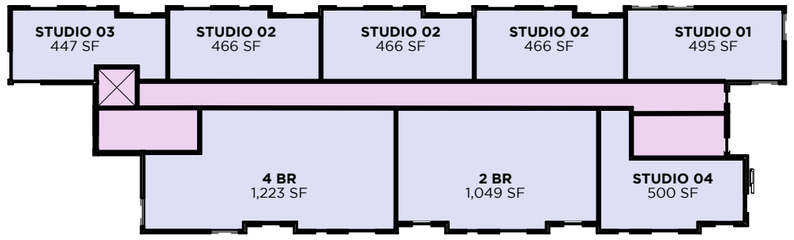
LEGEND

- RESIDENTIAL UNITS
- CIRCULATION
- RETAIL/AMENITY



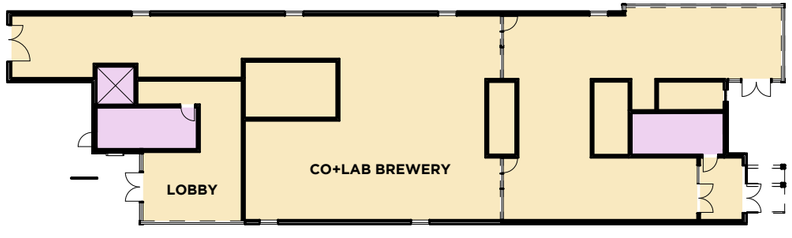
RESIDENTIAL 5 FLOOR PLAN

SCALE: 1/32" = 1'-0"



RESIDENTIAL 2-4 FLOORS

SCALE: 1/32" = 1'-0"



RETAIL 1 FLOOR

SCALE: 1/32" = 1'-0"

OWNER OF RECORD:

CV COMMERCIAL, LLC

DATE OF PREPARATION:

9-26-2018

APPLICANT INFORMATION

SLINGSHOT ARCHITECTURE
305 EAST COURT AVE.
DES MOINES, IOWA 50309

DEVELOPER INFORMATION

604 CLAY ST.
CEDAR FALLS, IOWA 50613
CONTACT: CORY HENKE (319-640-0182)

ZONE INFORMATION:

DISTRICT: C3 (COLLEGE HILL OVERLAY)

BUILDING SETBACKS

	REQUIRED	PROVIDED (MIN)
FRONT YARD:	0 '	0 '
SIDE YARDS:	5 '	5 '
REAR YARD:	5 '	5 '

LOT AREA: 0.69 AC (29,914 SF)
IMPERVIOUS: 0.56 AC (24,316 SF)

PARKING INFORMATION:

	PROVIDED
STANDARD STALLS	45
ACCESSIBLE STALLS	2

FLOODPLAIN INFORMATION:

NO FLOODPLAIN PRESENT PER FIRM PANEL #19013C0164F

LEGEND

1. PCC
2. LANDSCAPING

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT TO BE PROVIDED BY UNDERGROUND DETENTION

PROPERTY USE

MULTIFAMILY HOUSING AND RETAIL

SIGHT TRIANGLES

SIGHT TRIANGLE DIMENSIONS ARE BASED ON A 30 MPH DESIGN SPEED

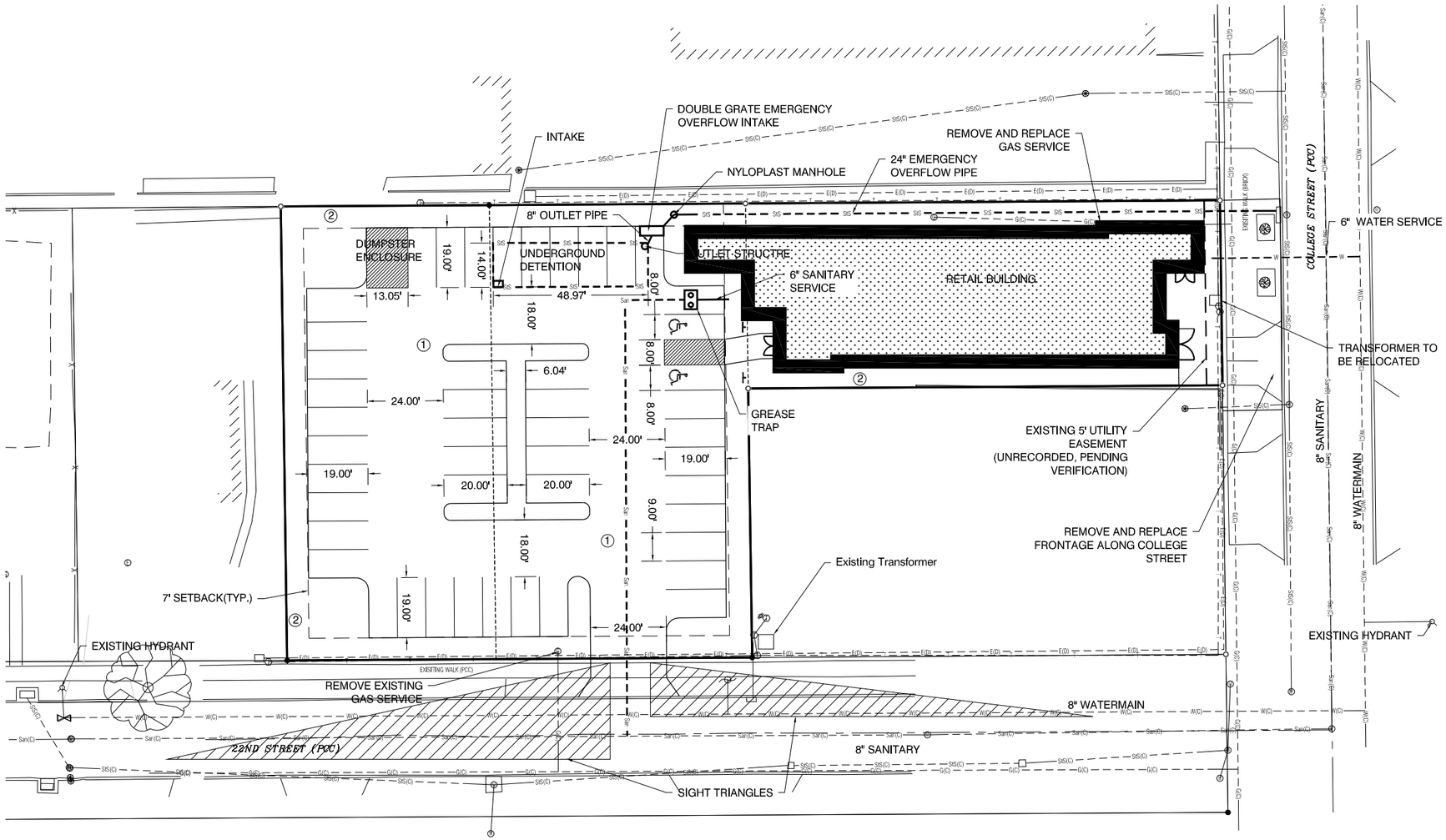
UTILITY INFORMATION

CENTURY LINK UTILITIES ARE PRESENT ON SITE. TO BE REMOVED DURING CONSTRUCTION.

EASEMENTS

NO EXISTING RECORDED EASEMENTS ARE PRESENT ON SITE.

PROVIDE 6'X6' EASEMENT FOR RELOCATED TRANSFORMER AND COMMUNICATIONS PAD. COORDINATE LOCATION WITH OWNER OF LOT.



GRAPHIC SCALE
0 20' 40' 60'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: _____ DATE: _____
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

COLLEGE HILL
CEDAR FALLS, IOWA

LAYOUT PLAN

PROJECT NO. 5627
SHEET NO. C.200

J:\5627\dwg\Sheets\5627 - Layout.dwg - CGA Plan - 11-01-18 - 3:46pm - Ian904

DOUBLE GRATE EMERGENCY OVERFLOW INTAKE

24" EMERGENCY OVERFLOW PIPE

NYLOPLAST MANHOLE

UNDERGROUND DETENTION

8" OUTLET PIPE

OUTLET STRUCTURE

INTAKE

FFE = 890.50

N

LEGEND

TOC	TOP OF CURB
HP	HIGH POINT
LP	LOW POINT
T/W	TOP OF WALL
B/W	BOTTOM OF WALL
2.0%	PROPOSED SLOPE
	PROPOSED DRAINAGE PATTERN

GRAPHIC SCALE
0 10' 20' 30'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

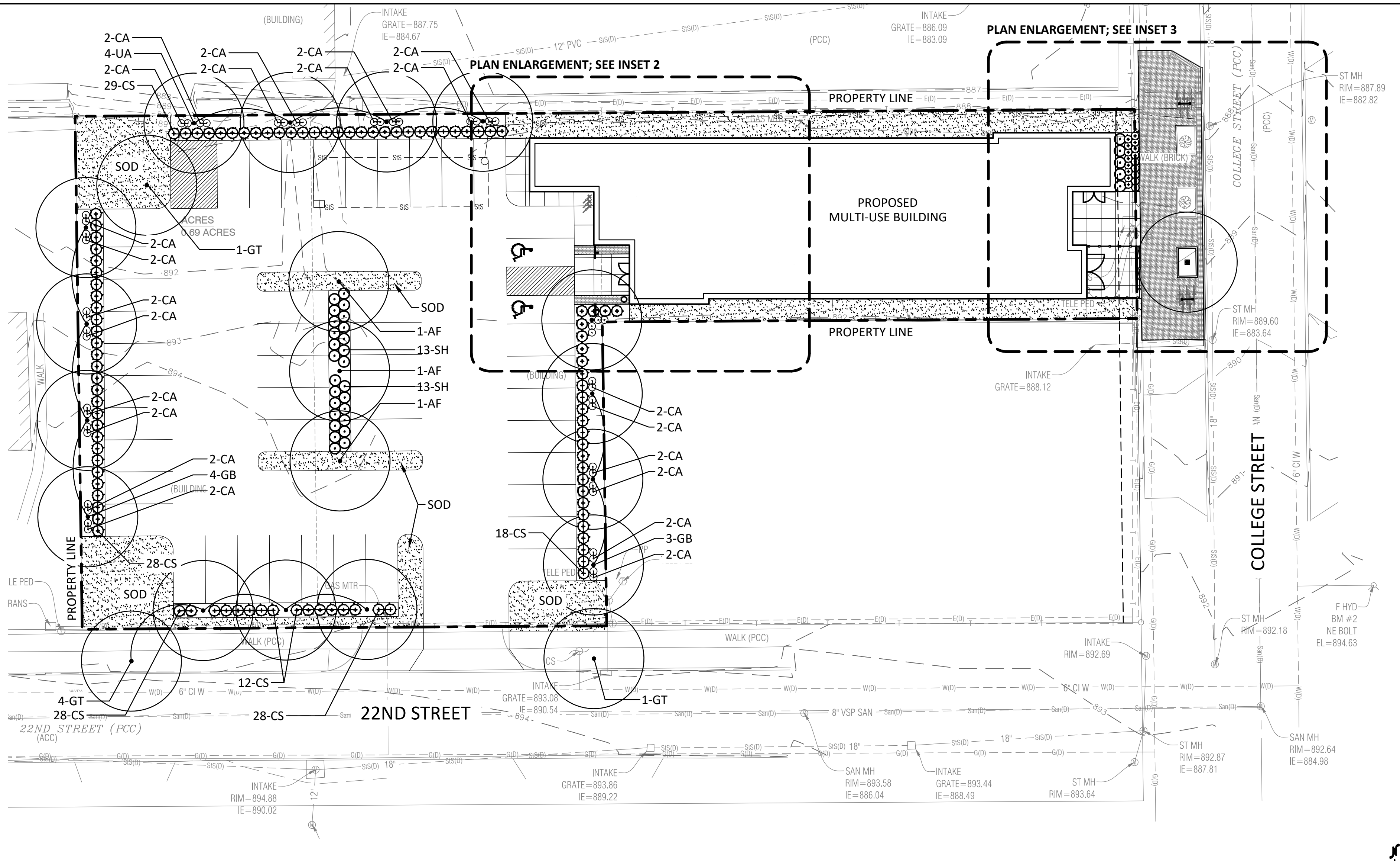
DESIGNED: _____ DATE: _____
DRAWN: _____ DATE: _____
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

COLLEGE HILL
CEDAR FALLS, IOWA

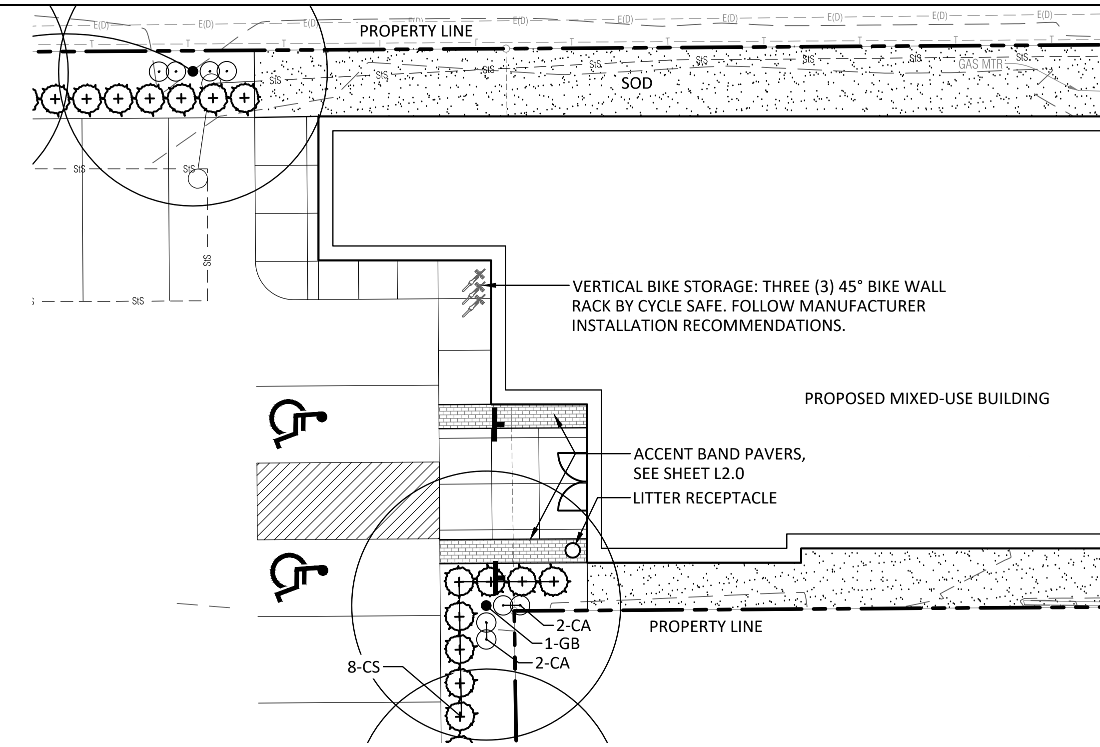
GRADING PLAN

PROJECT NO. 5627
SHEET NO. C.300

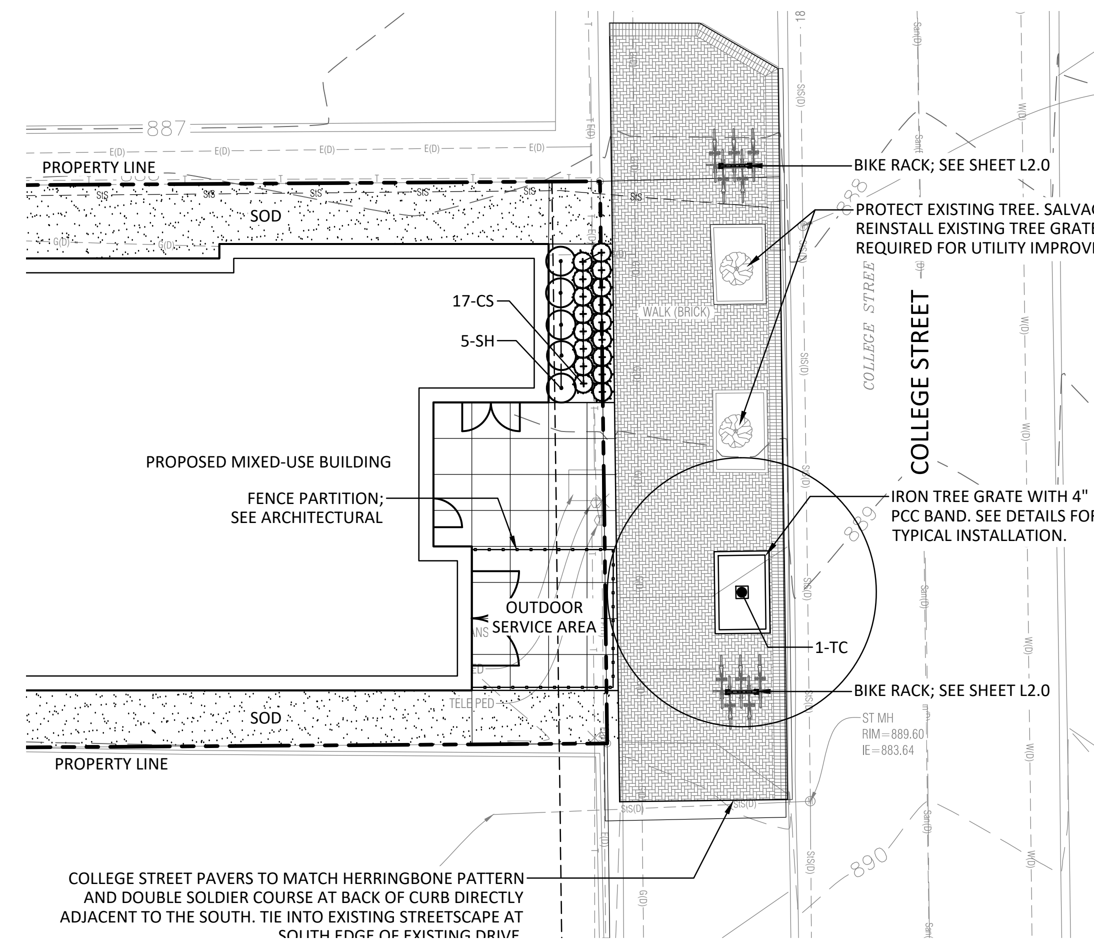
J:\5627\dwg\Sheets\5627 - Grading.dwg - CGA Plan - 11-01-18 - 3:42pm - tlw904



1 PLANTING PLAN
SCALE: 1"=10'-0"



2 WEST ENTRANCE PLAZA
SCALE: 1"=10'-0"



3 COLLEGE STREET (EAST) ENTRANCE
SCALE: 1"=10'-0"

MASTER PLANT SCHEDULE

QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	UNIT	SIZE	SPACING	REMARKS
TREES AND SHRUBS							
3	AF	*Acer x freemani 'Jeffersred'*	AUTUMN BLAZE MAPLE	EA	2.5" CAL. B&B	SEE PLAN	
8	GB	*Ginkgo biloba 'Princeton Sentry'*	PRINCETON SENTRY GINKGO	EA	2.5" CAL. B&B	SEE PLAN	
6	GT	*Gleditsia triacanthos f. inermis 'Skycole'*	SKYLINE HONEYLOCUST	EA	2.5" CAL. B&B	SEE PLAN	
1	TC	*Tilia cordata*	LITTLELEAF LINDEN	EA	2.5" CAL. B&B	SEE PLAN	
4	UA	*Ulmus americana 'Princeton'*	PRINCETON ELM	EA	2.5" CAL. B&B	SEE PLAN	
SHRUBS, PERENNIALS & GRASSES							
48	CA	*Calamagrostis acutiflora 'Karl Foerster'*	FEATHER REED GRASS	EA	1 GAL.	SEE PLAN	
168	CS	*Cornus stolonifera 'Farrow' P.P. #18,523*	ARCTIC FIRE RED TWIG DOGWOOD	EA	1 GAL.	SEE PLAN	
31	SH	*Sporobolus heterolepis 'Tara'*	TARA PRAIRIE DROPSEED	EA	1 GAL.	18" O.C.	

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

BOLTON & MENK
309 E 5TH STREET
DES MOINES, IO
Phone: (515) 2
Email: DesMoines@b...om
www.bolton-menk.com

DESIGNED	SJK
DRAWN	NMW
CHECKED	SJK
CLIENT PROJ. NO.	XXXXXXXXXX

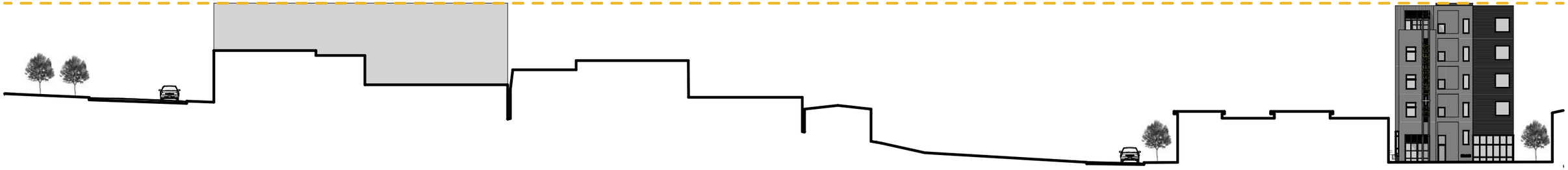
NO.	REVISION	DATE

COLLEGE HILL
CEDAR FALLS, IOWA
LANDSCAPE PLAN

SHEET L1.0

COLLEGE HILL

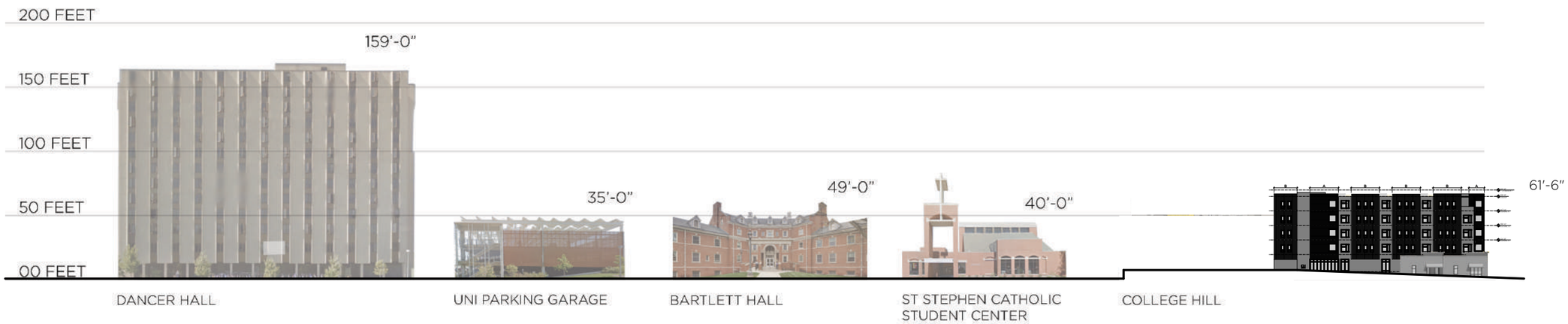
STREET SECTION



COLLEGE HILL

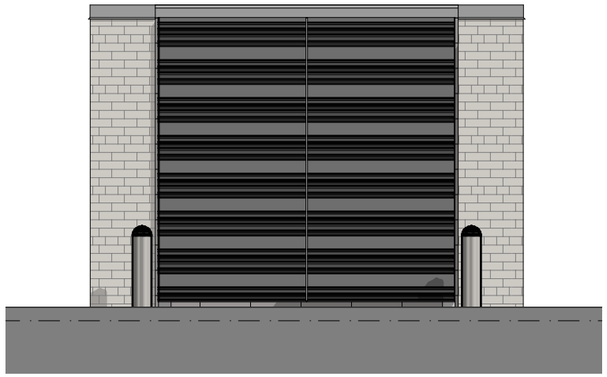
ELEVATION STUDY

CEDAR FALLS BUILDING HEIGHTS

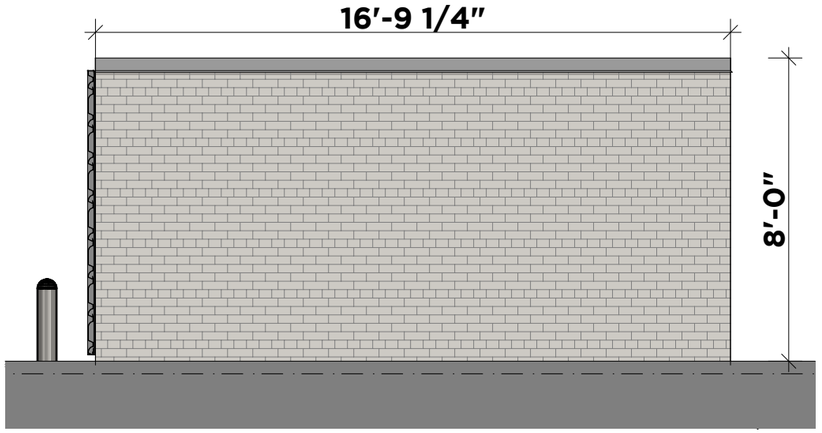


COLLEGE HILL

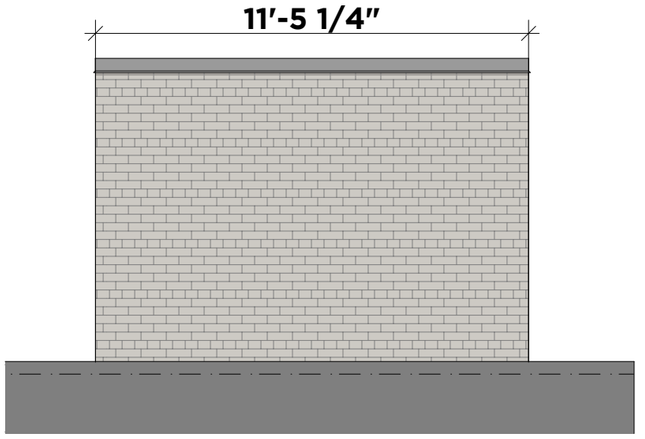
TRASH ENCLOSURE



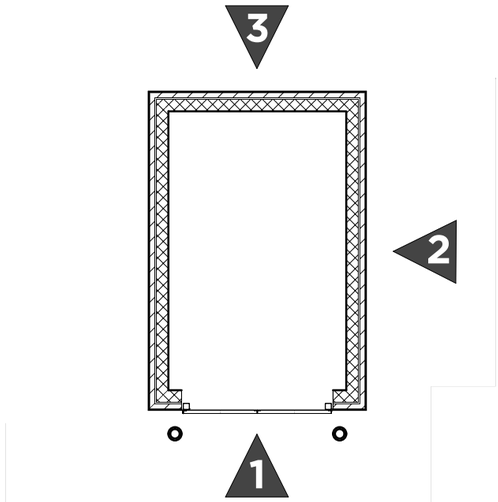
(1) SOUTH ELEVATION



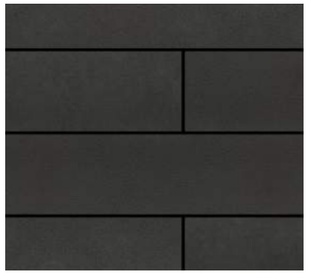
(2) EAST/WEST ELEVATION



(3) NORTH ELEVATION



TRASH ENCLOSURE PLAN



(A) METAL PANEL

BRICK

BALL, KIRK & HOLM, P.C.

ATTORNEYS AT LAW

Max E. Kirk
H. Daniel Holm, Jr.
David W. Stamp
Jennifer L. Chase
Eashaan Vajpeyi

William C. Ball (1928-2011)
Michael W. Buckner (retired)

3324 KIMBALL AVENUE
P.O. BOX 2696
WATERLOO, IOWA 50704-2696
TELEPHONE: (319) 234-2638
FACSIMILE: (319) 234-2237
E-MAIL:bkh@ballkirkholm.com

November 27, 2018

City of Cedar Falls
ATTN: Planning and Zoning Commissioners
City Attorney
City Planning Staff

Sent via email only to:
Kevin.Rogers@cedarfalls.com
Stephanie.Sheetz@cedarfalls.com
David.sturch@cedarfalls.com
Karen.Howard@cedarfalls.com

RE: 2119 College Street Proposal for 11/28/2018

Dear Commission Members and Staff:

The background on this issue is well known. This revised site plan for 2119 College Street is quite different than previous plans submitted for this lot. However, the plan still suffers from the fatal flaws contained in all prior plans—violation of the Code of Cedar Falls regarding parking. While the building size has decreased, the applicant has also reduced parking. Prior site plans provided 48% of parking required by Code. The current plan provides 62% of required parking.

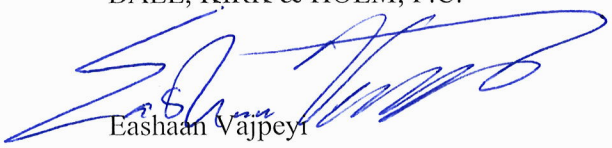
Under Ordinance §§ 29-177(a)(12B) & 29-160(e)(1)(c) this building requires: 46 spaces for the 23 studio units; 8 spaces for the 4 two-bedroom units; 16 spaces for the 4 four-bedroom units; and at least 5 visitor spaces. This totals 75 required spots, yet only 47 are provided. Prior site plans included one level of underground parking, which could provide some of these missing spots, yet the applicants have eliminated all underground parking from the current plan.

City staff claims no parking is required and calls this building a principal commercial use with a secondary residential use, based only on the use of the first floor. 2119 College remains a building with 1 floor of commercial space and 4 floors of residential space. Staff fails to justify how the first-floor of a building decides the character of the entire building. Their reliance on "precedent" is flawed because the only "precedents" are their prior actions that were themselves equally problematic. It defies logic to call this a principal commercial building and the City fails to cite to any code provision justifying their interpretation. Repetition of their reasoning over and over does not make it any more sensical or legally sound. Passing this plan through would be a blatant violation of City Code that would jeopardize any building constructed, if a reviewing court agreed it was illegal and rescinded the building permit.

The applicants will undoubtedly tout this plan as a serious move toward compliance and ask "what else can we do?" The answer is to reduce units, add parking, or seek a variance from the Board of Adjustment. The applicants themselves are done a disservice by staff who have led them to believe this type of a project is appropriate under the Code.

Regardless of your personal opinions about the project or whether a studio should be required to have 2 parking spots, the Code does require 2 spots per studio. Personal excitement or opinions on the appealing nature of this project do not change the fact that it violates code. Staff dodges the issue by showing parking ratios from other cities like Des Moines and Iowa City, both of which are very different than Cedar Falls. This is a project in Cedar Falls subject to Cedar Falls code. A vote in favor of this site plan is a vote that would not be based in the law, would ignore the code, and would accept a logically inconsistent and flawed interpretation by staff.

Sincerely,
BALL, KIRK & HOLM, P.C.



Eashaan Vajpeyi

College Hill Partnership
2304 College Street
Po Box 974
Cedar Falls, Iowa 50613

Phone: 319-273-6882
collegehillpartnership@gmail.com
www.collegehillpartnership.org

—

6 December 2018

Members of the Planning and Zoning Commission
220 Clay Street
Cedar Falls, IA 50613

Members of the Planning and Zoning Commission,

The members of the Board of Directors for the College Hill Partnership have reviewed the proposal for the mixed use building to be located at 2119 College Street. Upon their review the vast majority of the Board voiced positive support for this proposed development. (we have heard support from 9 of the 11 of the Board members).

The College Hill Partnership thinks the developer has taken feedback from the last few drafts of this proposal and worked out a generous comprise. The Board of Directors appreciates the consideration of the developer especially in regards to the amount of parking provided in this current proposal.

The College Hill Partnership is supportive of this development and believes it fits into the City's 2020 strategic comprehensive plan for the College Hill Overlay District. Mixed use developments such as this one helps encourage density and lower level retail space which achieves several goals laid out in Aims 1.1, 1.2, and 1.3 of the Cedar Falls 2020 Plan.

We thank you all for your time and service to the City of Cedar Falls and your careful consideration in Planning and Zoning matters as they greatly affect the City of Cedar Falls and the College Hill Overlay District.

Regards,

Kamyar Enshayan, President
On behalf of the College Hill Partnership Board Of Directors

December 11, 2018

City of Cedar Falls
ATTN: Planning and Zoning Commissioners
City Planning Staff

RE: 2119 College Street Proposal

Dear Commission Members and Staff:

I want to thank the members of the planning and zoning commission for the thoughtful consideration you have given to those of us who have come before you on this issue.

I feel there is no significant opposition to a building of some type being placed on this site. I am certainly in favor of such a project. But it is important to point out that the changes which have occured to the building proposal as a result of the voices of opposition have resulted in a proposal which will no longer have the catastrophic effect on local parking which would have occured with the initial plan. This is a significant win for everyone in the College Hill area.

There remain potential problems going forward however, both for this proposal and other mixed use proposals which may follow, due to the city's belief that a single ground floor of commercial space results in relief of nearly all height and density constraints (i.e. unlimited apartments in a building up to 120 feet tall), as well as a lack of any parking requirements. These city positions have no basis in the city code, if the code is not taken out of context (I refer you to Section **29-177 (b) (4)** which specifically deals with parking for mixed or joint uses). **It is important to note that while <u>on-site</u> parking requirements in the City of Cedar Falls are exempted for permitted principal commercial and secondary residential uses in the C3 zone, this does not exempt them from <u>all</u> parking requirements. Specifically, according to Section 29-177 of the Cedar Falls Zoning Code, off premise parking must be provided 'within a reasonable distance' from the principal use in question**. Methods of calculating the number of parking spaces for various uses are provided. This ordinance is where most of the confusion has existed in calculating the number of parking spaces for this project. **Exempting these building uses from on site parking does not exempt them from the need to provide <u>any</u> parking**. **In fact, 29-177 requires that both uses of such a building must have parking, and it is the sum of these individual uses that is the total parking requirement**.

I am also concerned that a proposal by the city to lower parking requirements for new mixed use buildings near the University by as much as 50% for some unit types will cause parking problems in the area. **The concept of shared parking in mixed use buildings does not work well with University students**, who use their cars irregularly and only occasionally, and so occupy their parking spaces for extended periods of time. (And 98% of these students living

near the University do have cars, according to a survey of car registration at student occupied apartments near the University). The idea that mixed use buildings can share parking with University students will therefore lead to spillover of parking into the city streets and lots. **Any rush to lower parking requirements for mixed use buildings containing apartments in the College Hill area should be questioned, due to the parking problems such buildings have caused downtown**.

It is also important to mention the fact that **bonus density considerations in C3 zoning areas** (such as this one) that allow an increase number of apartments on a given lot **limit the height of such a building to four stories**. Buildings as large as the one proposed tower two to five times higher than surrounding buildings. To compare such an apartment or mixed use building to University dormitories and parking ramps is inappropriate to the neighborhood setting in which this building will exist. Indeed, the only non-university building to which the current proposal has been compared is a church, which is more than 20 feet lower in height than the proposed building.

Turning the College Hill area into dormitory style housing may not be what is in its best interest. But if higher density is what is to be allowed, the buildings must not compound the shortage of parking caused by similar complexes downtown, or prior mixed use complexes on the College Hill. These complexes should not capture parking spaces owned by the citizens of Cedar Falls, which are meant to be used by patrons of the businesses on College Hill. The buildings should also exhibit reasonable harmony with the surrounding residential buildings and houses, follow height restrictions established in the code and park all mixed use components as required by Cedar Falls City Zoning Code 29-177.

City proposals to change the zoning code to park both uses of mixed use buildings is consistent with the current city code and will help alleviate the types of parking problems that have been associated with the downtown mixed use buildings. I also believe the city proposal to have the residential parking component of mixed use buildings placed behind the storefront of the commercial space will help continue to improve the developing character of the College Hill and prevent the scale and footprint of these buildings from detracting from their impact on this special area of Cedar Falls.

Sincerely Yours,

Brian Sires

December 11, 2018

Re: 2119 College Street, Revised plan dated Nov. 19. 2018

Dear Planning and Zoning Commission Members,

As a resident of College Hill neighborhood (404 W. Seerley), I would like to express my opposition to the proposed high density apartment and retail space at 2119 College.

My concerns are the following:

- Unnecessary: already substantial rentals and dwellings available; some need to be improved
- Not in line with the College Hill Urban Revitalization Plan: focus should be on improving existing structures
- Increased traffic and litter
- Inequitable: benefits developer, not neighborhood or consumers

Regarding the first point, there are already many rentals and single and multi-family houses for sale in the College Hill neighborhood. The Quarters exists just west of Hudson on 27th Street and multiple houses are currently for sale along Seerley and cross streets of Olive, Tremont, Franklin, and others. Numerous rental units sit unoccupied.

It is probable that these houses and units sit unoccupied because they have not been properly maintained by landlords. It is my understanding from the "designation criteria" for the College Hill revitalization plan that there is to be an emphasis on improvements to existing structures, not new developments—indeed, that is the first and second bullet points in part "C. Plan Objectives," page 2 of the document.

I am also concerned about multi-storeys on the proposed plan because of concomitant increased traffic and litter. Already both are problems in the neighborhood—cars consistently speed on College and Seerley, to the danger of pedestrians and bikers. Litter is ubiquitous. Further, I am concerned that five storeys would be too tall and dwarf existing structures, out of line with current architecture and aesthetics of the Hill.

Finally, it seems to me that Cedar Falls has need for more *affordable* housing—Section 8 is full, and people don't want to live in the run-down unmaintained houses. We need more affordable housing, but this development benefits only those who already have money—those who can afford a brand-new apartment's rent, and the developer and landlord who will take their money. It does not help diversify and vivify the neighborhood, but rather keeps wealth in the hands of few.

In conclusion, I am not opposed to retail space, or even, perhaps a 2-storey building at the proposed site. However, as I have written above, there are many alternatives to this particular

development plan and I encourage the Planning and Zoning Commission and City officials to review the Revitalization plan and encourage developers and landlords to look elsewhere—perhaps to the houses they already own and that need renovations.

Thank you for your consideration,

Elizabeth Sutton

404 W Seerley Boulevard

Esutton001@gmail.com

December 12, 2018

To: Cedar Falls Planning and Zoning Commission
Re: 2119 College Street Site Plan Review
From: Geisler Rentals

Realizing that the city staff wants this project and is willing to reduce all standards required of other developers to date, I find that the only argument that any of them will even consider has to do with parking. Will the increased taxes from this project offset the increased parking problems?

I own the house next door to this project. At this time I probably provide 1 or 2 stalls/weekend to the bars, Side Car, Urban Flats etc. We have threatened towing and towed vehicles out and cured much of the Urban Flats problem during the week at $100/tow, but not the weekend problem.

I can't hold any more of the bars and Mr. Dahlstrom's parking. The city is even going to make this worse as they reduce my available parking when I have to pave in two and a half years. I'm only one landlord facing this dilemma created by reducing the parking requirements to date. As the number of amenities and rent/1 bedroom goes up, so does the frequency of 2 tenants per bedroom.

I realize the cost of a parking lot and value of land on college hill probably better than most any one here, except Brent. To build a parking space we figure $10,000/space minimum for land, grading, concrete, storm water storage etc. Any time a developer can cut these costs it adds to his bottom line and makes him even more competitive. Just the concrete and grading (no land cost, no storm water retention) cost me over $80,000 on 20th street.

Note that after the lot is built there is still maintenance. If a landlord, bar owner, business owner, etc. does not have to pay for snow removal, stall marking, sweeping, lot repair and machine repair etc. his bottom line is greatly reduced. Yet you may ask the other landlords and city taxpayers to provide for the over flow parking from this project – WOW!

There has not been even the slight suggestion of a parking study that I have heard for this project. Below is a parking summary of my 1 bedrooms for the last 2 years on 20th street since I was forced to pave. By the way our visitors now have to park on the street.

2017-18 Parking density:

1016 W 20th	1 bedroom	1 tenant	1 car
1018 W 20th	1 bedroom	2 tenants	2 cars
1020 W 20th	1 bedroom	2 tenants	2 cars
1022 W 20th	1 bedroom	2 tenants	2 cars

2018-19 Parking density:

1016 W 20th	1 bedroom	2 tenants	2 cars
1018 W 20th	1 bedroom	2 tenants	2 cars
1020 W 20th	1 bedroom	1 tenant	1 car
1022 W 20th	1 bedroom	2 tenants	2 cars

I could look back 20 years and find the same density. Anyone of my fellow landlords with 1 bedroom apartments could vouch for similar density. I would bet big money that a paid parking study of one bedroom apartments would have showed the same results.

Probably the most aggravating part of all this is the calls I get at 2:00 am from tenants who have come home and found their stall stolen. This 1 stall per bedroom idea will make this even worse. One of my more recent calls involved a student who came home from a shift at Allen Hospital at 2:00 am. Her stall had been stolen. She had to walk from a space 3 blocks away. Would you as a tenant or parent appreciate this situation when you paid for this stall? With this project, the frequency of this situation will increase.

Asking for the world at the start of this project and now claiming to try to appease the other landlords by improving the parking density is a sham!

1 bedroom – 1 parking stall – NO!!

1 bedroom – 1 parking stall/tenant – YES!!

Look at the headline on the Friday December 7, 2018 Courier to see the problem you are being asked to create. Since 1992 landlords have been forced to improve the density and parking problem.
Now we will probably be told "sorry".

If any of you would like more facts on this subject, site visitation etc. please contact me.

Jerry L Hall

319-415-5807

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: May 15, 2019

SUBJECT: Rezoning Request – 2600 Grove Street

REQUEST: Rezone property from R-3, Multiple Residence District to C-2, Commercial District. (Case #RZ19-004)

PETITIONER: City of Cedar Falls

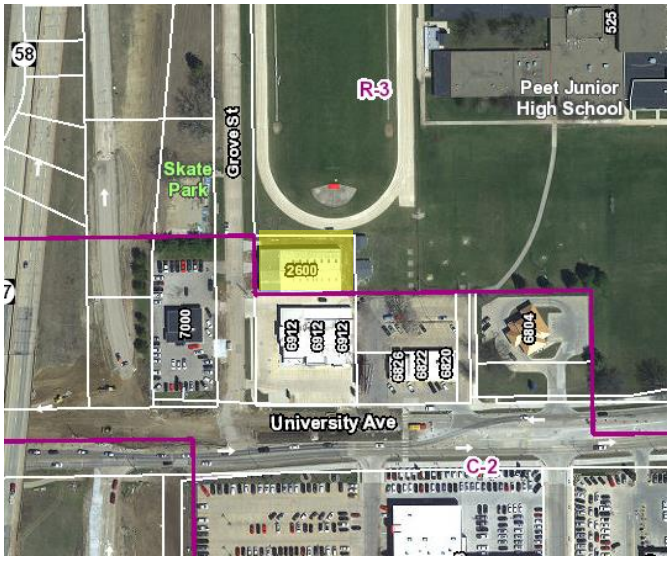
LOCATION: 2600 Grove Street

PROPOSAL

Through the review of a mobile merchant application, it was brought to City Staff's attention that the property at 2600 Grove Street was incorrectly zoned R-3, Multiple Residence District in 1970. To correct this mapping error staff is requesting to rezone this property to C-2, Commercial District.

BACKGROUND

2600 Grove Street has been zoned R-3, Multiple Residence District since the adoption of the Zoning Ordinance in 1970. 2600 Grove Street is a pole frame metal warehouse built in 1969 that services the businesses at 6912 University Avenue located directly to the south. The C-2, Commercial district boundary follows this property's western and southern property lines. See map to the right, the purple lines indicate the zoning district boundaries and the property in question is shaded in yellow. The building is a non-conforming use under the R-3 zoning standards but would be a conforming use in C-2 zoning. As the use



was in place before the zoning boundaries were drawn in 1970, staff can only assume that an error was made when the boundaries of the districts were determined.

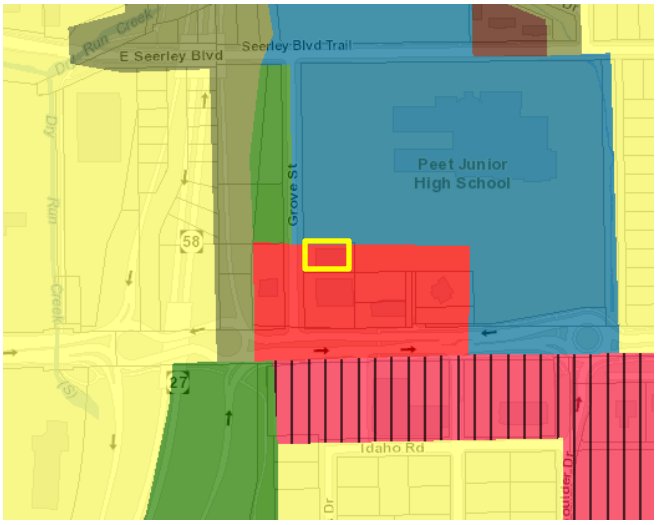
ANALYSIS

The R-3, Multiple Residence District is a zoning district meant for medium density residential development. This district also allows for religious, educational, or philanthropic institutions, hospitals, and private clubs. A pole frame metal warehouse servicing commercial uses does not fall into the intended uses of this district.

This 0.39 acre property has commercial development to the south and west. Peet Junior High School is directly north and east of this property. No portion of this parcel is located in the floodplain. There are no sensitive areas within this rezoning request.

Rezoning considerations normally involve evaluation of three main criteria:

1) *Is the rezoning request consistent with the Future Land Use Map and the Comprehensive Plan?*
   Yes. The Future Land Use Map designates this property, outlined in yellow in the map to the right, as a "Commercial Corridor", area shaded in red. This designation is consistent with a commercial zoning designation and the rezoning request to C-2.



2) *Is the property readily accessible to sanitary sewer service?*
   Yes, all utilities are readily available to the site.

3) *Does the property have adequate roadway access?*
   Yes, the property currently has access to Grove Street which can be accessed from either University Avenue or E Seerley Boulevard.

As part of the technical review of this proposal, Cedar Falls Utilities personnel, have no concerns with the proposed rezoning request.

A notice was mailed to property owners within 300 feet of the parcel under consideration on April 30, 2019 regarding this rezoning request. A notice for the May 22nd public hearing was published in the Courier on Wednesday, May 15th, 2019.

STAFF RECOMMENDATION

Staff recommends that the request to rezone 2600 Grove Street from R-3, Multiple Residence District to C-2, Commercial District be approved and forwarded to City Council.

PLANNING & ZONING COMMISSION

Introduction 5/8/19	Planner Lehmann noted that staff is only introducing the item at this time and asks that comments are gathered and a date for public hearing be set for the next meeting on May 22, 2019. There were no public comments.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission

FROM: Shane Graham, Economic Development Coordinator

DATE: May 16, 2019

SUBJECT: Preliminary and Final Plat of a Replat of Lot 16 and Tract “B” of West Viking Road Industrial Park Phase IV

REQUEST: Review and approve the preliminary and final plat of the replat of Lot 16 and Tract “B” of West Viking Road Industrial Park Phase IV

PETITIONER: City of Cedar Falls

LOCATION: South side of Technology Parkway, west of Production Drive in the West Viking Road Industrial Park

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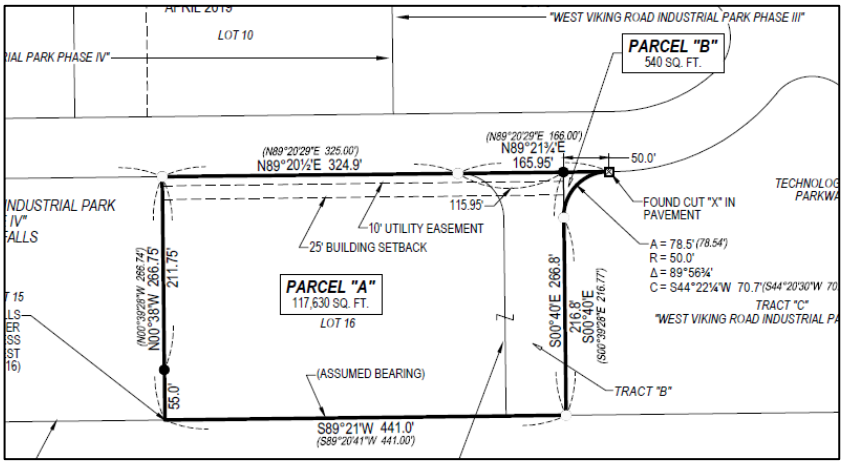
PROPOSAL

The City of Cedar Falls is proposing to replat Lot 16 and Tract “B” of West Viking Road Industrial Park Phase IV into two new parcels. Parcel “A” (2.70 acres) would become a new, larger buildable lot than the previous Lot 16, while Parcel “B” (0.01 acre) would be merged into Tract “C of West Viking Road Industrial Park Phase III, which is a storm water detention basin located adjacent to the east.



BACKGROUND

The Final Plat for West Viking Road Industrial Park Phase IV was approved by the City Council in 2013. This plat included 22 buildable lots, and was the last phase of the West Viking Road Industrial Park development that started developing in 2004.

ANALYSIS

The City of Cedar Falls currently owns the land in question, which is zoned M-1,P planned light industrial district. The purpose of the M-1,P district is to permit the establishment of industrial parks and to provide for the orderly planned growth of industries on large portions of land. This

industrial park area was developed over four phases beginning in 2004, which were created as the park continued to grow and expand.

City staff has been in discussions with a local business who currently leases building space in the industrial park about acquiring a lot from the City in order to build their own building to expand their business. Lot 16 was identified by the business as the preferred lot due to the size and dimensions. Directly to the east of Lot 16 is Tract "B", which was originally platted for street purposes, even though no street currently exists there today. The business owner inquired if a street was ever going to be built in that location, as they expressed an interest in adding that area to Lot 16 so that they could use it as an entrance drive for their truck traffic.

The idea at the time this area was platted was that a street would extend to the south in the future if the industrial park expanded. However, just south of the industrial park on private property there would appear to be a large area of wetlands, which would make it difficult and costly to extend the street southward. Also, approximately ¼ mile to the west, Development Drive is shown to extend to the property to the south as well, which would allow for traffic to get from this area of the industrial park to the south if that area is ever developed in the future. There would not appear to be any issues for this road to extend to the property to the south for future development. Therefore, staff does not have an issue with merging a majority of Tract "B" with Lot 16 to create a larger buildable lot for the company.

This property is not located in the 100 year floodplain district. All submittal requirements have been met. A courtesy notice has been sent to property owners within 200 feet of this plat.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, have reviewed the replat. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The lot already has sanitary sewer and water service stubbed to the site, which will not change based on the new lot. There was a 10' wide utility easement located along the east side of original Lot 16, however there are no utilities located in it and will no longer be needed once Lot 16 and Tract "B" are combined, so the replat removes this easement from the new lot.

STAFF RECOMMENDATION

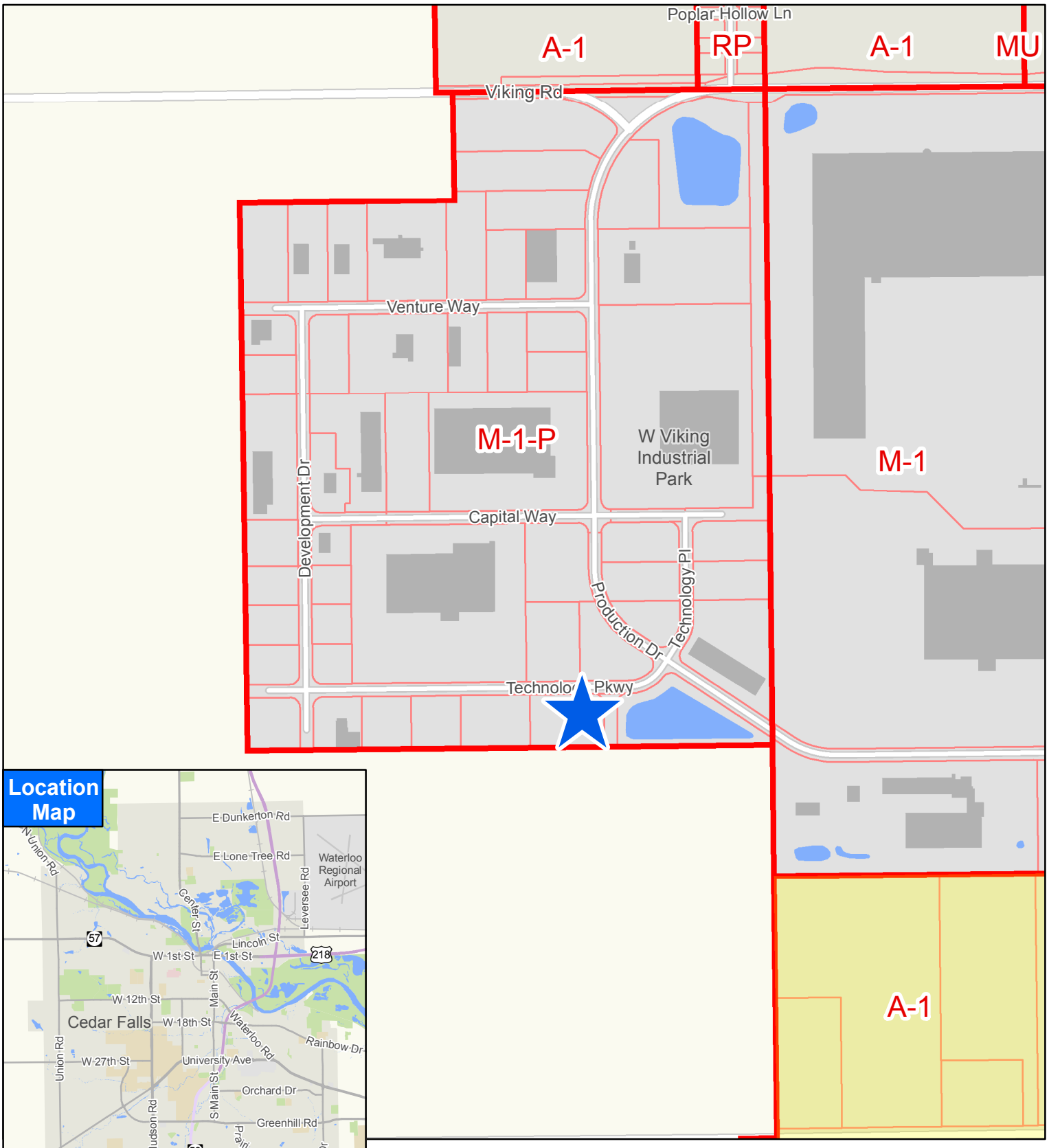
The Community Development Department recommends approval of the preliminary and final plat of the Replat of Lot 16 and Tract "B" of West Viking Road Industrial Park Phase IV, subject to the following:

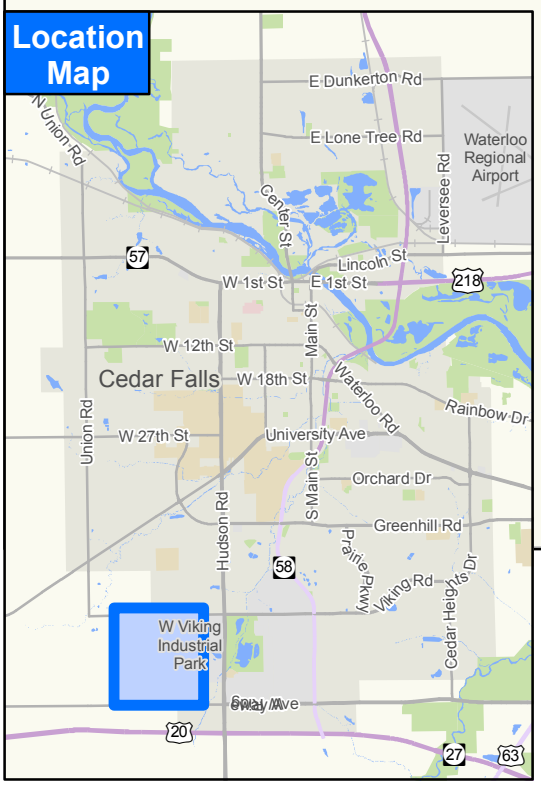
1) Any comments or direction specified by the Planning & Zoning Commission.

PLANNING & ZONING COMMISSION

Discussion/Vote
5/22/2019

Cedar Falls Planning & Zoning Commission
May 22, 2019





Preliminary and Final Plat of the Replat of West Viking Road Industrial Park Phas

PRELIMINARY PLAT
OF
"REPLAT OF LOT 16 AND TRACT "B", WEST VIKING ROAD INDUSTRIAL PARK PHASE IV"
CEDAR FALLS, BLACK HAWK COUNTY, IOWA
APRIL 2019

N
W E
S

0 50 100 200 Feet
SCALE: 1" = 100'

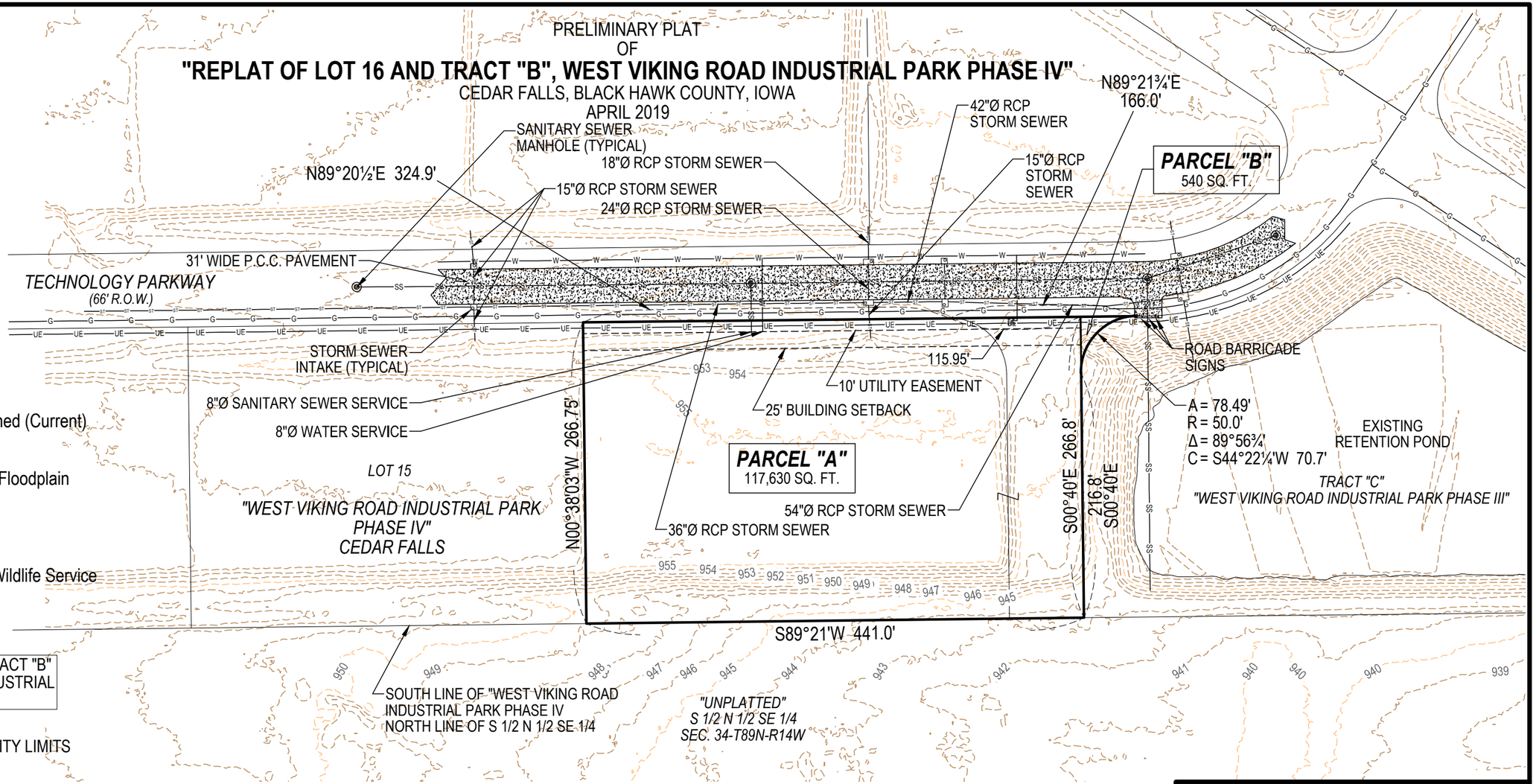
OWNER/DEVELOPER
City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

LAND SURVEYOR
Jeffrey P. Helland PLS
City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

ZONING
"M-1-P" Light Industrial Planned (Current)
No change requested

FLOODPLAIN
Not in 100 Year or 500 Year Floodplain
Unshaded Zone X
FIRM 19013C0276F
Effective date July 18, 2011

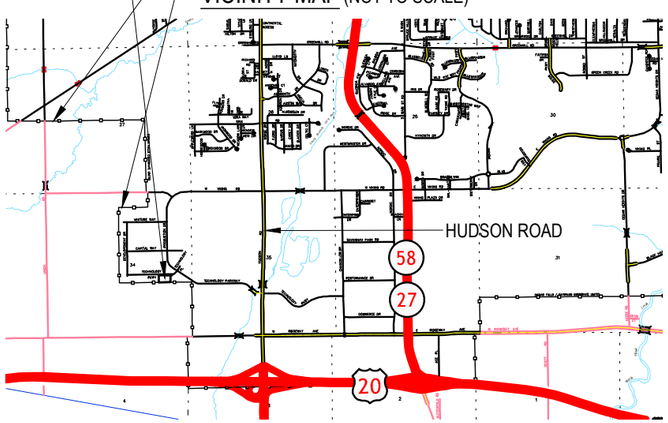
WETLANDS
No wetlands per US Fish & Wildlife Service
National Wetlands Inventory



"REPLAT OF LOT 16 & TRACT "B" WEST VIKING ROAD INDUSTRIAL PARK PHASE IV"

CEDAR FALLS CITY LIMITS

VICINITY MAP (NOT TO SCALE)



DESCRIPTION OF "REPLAT OF WEST VIKING ROAD INDUSTRIAL PARK PHASE IV"
Lot No. 16 and Tract "B" of West Viking Road Industrial Park Phase IV in the City of Cedar Falls, Black Hawk County, Iowa.
Contains 2.71 acres.

NATURE & EXTENT OF TOPOGRAPHIC CHANGES
NONE AT THIS TIME

LEGEND
- SS SS EXISTING SANITARY SEWER
- ST ST EXISTING STORM SEWER
- W W EXISTING WATER MAIN
- G G EXISTING GAS MAIN
- UE UE EXISTING UNDERGROUND ELECTRIC

DRAWN BY: JPH
DATE DRAWN: 05-08-19

86 SHEET 1 OF 1

DEPARTMENT OF COMMUNITY DEVELOPMENT
ENGINEERING DIVISION
CITY of CEDAR FALLS, IOWA
220 CLAY ST.
CEDAR FALLS, IOWA
50613
(319) 273-8606
"OUR CITIZENS ARE OUR BUSINESS"

LICENSED PROFESSIONAL LAND SURVEYOR
JEFFREY P. HELLAND
16264
IOWA

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

_____ Date: _____
Jeffrey P. Helland, L.S. Iowa License No. 16264
My license renewal date is December 31, 2019.
Pages or Sheets covered by this Seal:
_____

FINAL PLAT
OF
"REPLAT OF LOT 16 AND TRACT "B", WEST VIKING ROAD INDUSTRIAL PARK PHASE IV"

CEDAR FALLS, BLACK HAWK COUNTY, IOWA
APRIL 2019

N
W E
S

0 50 100 200 Feet
SCALE: 1" = 100'

PRODUCTION DRIVE

LOT 8 | LOT 9 | LOT 10

LOT 5
"WEST VIKING ROAD INDUSTRIAL PARK PHASE III"

"WEST VIKING ROAD INDUSTRIAL PARK PHASE IV"

PARCEL "B"
540 SQ. FT.

TECHNOLOGY PARKWAY
(66' R.O.W.)

N89°20½'E 1211.0'
(N89°20'29"E 1211.00')
CALCULATED RECORDED DISTANCE

"WEST VIKING ROAD INDUSTRIAL PARK PHASE IV"
CEDAR FALLS

(N89°20'29"E 325.00')
N89°20½'E 324.9'

(N89°20'29"E 166.00')
N89°21¾'E
165.95'

50.0'

TECHNOLOGY PARKWAY

115.95'

FOUND CUT "X" IN PAVEMENT

10' UTILITY EASEMENT

25' BUILDING SETBACK

A = 78.5' (78.54')
R = 50.0'
Δ = 89°56¾'
C = S44°22¼'W 70.7' (S44°20'30"W 70.71')

TRACT "C"
"WEST VIKING ROAD INDUSTRIAL PARK PHASE III"

(N00°39'28"W 266.74')
N00°38'W 266.75'

211.75'

S00°40'E 266.8'
S00°40'E 216.8'
(S00°39'28"E 216.77')

LOT 14

LOT 15

SW CORNER OF LOT 16 FALLS IN LARGE GRANITE BOULDER (UNABLE TO SET, SET WITNESS MONUMENT NORTH ON WEST LINE OF LOT 16)

PARCEL "A"
117,630 SQ. FT.

LOT 16

(ASSUMED BEARING)

TRACT "B"

55.0'

S89°21'W 441.0'
(S89°20'41"W 441.00')

"REPLAT OF LOT 16 & TRACT "B" WEST VIKING ROAD INDUSTRIAL PARK PHASE IV"

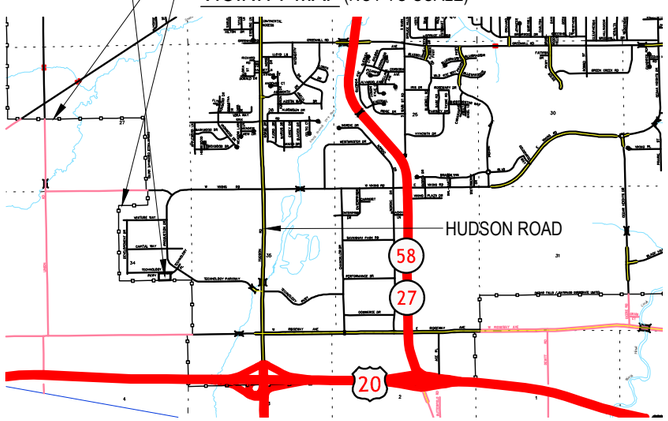
CEDAR FALLS CITY LIMITS

SOUTH LINE OF "WEST VIKING ROAD INDUSTRIAL PARK PHASE IV"
NORTH LINE OF S 1/2 N 1/2 SE 1/4

"UNPLATTED"
S 1/2 N 1/2 SE 1/4
SEC. 34-T89N-R14W

THIS REPLATTING VACATES THE UTILITY EASEMENT & BUILDING SETBACK LINE ALONG THE EAST LINE OF LOT 16

VICINITY MAP (NOT TO SCALE)



OWNER/DEVELOPER
City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

LAND SURVEYOR
Jeffrey P. Helland PLS
City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

AREA OF ADDITION
2.71 Acres

FLOODPLAIN
Not in 100 Year or 500 Year Floodplain
Unshaded Zone X
FIRM 19013C0276F
Effective date July 18, 2011

UNADJUSTED ERROR OF CLOSURE
Boundary: Less that 1 in 10,000
Lots: Less than 1 in 5,000

SEE SHEET 2 FOR DESCRIPTIONS OF PARCEL "A" & "B"

LEGEND

(00.00') RECORDED AS

○ FOUND NO. 4 REBAR w/YPC #8505

● SET NO. 4 REBAR w/ORANGE PLASTIC CAP #16264 (TO BE SET BY 12/31/2019)

DRAWN BY: JPH
DATE DRAWN: 05-08-19

87

SHEET 1 OF 2

DEPARTMENT OF COMMUNITY DEVELOPMENT
ENGINEERING DIVISION

CITY of CEDAR FALLS, IOWA
220 CLAY ST.
CEDAR FALLS, IOWA
50613
(319) 273-8606

"OUR CITIZENS ARE OUR BUSINESS"

LICENSED PROFESSIONAL LAND SURVEYOR
JEFFREY P. HELLAND
16264
IOWA

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

Date: _____

Jeffrey P. Helland, L.S. Iowa License No. 16264
My license renewal date is December 31, 2019.
Pages or Sheets covered by this Seal:

DESCRIPTION OF PARCEL "A"

All of Lot No. 16 and that part of Tract "B" of "West Viking Road Industrial Park Phase IV" in the City of Cedar Falls, Black Hawk County, Iowa, described as follows:

Beginning at the Southeast corner of said Tract "B", point being a found ½" rebar with license #8505;

thence along the South line of said Tract "B" and said Lot No. 16 South 89°21' West a distance of 441.0 feet to the Southwest corner of said Lot No. 16;

thence along the West line of said Lot No. 16 North 00°38' West a distance of 266.75 feet to the Northwest corner of said Lot No. 16, point being a found ½" rebar with license #8505;

thence along the North line of said Lot No. 16 North 89°20½' East a distance of 324.9 feet to the Northwesterly corner of said Tract "B", point being a found ½" rebar with license #8505;

thence along the North line of said Tract "B" North 89°21¾' East a distance of 115.95 feet to the Northerly extension of the East line of said Tract "B", point being a set ½" rebar with license #16264;

thence along said extension and along the East line of said Tract "B" South 00°40' East a distance of 266.8 feet to the point of beginning. Containing 117,630 sq. ft.

Subject to restrictions, easements, covenants, ordinances and limited access provisions of record and not of record.

Note: The South line of said Lot No. 16 is assumed to bear South 89°21' West for this description.

DESCRIPTION OF PARCEL "B"

All of Lot No. 16 and that part of Tract "B" of "West Viking Road Industrial Park Phase IV" in the City of Cedar Falls, Black Hawk County, Iowa, described as follows:

Beginning at the Southeast corner of said Tract "B", point being a found ½" rebar with license #8505;

thence along the East line of said Tract "B" North 00°40' West a distance of 216.8 feet to a point of curvature, point being a found ½" rebar with license #8505, also being the point of beginning;

thence continuing along the Northerly extension of the East line of said Tract ""B" North 00°40' West a distance of 50.0 feet to the North line of said Tract "B", point being a set ½" rebar with license #16264;

thence along said North line North 89°21¾' East a distance of 50.0 feet to the Northeasterly corner of said Tract "B", point being a found cut "X" in P.C.C. pavement;

thence along the Easterly line of said Tract "B" 78.5 feet Southwesterly along a curve concave Southeasterly having a radius of 50.0 feet, a central angle of 89°56¾' and a long chord of South 44°22¼' West 70.7 feet to the point of beginning. Containing 540 sq. ft.

Subject to restrictions, easements, covenants, ordinances and limited access provisions of record and not of record.

Note: The South line of said Lot No. 16 is assumed to bear South 89°21' West for this description.

Parcel letters approved by County Auditor's Office.

DRAWN BY: JPH
DATE DRAWN: 05-08-19

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: David Sturch, Planner III

DATE: May 15, 2019

SUBJECT: Lot 2 Pinnacle Ridge First Site Plan

REQUEST: Request to approve an MU District Site Plan for a Two and Three Unit Dwelling

PETITIONER: JT&S LLC – owner

LOCATION: Lot 2 Pinnacle Ridge First, 0.88 acres southwest corner of Oster Parkway and Faithway Drive

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PROPOSAL

The applicant is proposing to build one (1) two-unit residential building and one (1) three-unit residential building on Lot 2 of the Pinnacle Ridge First subdivision.

BACKGROUND

In 2004, the rezoning of over 600 acres to a MU district started the Pinnacle Prairie development along Greenhill Road. As development continued along the western portions of Pinnacle Prairie (Business Center North, Business Center South, Western Home, and the updated Pinnacle Prairie Master Plan), the Final Plat for Pinnacle Ridge First was approved by the City Council in the winter of 2017. This plat includes a mixture of single unit homes (Lots 3-45) along with condos/townhomes (Lots 1-2) and professional/commercial uses along the north side of Faithway Drive (Lot 46) and Lot 1 of the Pinnacle Prairie Townhomes Phase I development.

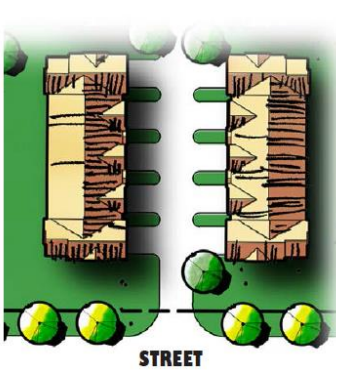
In the spring of 2016 the Pinnacle Prairie Master Plan and design guidelines were updated to include a more refined street layout as well as current and planned projects and subdivisions. The land near the intersection of Greenhill Road and Oster Parkway opened up the

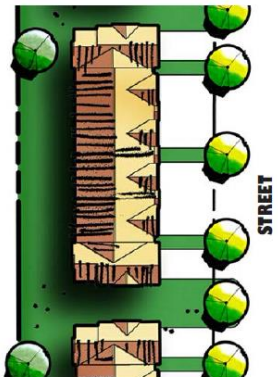
development for the Whispering Pines townhomes, Green Creek Third Addition and the Pinnacle Ridge subdivision. The Pinnacle Ridge subdivision mostly comprised of single family homes with the exception of the larger lots at the north end on Faithway Drive. The two lots on the south side are reserved for condos/townhomes and the two lots on the north side are reserved for professional office/service use. In order to be consistent with the Pinnacle Prairie Master Plan and the MU district requirements, a site plan review by the Planning and Zoning Commission and City Council approval is necessary on these four lots. The future property owners of these dwellings under this review must realize that there will be some sort of commercial development across street along the north side of Faithway Drive.

ANALYSIS

The property in question is located within the MU, Mixed Use Residential, zoning district. Development in an MU zoning district requires a detailed site plan review to ensure that the development site satisfies the standards of the comprehensive plan, recognizes principles of civic design, land use planning, landscape architecture, and building architectural design that are set out for the district. Attention to details such as parking, open green space, landscaping, signage, building design, and other similar factors help to ensure orderly development. The following is a review of the zoning ordinance requirements:

Use: The intent of the MU district is to encourage a variety of housing types and neighborhood commercial land uses for the purpose of creating viable, self-supporting neighborhood districts. The Future Land Use map to the right identifies this area as planned development. This corresponds to the Pinnacle Prairie Master Plan that identifies this area along the south side of Faithway Drive for condo/townhome style development. As part of the master plan, the general design guidelines convey the vision and character of Pinnacle Prairie. The design guidelines allow several types of condos/townhome plans ranging from alley loaded units, to the traditional style of street loaded units. The proposed development of Lot 2 is the traditional street located driveways from each unit.





The proposed use is permitted in this area.

Building Location: In the MU Zoning District a setback area consisting of open landscaped green space must be established around the district. The Pinnacle Ridge First requires the following setbacks on Lot 2: north side 25 feet; west side 20 feet; east side 30 feet and south side 30 feet. **The locations of the two buildings meet or exceed the standards of the district.**

Parking: The parking requirement for multi-unit dwellings in Cedar Falls is two parking spaces per dwelling unit, plus one additional parking space for each bedroom in each dwelling unit in excess of two bedrooms. The applicant is proposing to build one (1) two-unit dwelling and one

(1) three-unit dwelling. Each unit will have three bedrooms. Per the city code the development will need to provide each dwelling unit a minimum of three parking spaces. The plan includes two and three stall garages and driveways for each unit to accommodate the parking requirements. **The parking requirement is met.**

Open Green Space/Landscaping: The MU District requires that open green space be provided at the rate of 10% of the total development site area excluding the required district setbacks. The development site is 0.88 acres or 38,270 square feet. The perimeter setback area equals 12,620 square feet. The open space is calculated by deducting the lot area from the perimeter setback or 25,650 ft² (38,270 - 12,620 = 25,650). 10% of 25,650 equal 2,565 ft² of open space. Excluding the perimeter setback, the property has approximately 11,000 ft² of open space. **The open green space requirement is met**. In addition to the greenspace requirement, the MU district has a landscaping requirement of 0.02 landscaping points per square foot of total development site area. For a 38,270 square foot lot, 765.4 landscaping points are needed. The proposed landscaping plan proposes 770 landscaping points. The landscaped areas will be distributed throughout the development site. Of these plantings the MU District requires 0.75 landscaping points for street trees per linear foot of public street frontage. This development is required to provide 420 (560 feet x 0.75) landscaping points worth of street trees. The applicant is proposing to provide five overstory street trees which equates to 450 landscaping points. Other plantings include 320 points of conifers and shrubs. **Landscaping satisfied.**

Building Height: The maximum building height allowed in this district is 35 feet or three stories, whichever is less. Building height is measured from the lowest point of the grade. It is proposed to construct single story structures that are well below the district height limits. **The building height requirement is met**.

Building Design: The MU District requires a design review of various elements to ensure architectural compatibility to surrounding structures within the MU District. Below are a set of images showing the character of neighboring buildings and developments within the MU District.

> *Proportion: The relationship between the width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building; the relationship of width to height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building.*
>
> The proposed two and three unit dwellings are approximately 109 feet and 141 feet wide respectively with 1550 square feet of living space on the main floor. These are common designs found in other structures in the nearby area. The area to the south of the petitioner's lot is being developed with single unit detached structures. The property to the east is the Whispering Pines development with an assortment of 1, 2, 3, and 4 unit condos/townhomes that offer a similar design as the proposed buildings described in this report. The area to the west is a church and the area to the north is reserved for commercial/office use. **Criterion met.**
>
> *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.*
>
> All neighboring residential developments have pitched roofs. The proposed two buildings incorporate the same roof shape, pitch, and direction. ***Criterion met.***

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

Two unit design

The two proposed buildings are symmetrical in design. The two unit building will have three stall garages at each end. The three unit building will have a three stall garage on one end with two double garage stalls for the other two units. All garages will be served with a double wide driveway that is separate from one another to provide ample open green space for the front yard. Each entry is recessed from the front line of the garage portion of the units to add additional depth to the front facade. Windows are added around all sides of the building to create visual interest and rhythm. ***Criterion met.***

Three unit design

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

The front of each building includes a combination of brick, vinyl lapboard siding and shake siding. The brick will cover the lower portions of the facade and the shake siding will cover the peak above the brow of the roof eave. Vinyl lap board siding will cover the sides and back of the buildings. The applicant is proposing to use standard asphalt shingles to cover the roof. The proposed materials are consistent with materials used within the district. ***Criterion met.***

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

The proposed buildings will be covered with shades of gray brick/siding, and topped with a dark gray roof. The use of a neutral color is consistent with the area. **Criterion met.**

<u>Architectural features:</u> 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.

Each unit will have a deck off the back of the building and a brow across the front peak to break up the brick and shake siding. The roof line is broken up and the front and side walls are setback in places to create both visual horizontal and vertical breaks. The architectural elements of these two buildings can be found in the residential development to the south and east. **Criterion met.**

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed plat. All utility services are available to the site. There is an existing 8" diameter water service line that will need to abandoned and disconnected from the existing 12" water main on the north side of Faithway Drive. New water services will need to be provided to each unit from the water main on Faithway Drive. The westerly driveway on the site must provide a 50-foot clearance from the easterly curbline of Prairie Dock Road

A courtesy notice to adjoining property owners for this site plan was mailed on May 15, 2019.

STAFF RECOMMENDATION

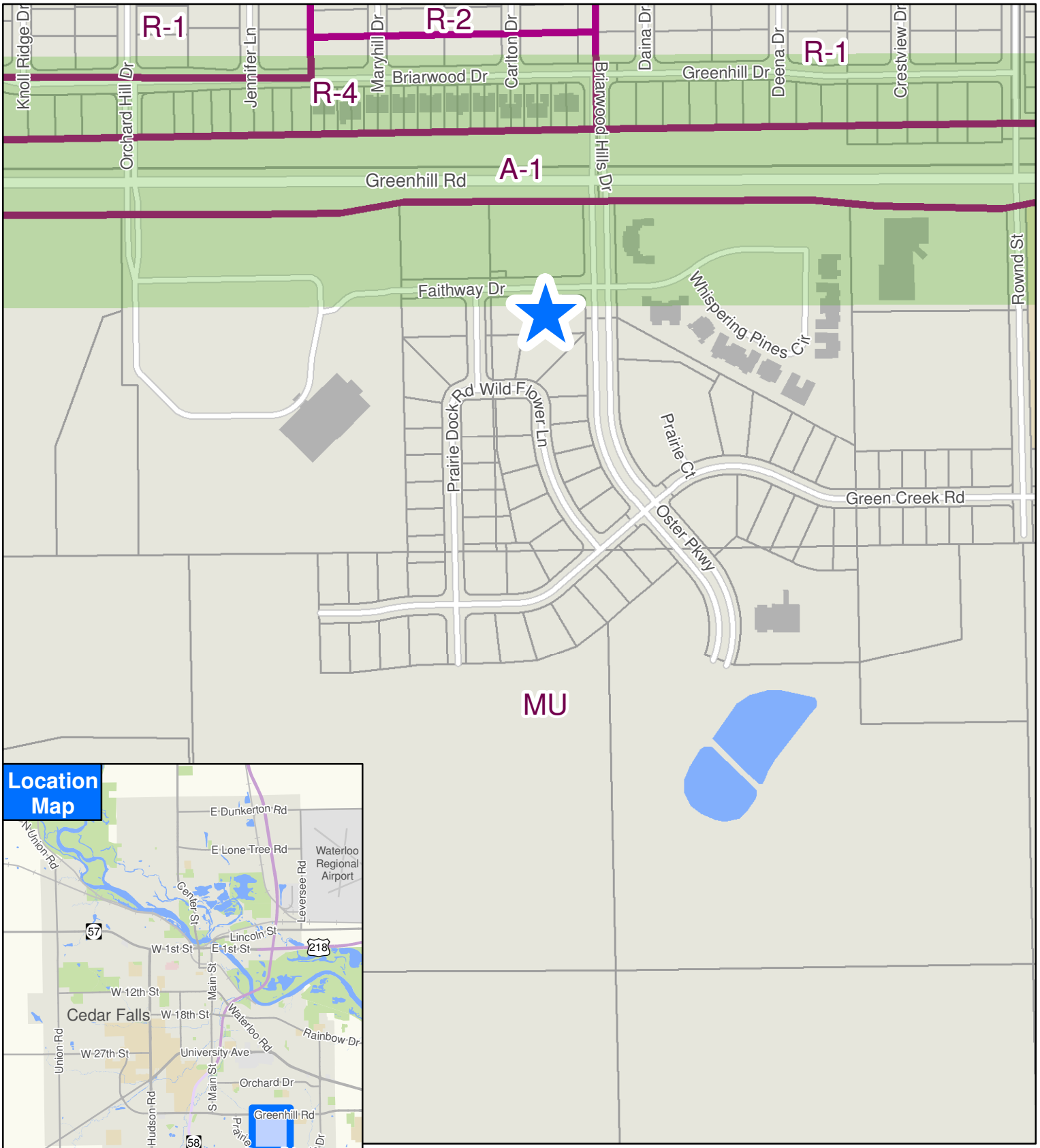
The Community Development Department recommends approval of the site plan on Lot 2 Pinnacle Ridge First Addition:

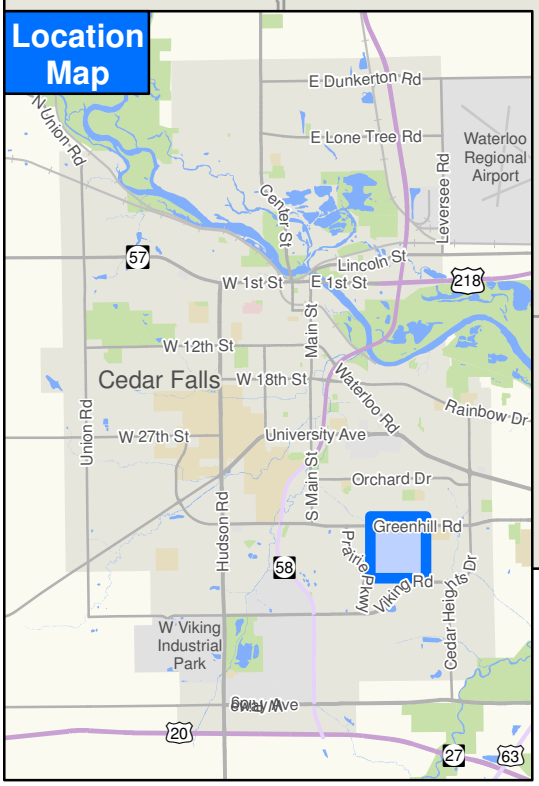
1) Any comments or direction specified by the Planning & Zoning Commission.
2) Conform to all city staff recommendations and technical requirements.

PLANNING & ZONING COMMISSION

Discussion
& Vote
5/22/2019

Cedar Falls Planning & Zoning Commission
May 22, 2019





MU District Site Plan Review on Lot 2 Pinnacle Ridge First

Residential Condo/Tomehome Development

Faithway Dr

Oster Pkwy

Prairie Dock Rd

50’

20’

3 Gar

3 Gar

20’

2 Gar

2 Gar

3 Gar

30’

120’

4’ wide sidewalk

Deck

Deck

Deck

Deck

Deck

Deck

37’

37’

320’

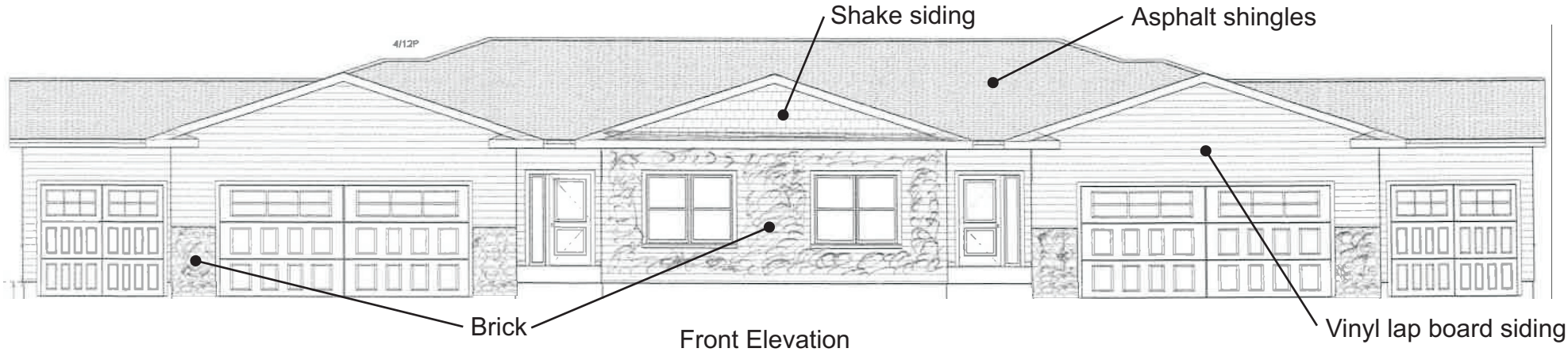
Developer:	JT&S LLC 2122 W. 1st Street Cedar Falls, IA 50613
Contractor:	Runyan Properties LLC 2122 W. 1st Street Cedar Falls, IA 50613
Location:	Lot 2 Pinnacle Ridge First
Lot Area:	38,270 SF
Zoning:	MU

Landscaping: Open space = 10% of total site excluding setback area.
Lot area = 38,270 SF
Setback area = 12,620 SF
Remaining area = 25,650 SF
10% = 2,565 sf
Open space = 11,150 SF

Plantings = 0.02 points per square foot of total site
Site = 38,270(0.02) = 765.4 points
Points provided = 770 points

QTY	TYPE	POINTS/EACH	TOTAL
5	3” Overstory Trees	90	450
6	5’ Tall Conifers	40	240
16	5 Gallon Shrubs	5	80
		Total Points	770

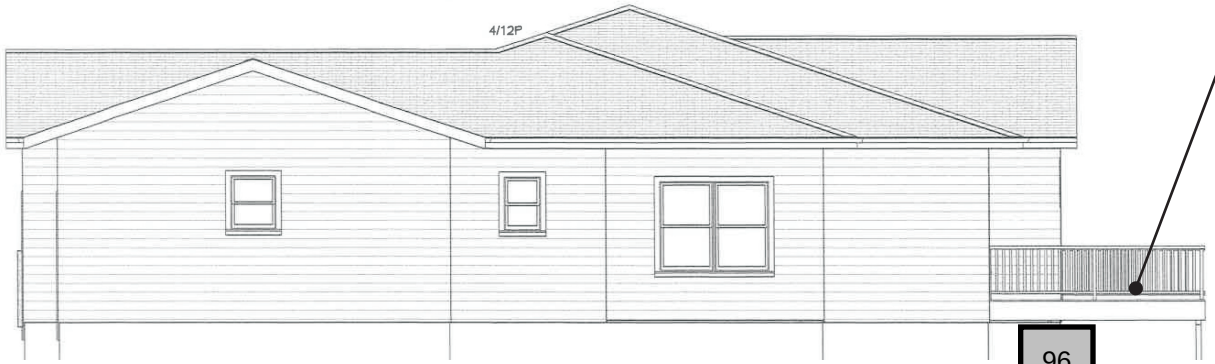
Residential Development on Lot 2 Pinnacle Ridge First



Front Elevation

Back Elevation

Wood deck



Side Elevation

Residential Development on Lot 2 Pinnacle Ridge First

2 Unit Design

3 Unit Design (with 2 double garages and 1 triple garage)

Note: These photos are existing dwellings that are a compatible design for the proposed dwellings on Lot 2