



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, OCTOBER 09, 2024
5:30 PM AT CITY HALL, 220 CLAY STREET**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes for September 25, 2024

Public Comments

Old Business - None

New Business

2. **Easement Vacation – Utility easement at 1907 Valley High Drive (VAC24-002)**
Petitioner: James and Nicolette Wilson, Owners
Previous Discussion: none
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to Council*

3. **PC-2 District Site Plan Amendment – 924 W Viking Road (SP24-010x)**
Petitioner: Wayne Williamson, Applicant; DBD Investments LLC, Owner
Previous Discussion: none
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to Council*

4. **R-P District Master Plan Amendment and Site Plan – Cedar Falls Bible Conference building addition (SP24-003)**
Petitioner: Dan Levi, Applicant; Cedar Falls Bible Conference, Owner
Previous Discussion: none
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to Council*

5. **Rezoning – 2.68 acres located south of 1st Street and 350 ft. east of Winding Ridge Estates from A-1 Agriculture to R-P Planned Residence (RZ24-003)**
Petitioner: ME Associates, Owner; VJ Engineering, Project Engineer
Previous discussion: none
Recommendation: *Discuss and set a date for public hearing*
P&Z Action: *Discuss and set a public hearing for October 9, 2024*

6. **R-P District Master Plan Amendment – Meadow Ridge (MP24-004x)**
Petitioner: ME Associates, Owner; VJ Engineering, Project Engineer
Previous discussion: none
Recommendation: *Introduction*
P&Z Action: *Discuss and continue to the next meeting (cannot be approved before the previous rezoning item)*

Commission Updates

Adjournment

Reminders:

- * October 23 and November 6 - Planning & Zoning Commission Meetings
- * October 21 and November 4 - City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
September 25, 2024
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on September 25, 2024 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Grybovych, Hartley, Henderson, Johnson, Moser, Sorensen, Stalnaker and Watkins. Karen Howard, Planning and Community Services Manager, and Chris Sevy, Planner II were also present.

The Commission introduced and welcomed Maggie Watkins as a new commissioner.

- 1.) Chair Hartley noted the Minutes from the August 28, 2024 regular meeting are presented. Sorensen made a motion to approve the Minutes as presented. Moser seconded the motion. The motion was approved unanimously with 9 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Moser, Sorensen, Stalnaker and Watkins), and 0 nays.
- 2.) The first item of business was a Zoning Text Amendment regarding accessory dwelling units (TA24-003). Chair Hartley introduced the item and Mr. Sevy provided background information. He explained that this item was introduced at the Planning and Zoning Commission on August 28. He gave a brief recap of what was discussed, such as the proposed standards and the content/purpose of the accessory use code section that staff is proposing for ADUs and other accessory uses, and stated that staff recommends approval of the proposed amendments to Chapter 26, Zoning.

Sorensen asked how this pertains to new construction, such as someone wishing to build a brand new house, could they also have this second dwelling from the beginning? Mr. Sevy stated that this would be acceptable. Sorensen also asked if this would supersede neighborhood covenants. Mr. Sevy stated that it doesn't necessarily. Ms. Howard explained that the City does not enforce private covenants, however staff recommends that applicants for an ADU find out if there are any neighborhood covenants that could cause an issue that would create a private legal issue with the neighbors. This reminder will be included in an information pamphlet that will be created if these amendments are adopted.

Craig Fairbanks, 405 Spruce Hills Drive, spoke in favor of the ADU units. He had questions regarding the classifications of such units. He asked why the structure is limited to one bedroom. Sevy explained that they are following what council has approved in the downtown code. Fairbanks also asked about some of the potential building requirements.

Gabe Groothius, 3215 Homeway, shared that he is in favor of this code amendment and stated that after talking to other communities he can see ways that could make these ADU's even more effective for meeting housing needs. Mr. Groothius recommended allowing ADUs on rental properties and also allowing 2-bedroom units and not basing the size of the ADU on the size of the principal dwelling.

Sorensen noted that he feels that some of the restrictions may not be necessary, including the owner-occupancy requirement. He also expressed that the number of bedrooms within an ADU should be discussed and spoke in favor of allowing 2 bedrooms.

Hartley stated that he likes the idea of starting with more restrictions to see how it goes and then adjust, if necessary, with experience.

Henderson asked if the City has had any issues with landlords keeping the properties in good condition. Ms. Howard stated that there are rental properties that have had issues, and the City's code enforcement staff are kept busy monitoring and enforcing the rental code related to maintenance issues. She also noted there are properties that are well kept. She explained the different considerations that went into the decision that was made to restrict ADUs to owner-occupied properties.

Grybovych recommended proceeding with caution regarding the homeowner requirement.

There was further discussion by the Commission and the audience regarding the restrictions and the requirements.

Moser made a motion to approve the item. Henderson seconded the motion. The motion was approved with 7 ayes (Alberhasky, Hartley, Henderson, Johnson, Moser, Stalnaker and Watkins), 1 abstention (Grybovych) and 1 nay (Sorensen).

- 3.) The next item for consideration by the Commission was the nomination and election of the Vice Chair for the remainder of 2024. Hartley nominated Alan Stalnaker as the Vice Chair. The motion was approved unanimously with 9 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Moser, Sorensen, Stalnaker and Watkins), and 0 nays.
- 4.) As there were no further comments, Sorensen made a motion to adjourn. Alberhasky seconded the motion. The motion was approved unanimously with 9 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Moser, Sorensen, Stalnaker and Watkins), and 0 nays.

The meeting adjourned at 6:05 p.m.

Respectfully submitted,


 Karen Howard
 Community Services Manager


 Joanne Goodrich
 Administrative Assistant



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Chris Sevy, AICP, Planner II
DATE: October 9, 2024
SUBJECT: Request to vacate a 5-foot easement on property at 1907 Valley High Drive

REQUEST: Vacation of 5-foot easement on property at 1907 Valley High Drive (VAC24-002)

PETITIONER: James and Nicolette Wilson

LOCATION: Southeast corner of Deena Drive and Valley High Drive

PROPOSAL

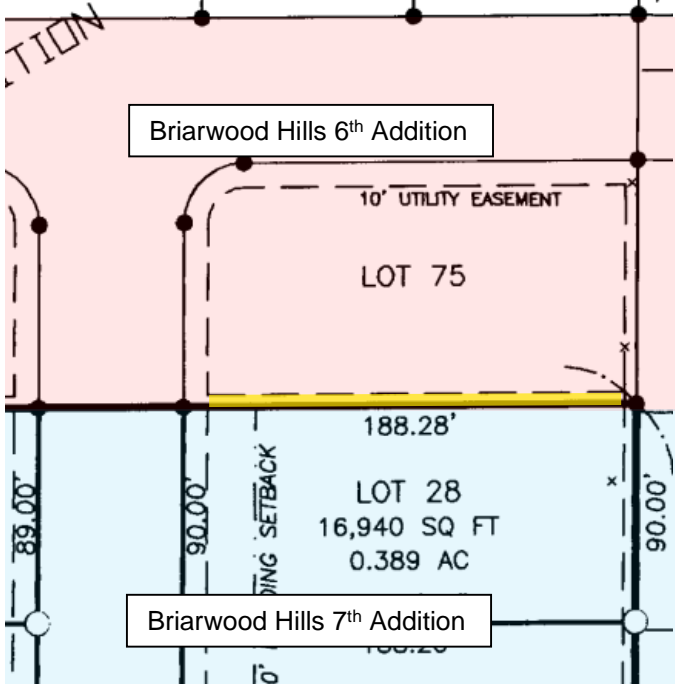
James and Nicolette Wilson submitted a request to vacate the 5-foot-wide utility easement that divides their property at 1907 Valley High Drive, which is located at the southeast corner of Deena Drive and Valley High Drive.

The Wilson's would like to construct a raised deck over the utility easement, so have requested that it be vacated, as there are no utilities running through this easement.



BACKGROUND

The Wilson’s purchased Lot 75 of the Briarwood Hills 6th Addition in 2004. This lot was along the edge of the subdivision. As with many subdivisions there was a 5-foot utility easement established along the edge of the plat in case there was a need to run utilities as the area further developed. The Wilson’s purchased the abutting lot (Briarwood Hills 7th Addition Lot 28) in 2007. The Wilson’s combined the two lots under the address 1907 Valley High Drive.



ANALYSIS

In considering an easement vacation, several factors are reviewed:

1. *Is the easement needed for public use?*
The city has no public use or purpose for the easement.
2. *Is the easement needed for access to other easements or utility lines?*
Vacating this easement will not impact access to easements or utilities located on or adjacent to the owner’s property. CFU and the City do not anticipate any future need to locate utilities in the easement.
3. *Are there any utilities within the easement that will need to be retained?*
The City of Cedar Falls and CFU do not have utilities located within the easement. The owners of the property are responsible for confirming that there are no private utilities within the easement.

TECHNICAL COMMENTS

The City’s Technical Review Committee, which includes a representative from CFU, does not have any concerns or objections with the proposed easement vacation.

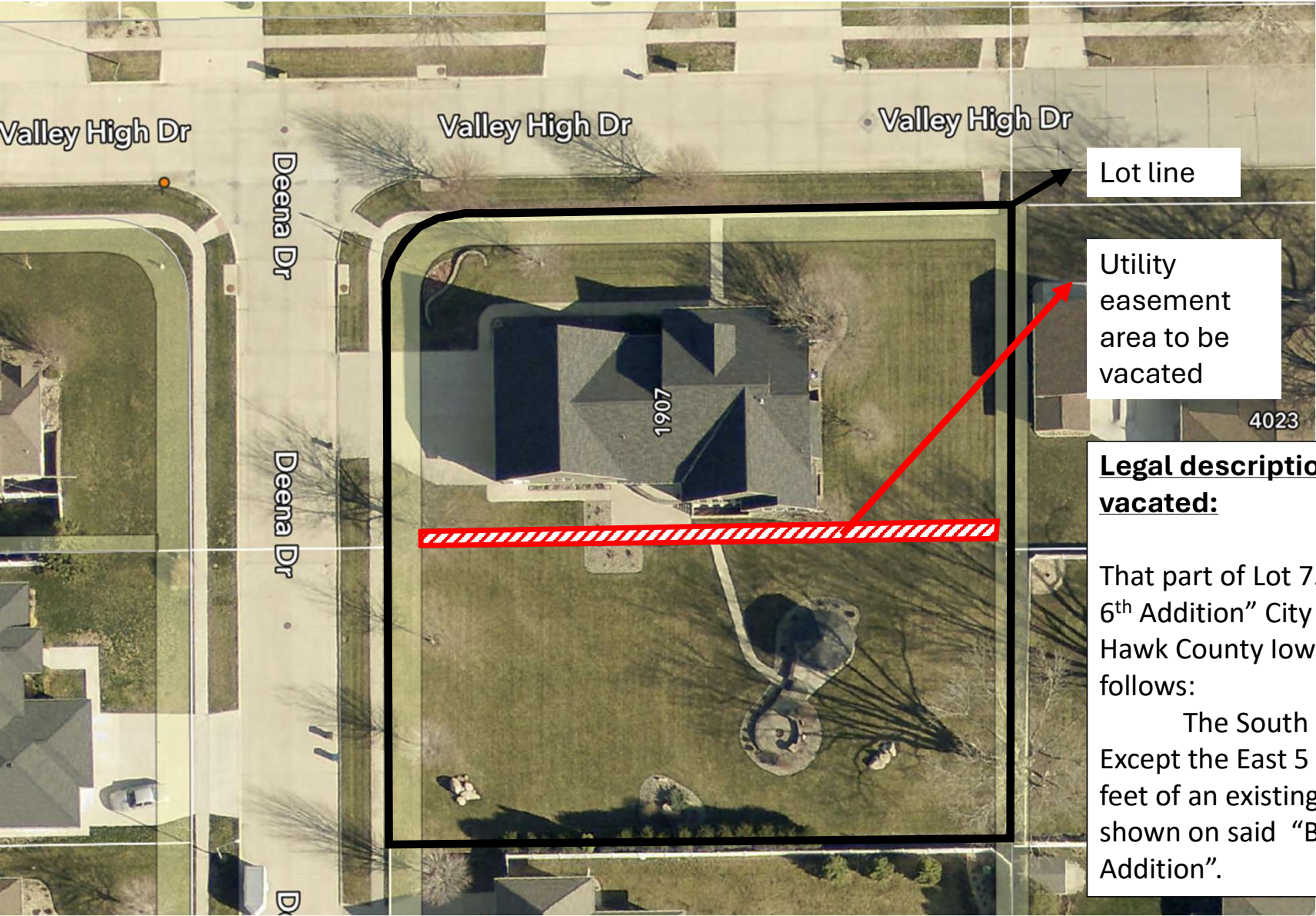
STAFF RECOMMENDATION

Staff recommends approval of the proposed easement vacation.

PLANNING & ZONING COMMISSION

Discussion
10/9/2024

Attachments: Easement Vacation Exhibit



Lot line

Utility easement area to be vacated

Legal description of area to be vacated:

That part of Lot 75, "Briarwood Hills 6th Addition" City of Cedar Fall, Black Hawk County Iowa, described as follows:

The South 5 feet of said Lot 75, Except the East 5 feet and the West 10 feet of an existing utility easements as shown on said "Briarwood Hills 6th Addition".



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Jaydevsinh (JD) Atodaria, AICP, Planner II
DATE: October 3, 2024
SUBJECT: PC-2 District Site Plan – 924 W. Viking Road (SP24-010x)

REQUEST: Request for an amendment to a PC-2 site plan on the property located at 924 Viking Road to allow an already constructed retaining wall and improvements to bring the site into compliance with safety standards.

PETITIONER: Wayne Williamson; Applicant; DBD Investments LLC; Owner

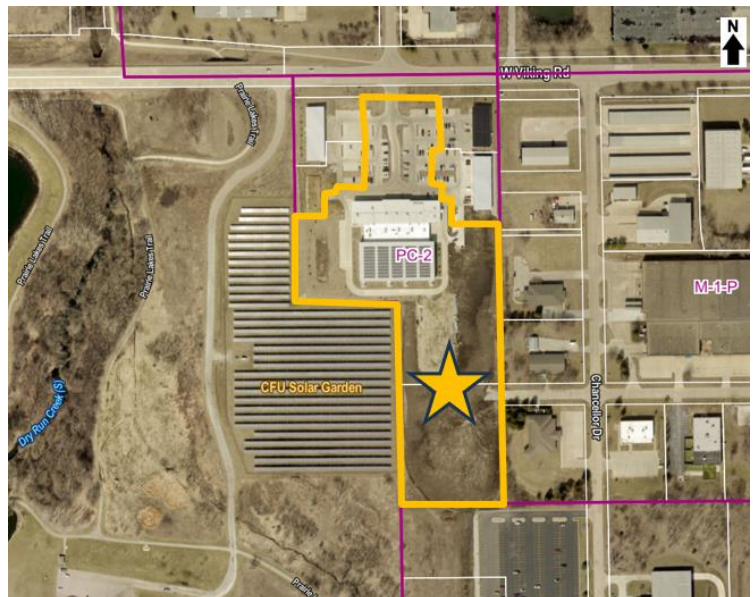
LOCATION: 924 W. Viking Road

PROPOSAL

It is proposed to amend the site plan for the PC-2 District at 924 W. Viking Road to allow an already constructed retaining wall to remain on the site, which was constructed to create a level soccer field south of the parking lot that is behind the large gymnasium building.

BACKGROUND

On July 1, 2024, the City Council approved an amendment to the PC-2 Master Plan and a detailed site plan for the construction of a practice soccer field at 924 W. Viking Road. At the time the request was to construct a practice soccer field and was characterized by the applicant as only involving minimal grading with no retaining wall needed. However, during the construction of the soccer field, the applicant found it was necessary to construct a retaining wall to create a level practice field. This change was noted during City inspection of the site. Staff also noted that additional



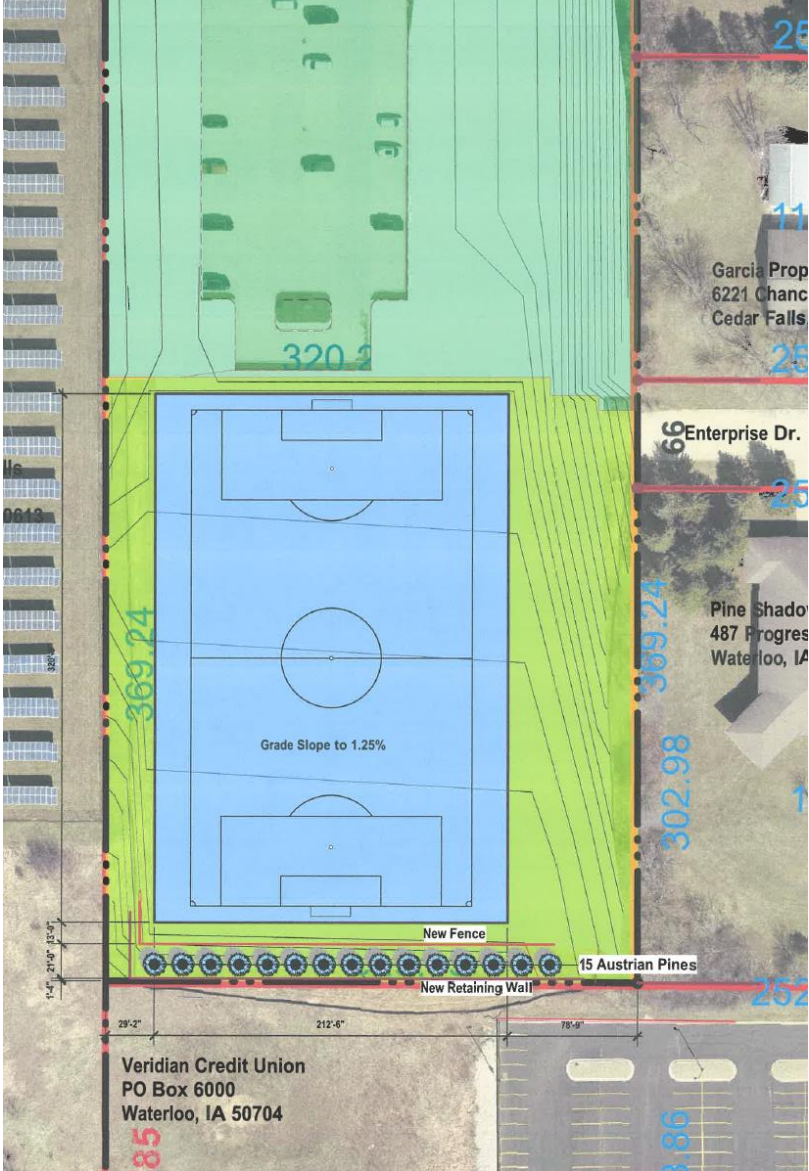
improvements are needed to address safety issues. Therefore, the applicant now requests to amend the site plan to reflect the on-site changes.

ANALYSIS

The property is zoned PC-2, Planned Commercial District. As per code, all major or substantial changes including but not limited to land use changes, building locations, residential densities, street alignments, parking lot arrangements, interior traffic patterns, landscaping plans, signage plans, and building design elements shall be referred to the Planning and Zoning Commission and the City Council for review.

After indicating that no retaining wall would be needed with the previous application, the applicant found that during construction there was not enough room to create a gradual slope around the soccer field, so they constructed an approximately 9 ft. high retaining wall on the south side of the practice soccer field. The applicant is requesting to keep the tall retaining wall and have indicated the improvements necessary to bring the site into compliance with Building Code safety standards. (See image to the right for location reference)

To meet Building Code safety standards, a minimum 42-inch guardrail/fence is required along the top of the wall (as shown in the image to the right), which will be placed approximately 21 feet north of the retaining wall. In addition, the applicant is proposing to add 15 Austrian Pine trees between the fence and the retaining wall to create a more substantial buffer. The applicant has also noted that they plan to include additional netting along the south side of the soccer field to keep soccer balls from going over the retaining wall.



STAFF RECOMMENDATION

Staff recommends approval of an amendment to the previously approved PC-2 site plan for a soccer field located at 924 W. Viking Road to allow an already constructed retaining wall to remain and a minimum 42-inch guardrail fence and landscape buffer to bring the site into compliance with Building Code safety standards, subject to any comments or direction specified by the Planning and Zoning Commission.

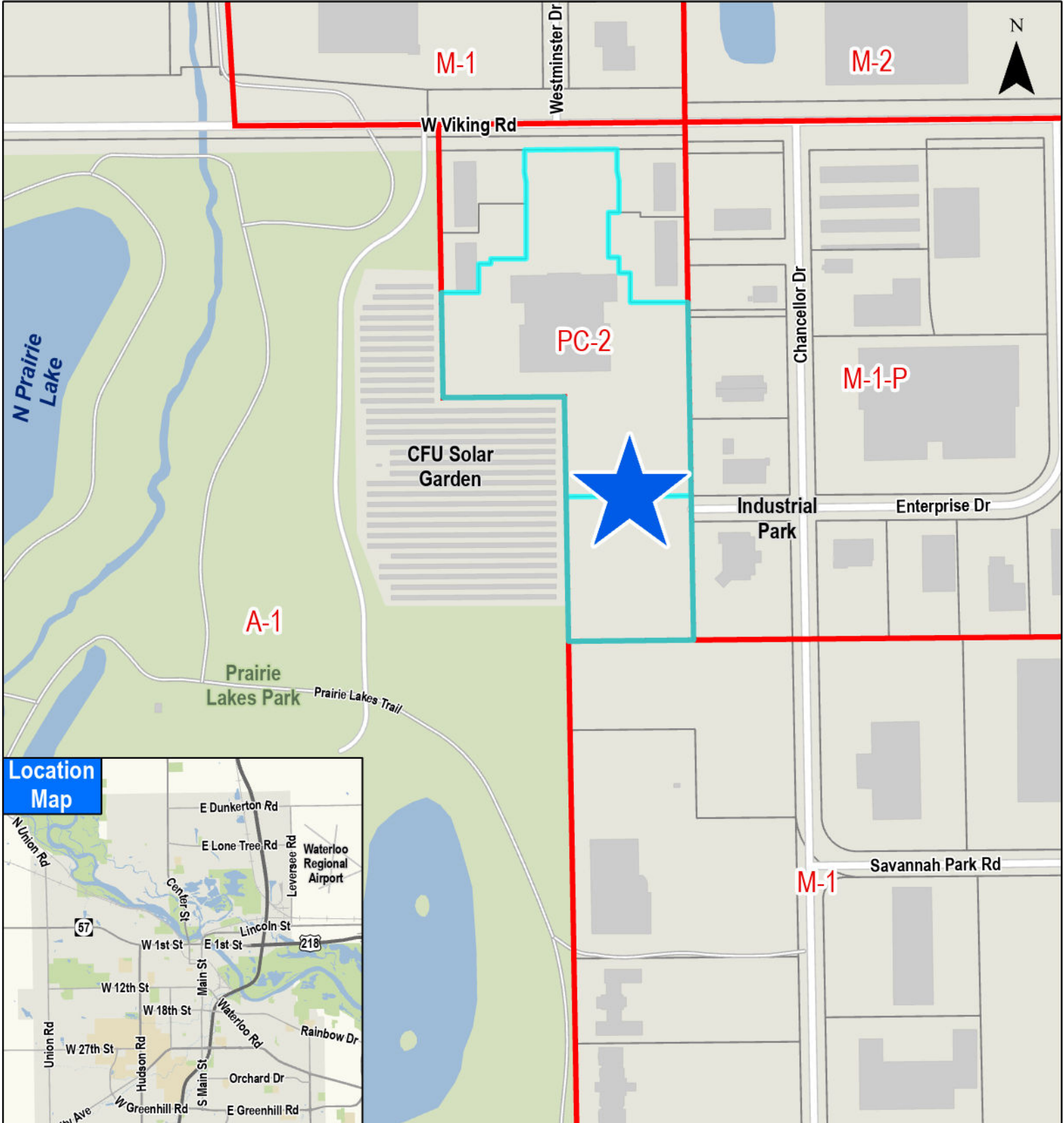
PLANNING & ZONING COMMISSION

Discussion/Vote

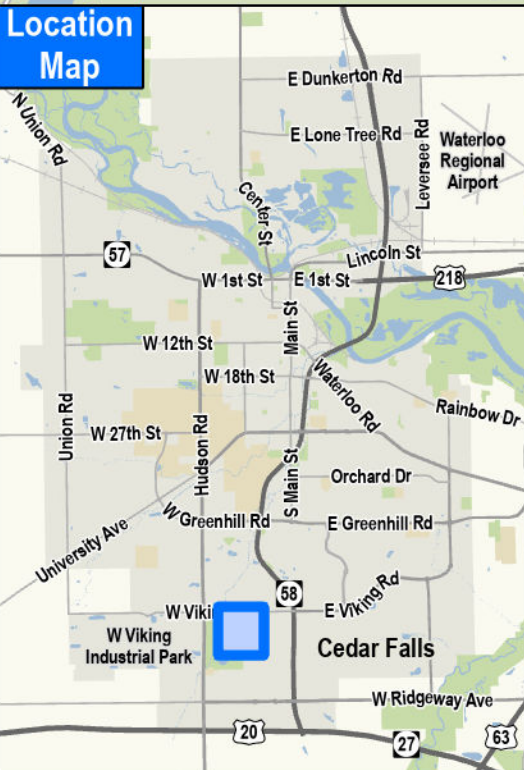
10/9/2024

Location Map

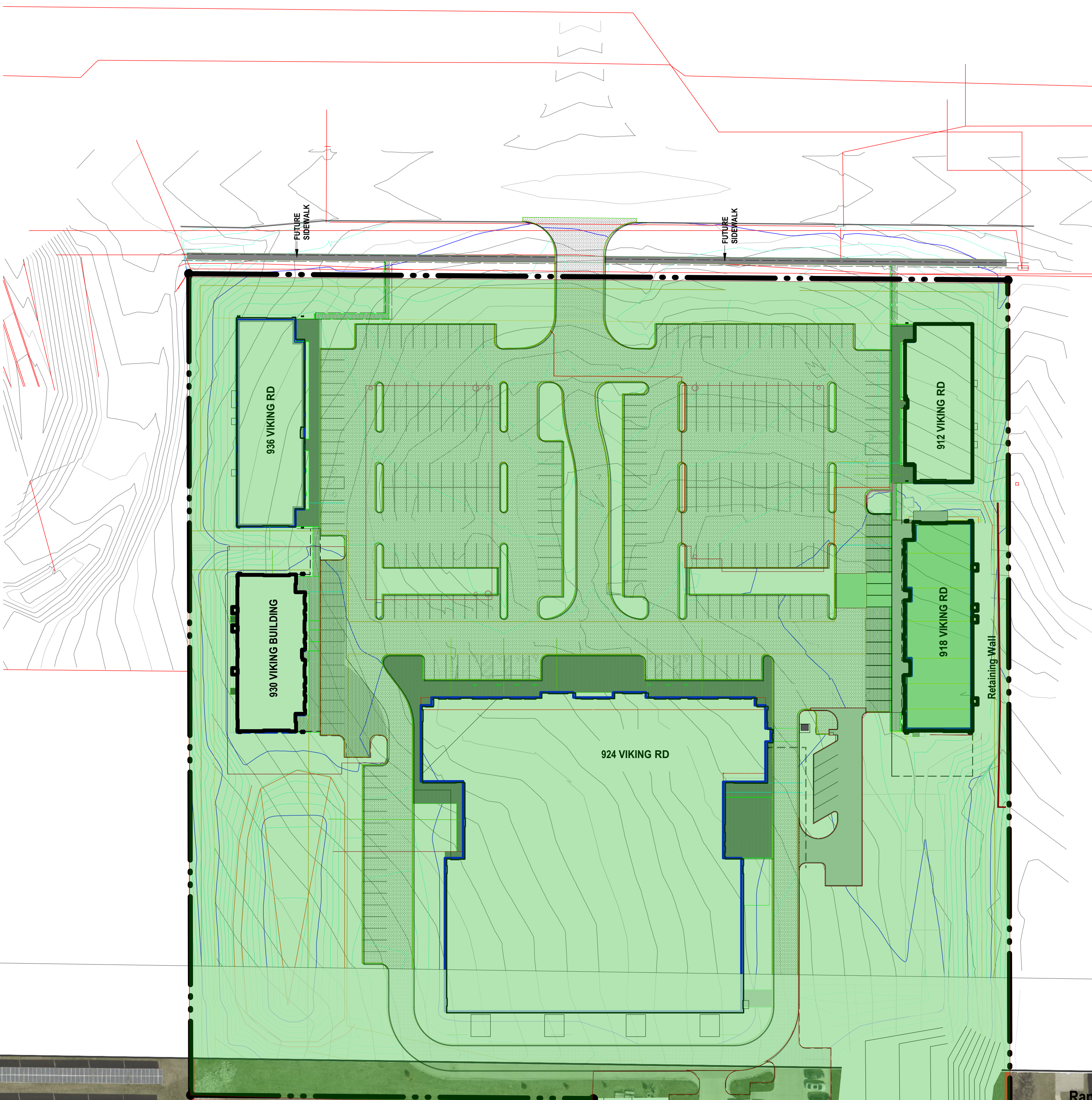
Item 3.



Location Map



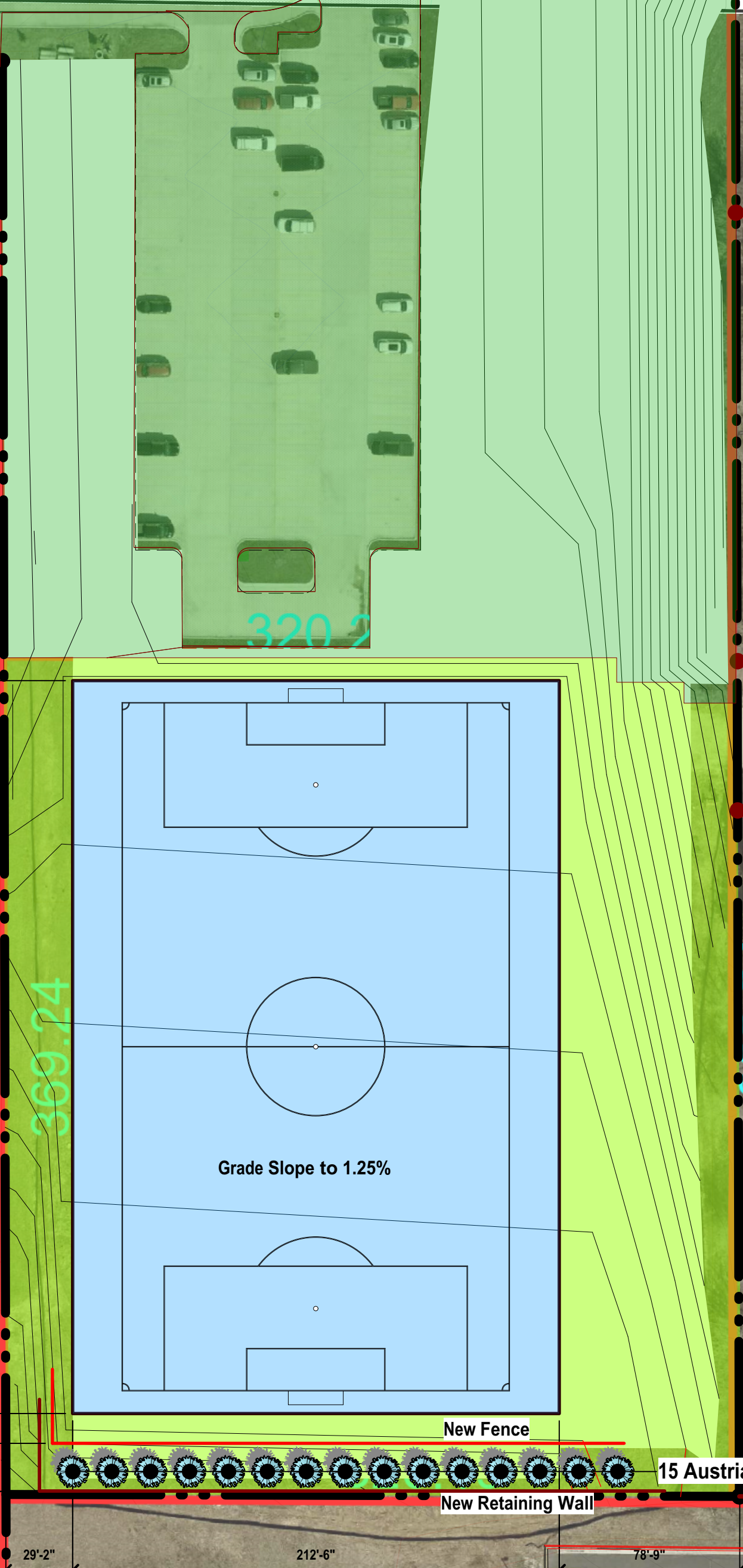
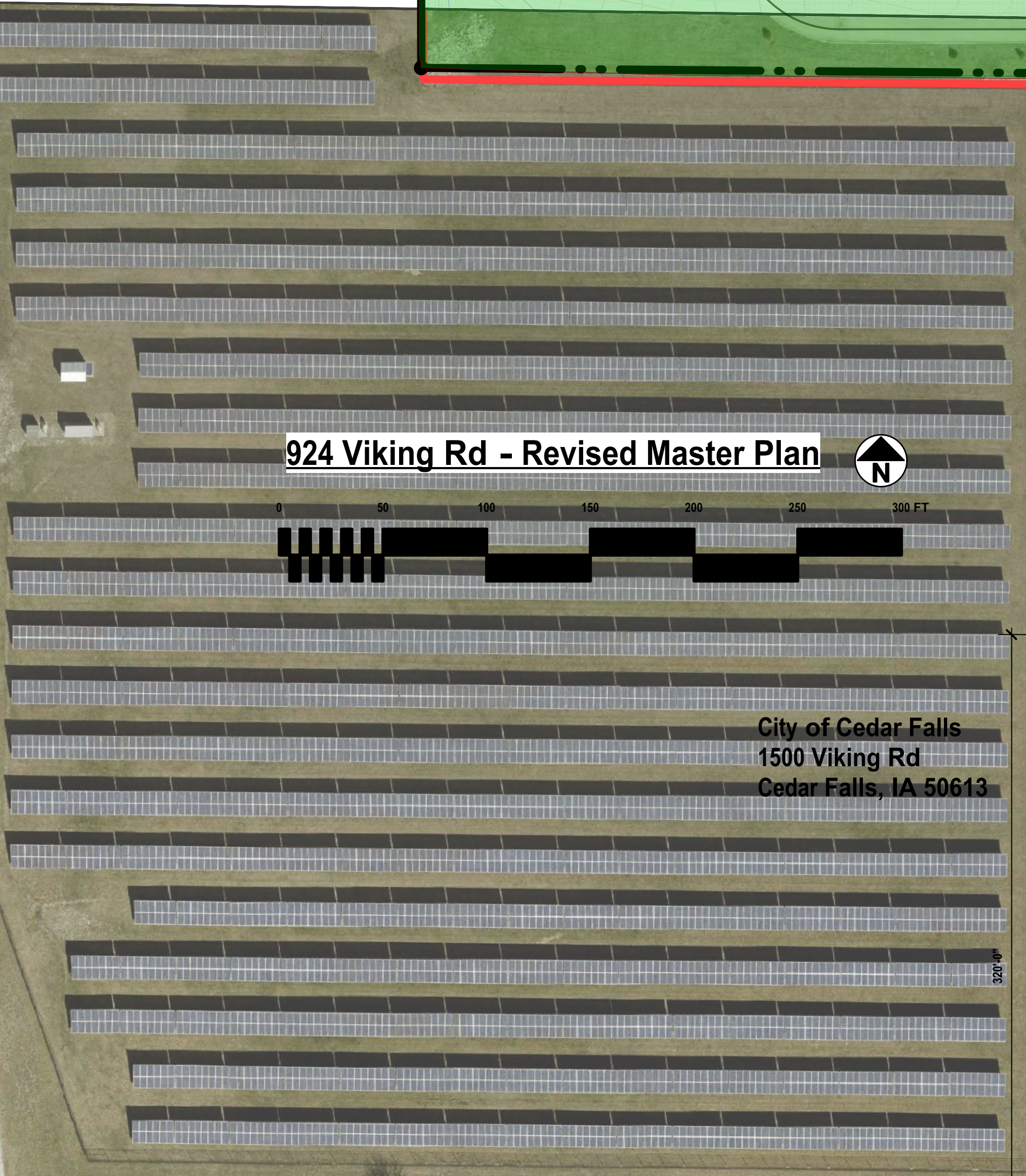
**PC-2 Master Plan Amendment
924 W. Viking Road
(MP24-005)**



924 Viking Rd - Revised Master Plan



City of Cedar Falls
1500 Viking Rd
Cedar Falls, IA 50613



Veridian Credit Union
PO Box 6000
Waterloo, IA 50704

Rapids Properties LLC
PO Box 11277
Cedar Rapids, IA 52410

Garcia Properties LLC
6221 Chancellor Dr
Cedar Falls, IA 50613

Pine Shadow Enterprises LLC
487 Progress Ave
Waterloo, IA 50701

66 Enterprise Dr.

228.85

228.86

4

228.86

251.92

11 6221

252.23

196.5
Chancellor Dr.

252.34

10 6315

369.24

303.14
CHANCELLOR DR.

252.76

302.98

Pt. TR. B

253.07

2



8.85
 Veridian Credit Union
 PO Box 6000
 Waterloo, IA 50704

28.86
 4

1'-4" 21'-0" 13'-0"

29'-2"

212'-6"

78'-9"

New Fence
 New Retaining Wall

15 Austrian Pines

Grade Slope to 1.25%

369.24

302.98 369.24

Pine Shadow Ente
 487 Progress Ave
 Waterloo, IA 5070

252.3

9 Enterprise Dr.

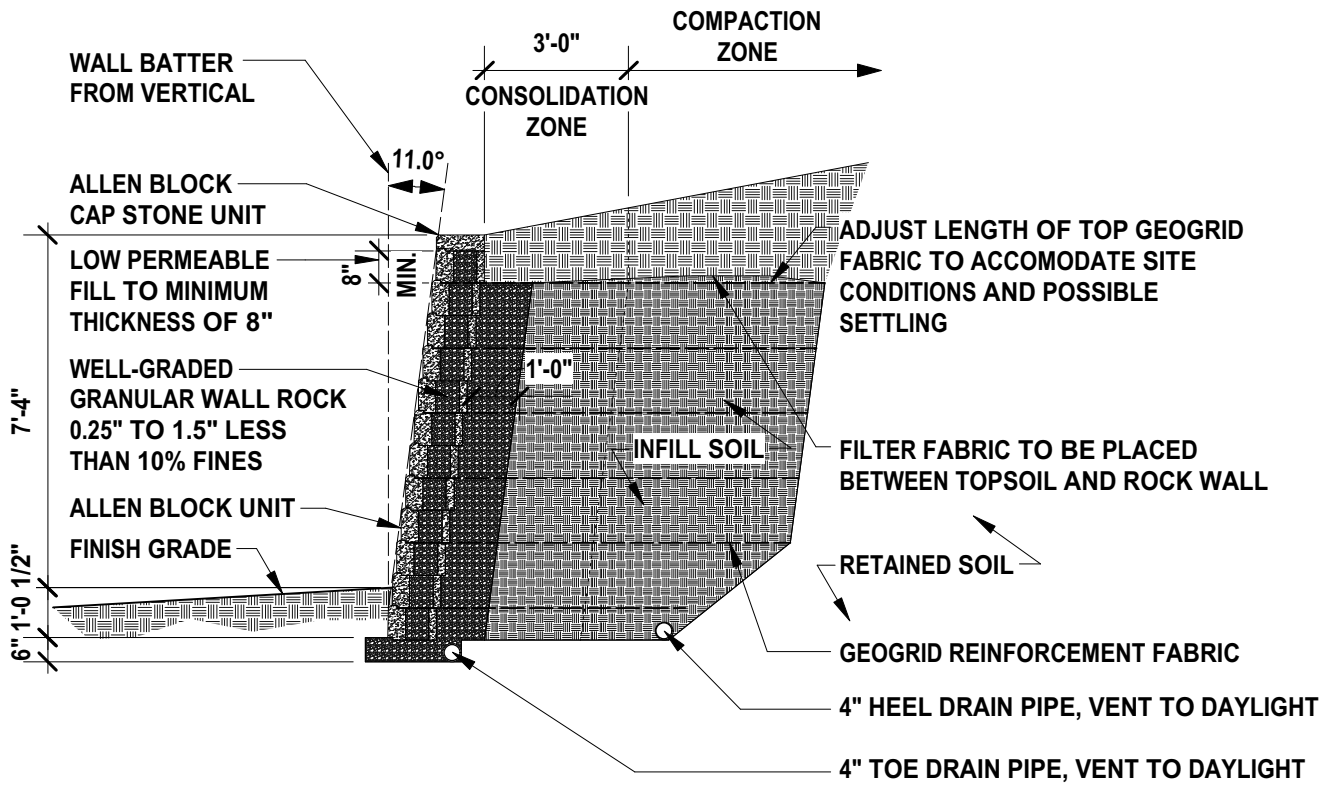
Garcia Properties
 6221 Chancellor L
 Cedar Falls, IA 50

252.2

11 62

251.9

Rapids Properties
 PO Box 11277
 Cedar Rapids, IA



RETAINING WALL SECTION

0 1 2 3 4 5 6 7 8 9 10 FT



924 VIKING ROAD SITE
SOUTH SIDE RETAINING WALL

Why retaining wall was needed:

The site has 26 feet of fall from one corner to the other, the soccer field takes 75% - 80% of the open space and need to be close to flat. Having the retaining wall allows for this and reduces the amount and speed of water being released downhill.

Previous master plan showed only the area needed for a soccer field and did not address the grade changes at all.

The fence will be chain-link probably with vinyl coating. Most of the fence will be roughly 36" in height with a higher area of fencing or netting directly behind the soccer goal.

Brief Tax Description: Viking Road First Addition Lot 6

Deed Book/Page: 2018-011848 (1/16/2018)

No buildings or residences are not planned on this property at this time.

Property owners near the site:

City of Cedar Falls
1500 Viking Rd.
Cedar Falls, IA 50613

Veridian Credit Union
PO Box 6000
Waterloo, IA 50704

Pine Shadows Enterprises, LLC
487 Progress Ave
Waterloo, IA 50701

Garcia Properties LLC
6221 Chancellor Dr
Cedar Falls, IA 50613

Rapids Properties LLC
PO Box 11277
Cedar Rapids, IA 52410



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
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 Fax: 319-273-8610
 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission

FROM: Jaydevsinh (JD) Atodaria, AICP, Planner II
 Ben Claypool, PE, PhD, Principal Engineer

DATE: October 3, 2024

SUBJECT: RP District Master Plan Amendment and Site Plan – Cedar Falls Bible Conference

REQUEST: Request to amend the RP District Master Plan for Bible Conference and a detailed Site Plan for the new 6,500 sq.ft. event center building addition (SP24-003)

PETITIONER: Dan Levi; Applicant; Cedar Falls Bible Conference; Owner

LOCATION: 27 acres of property north of Greenwood Cemetery and N. Division St.

PROPOSAL

It is proposed to amend the RP Master Plan for Cedar Falls Bible Conference (locally known as Riverview Ministries or Riverview Park), originally approved in 1987. The original master plan was approved as part of the rezoning of 27 acres of subject property from the R-2 Residential District to the RP Planned Residence Zoning District.

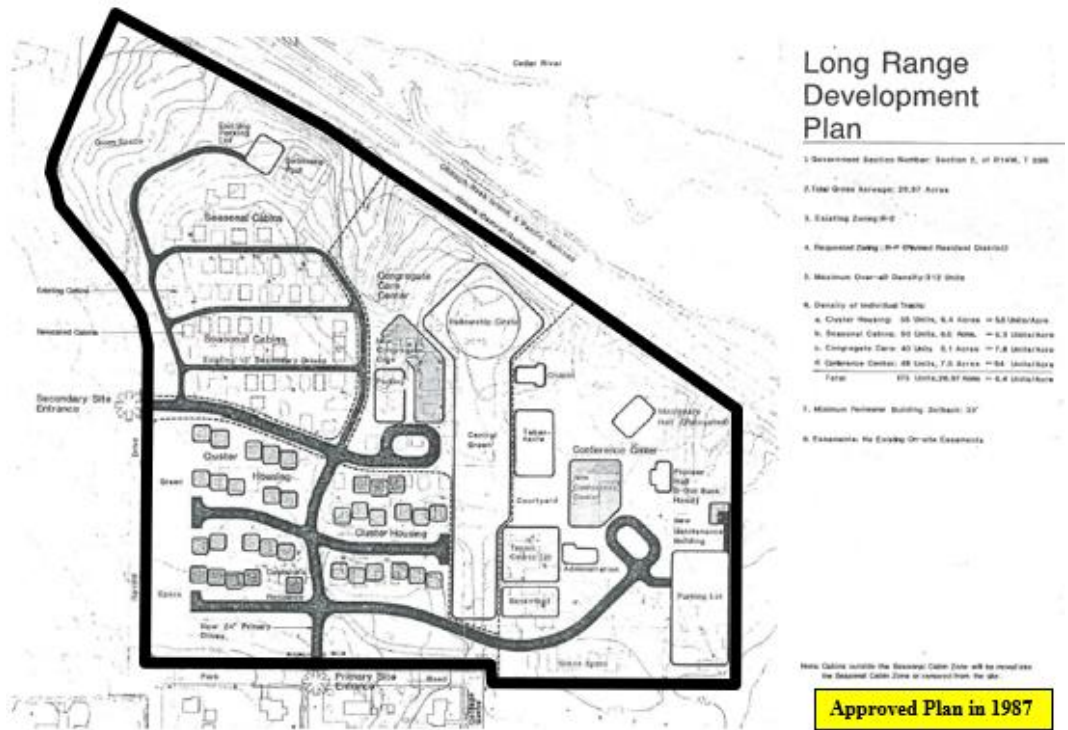
The proposed amendment includes updating the master plan to reflect existing development and the proposed new 6,500 sq. ft. building addition for the new event center use on Elm Street. The proposal also includes a detailed site plan of the new building addition, associated parking, and stormwater detention basin.

BACKGROUND

The subject property is part of the Riverview Park subdivision that was platted in 1920. The subject property was rezoned from R-2 Residential District to RP Planned Residence District in 1987, which was approved with a Master Plan for the area and a Developmental Procedures Agreement.

Over the last 37 years, many of the anticipated changes shown on the 1987 plan have not been realized and the site has remained largely the same.

The owners now desire to build a new event center on the site, so it is a good opportunity to update the master plan to reflect current development on the site and the changes necessary to support the new event center. Many of the elements of the 1987 plan are no longer anticipated, so have been removed. If in the future the owner decides to make significant changes, the master plan will be updated.



In addition to the request for an updated master plan, the applicant has submitted a detailed site plan for the new event center building addition, associated parking, and stormwater detention basin. As per the code, any changes, modifications, and amendments to the plans, a review and approval by both the Planning and Zoning Commission and City Council is required.

ZONING

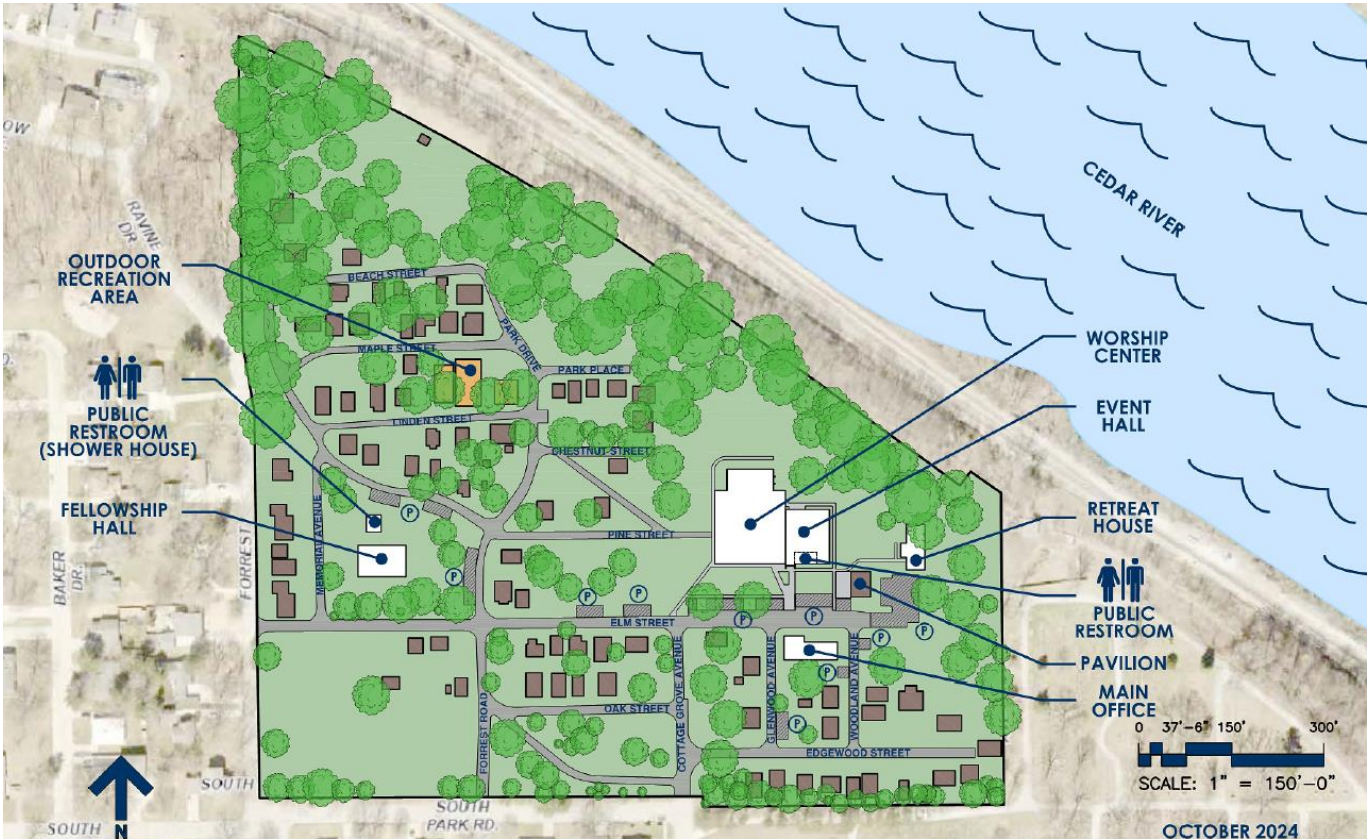
The purpose of the R-P Planned Residence District is to permit the establishment of multi-use and integrated-use residential developments and to provide for the orderly planned growth of residential developments in larger tracts of land.

The subject property is approximately 27 acres in size. The property and its surrounding area were rezoned to RP, Planned Residence District in 1987, wherein the site was divided into the development of Cluster Housing in Tract A, Seasonal Cabins in Tract B, Congregate Care in Tract C, and Conference Center in Tract D. See the attached 1987 Master Plan for reference.

STAFF ANALYSIS

Master Plan Amendment:

The proposed Master Plan amendment exhibit (see below for reference) submitted shows the existing development on the subject property and the proposed new event hall building addition and associated parking. If approved, this update will replace the previous master plan.



Staff notes that any significant future development on the campus will require another amendment of the master plan and a detailed site plan review of the area being developed by both Planning and Zoning and City Council prior to issuance of any associated building or land use permits.

Site Plan for new event hall:

The applicant is proposing to 6,500 sq. ft. event hall, associated parking, and stormwater detention basin as required by City Code. The proposed building addition will be located on the east side of the worship center and north of the main office building on Elm Street. The proposed addition will be accessed off private drives on the campus. See the below image for additional reference.



Parking:

Required parking for an event center/hall is 1 space/4 occupants + minimum five spaces for employees (parking is based on the occupant load of the new building). The project architect has indicated that the occupant load for the new building will be 254 people. There will be no permanent employees staffing the event center on a daily basis, so City staff recommends waiving the employee parking requirement.

- Parking Required: 64 stalls
- Parking Proposed: 65 stalls (including 10 ADA stalls)

and outlet it toward the eastern ravine after dissipating the flow with erosion stone has been determined to be acceptable.

Building Design:

The proposed building addition for the event hall will be sided with a combination of dark-colored LP lap siding and light-colored LP board and batten finish. The entrance of the event hall will have ACM panels and coping. The entire building will be topped with metal coping of a darker color. Overall, the building design will complement the existing CMU building material on the worship hall building. See the image below for reference. Building elevations and renderings are attached in the packet for additional reference.



Notification of Surrounding Property Owners:

City Staff sent a courtesy notice to the surrounding property owners on 1st October 2024.

Technical Comments:

Staff notes that the City and the developer will continue needed coordination and potential temporary construction easements to address repair to the City's sanitary sewer line near the northern property line of the subject property.

STAFF RECOMMENDATION

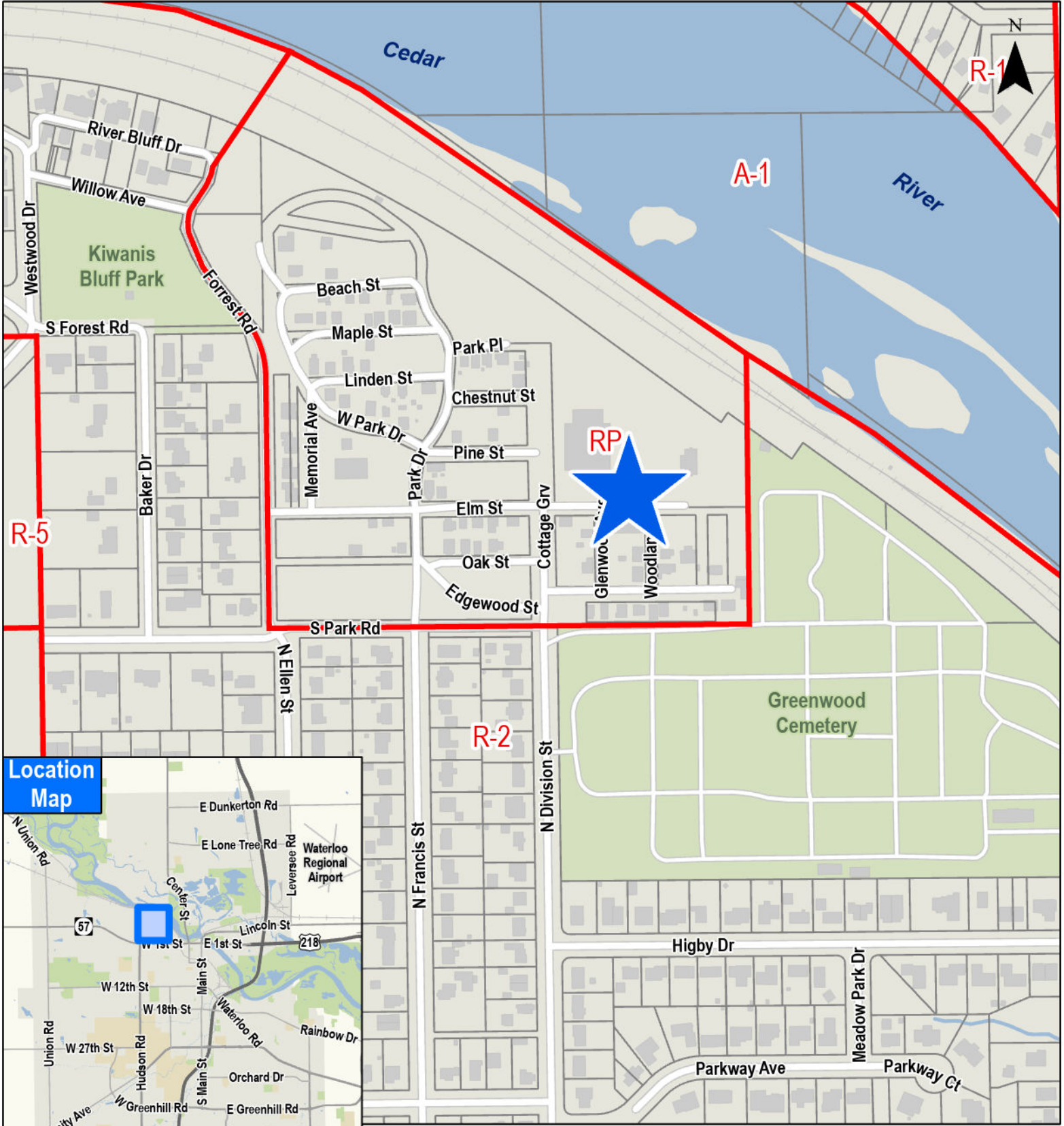
Staff has reviewed the proposed amendment to the RP Master Plan and the detailed site plan for a 6,500 sq. ft. building addition for the event hall for Cedar Falls Bible Conference and recommends approval of (SP24-003), subject to any comments or direction specified by the Planning and Zoning Commission.

PLANNING & ZONING COMMISSION

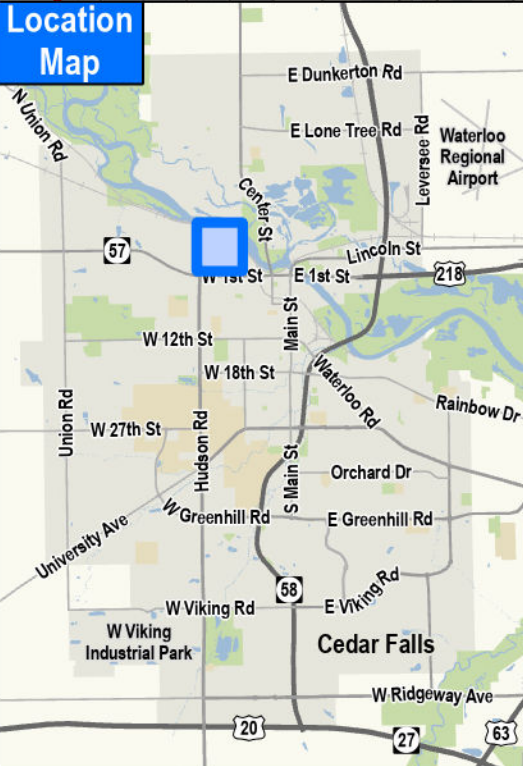
Discussion
& Vote
P&Z
10/09/2024

Location Map

Item 4.

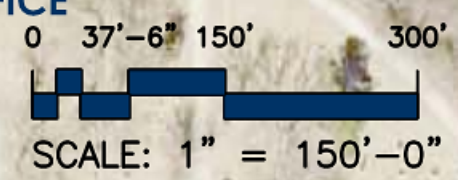
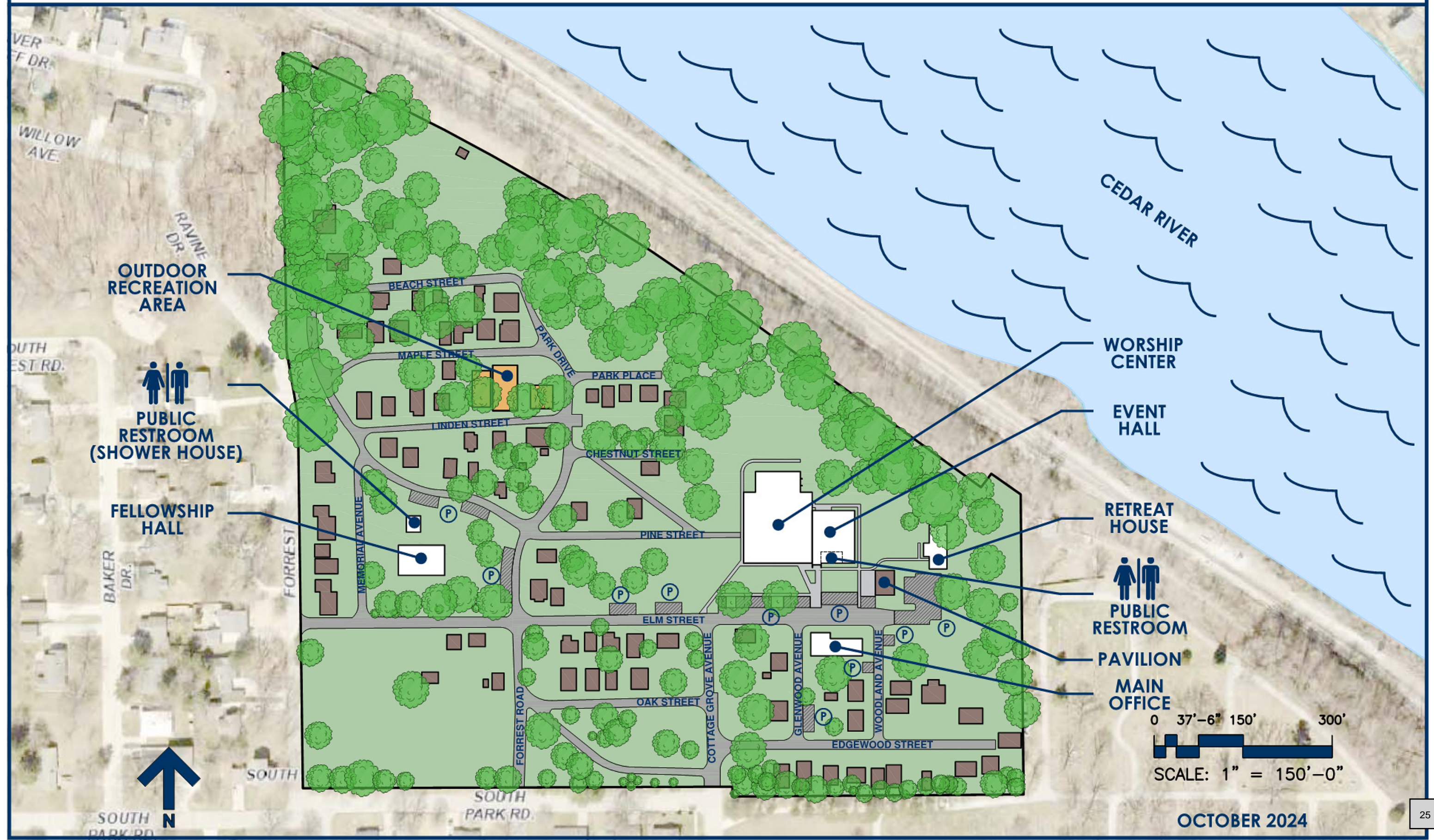


Location Map



RP Site Plan and Master Plan Amendment for CF Bible Conference (SP24-003)

RIVERVIEW MINISTRIES CAMPUS MASTER PLAN



OCTOBER 2024



OCCUPANT LOAD = 254

OFF STREET PARKING REQUIREMENTS

1/4 OCCUPANTS = 64 REQUIRED

PER CITY, 5 EMPLOYEE STALLS ARE NOT REQUIRED.

11 EXISTING SPOT
65 NEW SPOTS

NEW ADDITION
6,484 SF

9 EXISTING STALLS

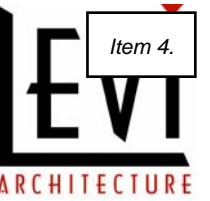
10 ADA

2 EXISTING STALLS



PARKING DIAGRAM

SCALE: 1/64" = 1'-0"



3228 Cedar Heights Drive
Cedar Falls, IA 50613
319.277.5636
www.leviarchitecture.com

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Drawings & specifications, ideas, designs, & arrangements represented are & shall remain the property of the architect & no part shall be copied or disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared without the written consent of the architect. Visual contact with these drawings & specifications shall constitute conclusive evidence of acceptance of these restrictions.

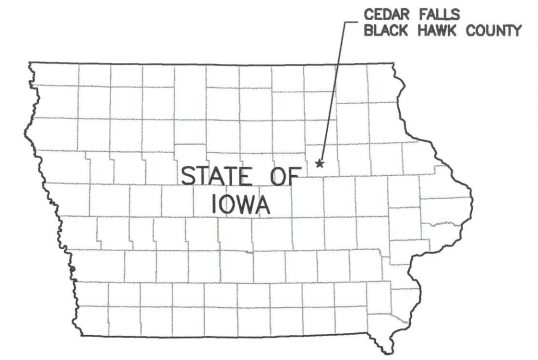
Riverview Ministries
Cedar Falls, Iowa

Parking Diagram

A1.0

Date:
Oct. 2, 2024

RIVERVIEW MINISTRIES BUILDING ADDITION FOR CEDAR FALLS BIBLE CONFERENCE BUILDING ADDITION CEDAR FALLS, IOWA

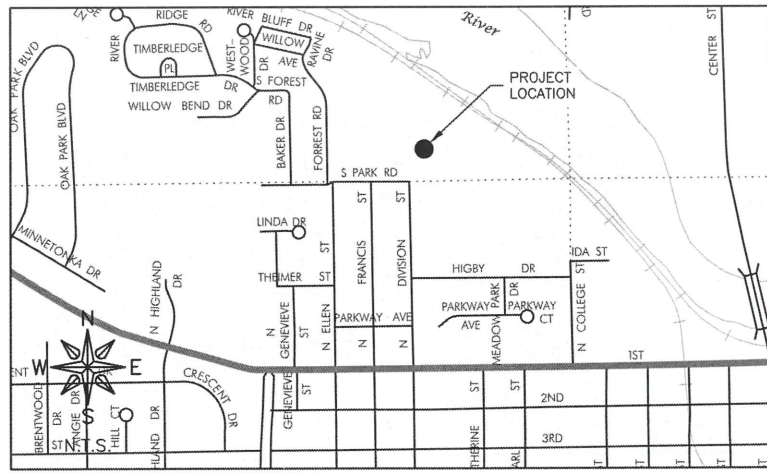


Sheet Number	Sheet Title
A.01	TITLE SHEET
A.02	LEGEND
C.01	GENERAL NOTES
C.02	EXISTING CONDITIONS & REMOVAL PLAN
D.01	SITE PLAN
D.02	GRADING & UTILITY PLANS
D.03	GRADING & UTILITY PLANS
RR.01	SWPPP
U.01	DETAILS

23-1735

BLACK HAWK COUNTY

OCTOBER 2024



LOCATION MAP

THE 2024 VERSION OF THE STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALSO KNOWN AS SUDAS (2024), PLUS FEHR GRAHAM SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT.



OWNER/DEV	
ADDRESS	CEDAR FALLS BIBLE CONFERENCE 439 N. DIVISION STREET, CEDAR FALLS, IA
P#	(319) 268-0787

UTILITY TYPE	COMMON NAME
ELECTRIC	MIDAMERICAN
TELEPHONE	CENUTRYLINK/LUMEN, WINDSTREAM
GAS	MIDAMERICAN
CABLE	CEDAR FALLS UTILITIES, MEDIACOM
SANITARY SEWER	CITY OF CEDAR FALLS
WATER	CITY OF CEDAR FALLS/ CEDAR FALLS UTILITIES
STORM SEWER	CITY OF CEDAR FALLS

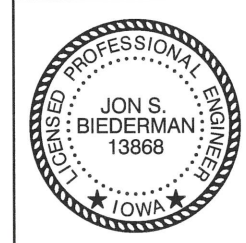
(CONTRACTOR TO BE RESPONSIBLE FOR ANY ADJUSTMENTS TO BE MADE.)



ILLINOIS IOWA WISCONSIN

WEST UNION, IOWA
128 S VINE STREET
WEST UNION, IA 52175
P# (563) 422-5131

REVIEW



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

[Signature] 10/2/2024
Date

Jon S. Biederman, P.E.
License Number 13868
My license renewal date is December 31, 2024.
Pages or sheets covered by this seal: All

ORIGINAL SET FOR PROJECT: 23-1735		DATE CREATED: OCTOBER 2024
REV. NO.	DESCRIPTION	DATE
1	ADDENDUM 1	9/20/2024
2	EAST PARKING ADDITION	10/2/2024

ABBREVIATIONS

<	ANGLE
ABC	AGGREGATE BASE COURSE
ACI	ACRE(S)
ACI	AMERICAN CONCRETE INSTITUTE
AGR	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ARCH	ARCHITECT
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
B	BALL VALVE
BFP	BACKFLOW PREVENTER
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BENCHMARK
BOT	BOTTOM
BSMT	BASEMENT
BV	BUTTERFLY VALVE
B-B	BACK-TO-BACK OF CURB DIMENSION
CL or C	CENTERLINE
C TO C	CENTER TO CENTER
C & G	CURB AND GUTTER
CF	CUBIC FEET
CHD	CHORD LENGTH
CI	CAST IRON PIPE
CHK	CHECK VALVE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CTY	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
C-B	CENTERLINE TO BACK OF CURB DIMENSION
COORD	COORDINATE
CU	COPPER PIPING
CTRS	CENTERS
CY	CUBIC YARDS
CS	CORPORATION STOP
D	DEGREE OF CURVE
DEP	DEPRESSED
DET	DETAIL
DIAG	DIAGONAL
DIM	DIMENSION
DI	DUCTILE IRON PIPE
DN	DOWN
DNSTR	DOWNSTREAM
DP	DRAINAGE PIPE/STORM PIPE
DWG	DRAWING
E	EAST
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EW	EACH WAY
EXP	EXPANSION
EX, EXIST	EXISTING
EXT	EXTERIOR
E =	EXTERNAL DISTANCE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIELD ENTRANCE
FF	FINISH FLOOR
FIL	FILLET
FIN	FINISH
FL	FLOW LINE
FLR	FLOOR
FM	FORCE MAIN
FND	FOUND
FRMG	FRAMING
FTG	FOOTING
F-F	FACE TO FACE
GA	GAUGE
GI	GALVANIZED IRON PIPE
GRD	GRADE
GRS	GRATING SUPPORT
GRT	GROUT
GV	GAS VALVE
GYP	GYPSUM
HSE	HOUSE
HC	HORIZONTAL CURVE
HMA	HOT MIX ASPHALT
HNGR	HANGER
HORIZ	HORIZONTAL
H.P.	HIGH POINT
HW	HOT WATER
HWH	HOT WATER HEATER
Δ =	CENTRAL ANGLE
I	MOMENT OF INERTIA
ID	INSIDE DIAMETER
INT	INTERIOR
INV	INVERT ELEVATION; BASED ON BENCH MARK DATUM
IP	IRON PIPE
JST	JOIST
L	LENGTH OF CURVE
LAT	LATERAL
LAV	LAVATORY
LF	LINEAL FEET
L.P.	LOW POINT
LT	LEFT OF SURVEY BASE LINE
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
MTL	METAL
N	NORTH
No. or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OO	OUTSIDE TO OUTSIDE
OPNG	OPENING
OPP	OPPOSITE
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PCF	POUNDS PER CUBIC FOOT
PDP	PERFORATED DRAIN PIPE

PE	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PL	PLATE
PLG	PLUG VALVE
PLP	POLYPROPYLENE PIPE
PLYWD	PLYWOOD
PM	PRINCIPAL MERIDIAN
PR	PRESSURE REGULATORS
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PR, PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PIPE SLEEVE
PT	POINT OF TANGENCY
PLG	PLUG VALVE
PVC	POLYVINYL CHLORIDE (PLASTIC) PIPE
R	RADIUS
RDCR	REDUCER
RCCP	REINFORCED CONCRETE CYLINDER PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REINF	REINFORCING
REQD	REQUIRED
ROW	RIGHT OF WAY
RFTD	RAFTER
RND	ROUND
RMR	RAILROAD
RRSP	RAILROAD SPIKE
RT	RIGHT
R&R	REMOVE AND REPLACE
S	SOUTH
SB	STREAM BED
SCHED	SCHEDULE
SEC	SECTION
SF	SQUARE FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SP	SANITARY PIPE
SPA	SPACING OR SPACES
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SERVICE
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SW	SIDEWALK
SY	SQUARE YARDS
SYM	SYMMETRICAL
TAN	TANGENT LENGTH
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK; BASED ON BENCHMARK DATUM
TD	TILE DRAIN
THK	THICK
TR	TREAD
TY	TYPE
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UPSTR	UPSTREAM
UR	URINAL
USGS	US GEOLOGICAL SURVEY
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VOL	VOLUME
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPRC	VERTICAL POINT OF REVERSE CURVATURE
VPT	VERTICAL POINT OF TANGENCY
W	WEST
WC	WATER CLOSET
WF	WIDE FLANGE
WM	WATER MAIN
WMQ	WATER MAIN QUALITY
WV	WATER VALVE
WGT	WEIGHT
WP	WEATHER PROOF
WS	WATER SERVICE
WWF	WELED WIRE FABRIC
W/	WITH
W/O	WITHOUT
XP	EXPLOSION PROOF

HATCH PATTERNS

	EARTH - FILL		BRICK
	EARTH - UNDISTURBED		STEEL
	ROCK (GEOLOGICAL)		INSULATION (LOOSE/ BATT)
	STONE OR RIP RAP		INSULATION (RIGID)
	GRAVEL		WOOD (ROUGH)
	CONCRETE		WOOD (BLOCKING)
	CONCRETE BLOCK		WOOD (FINISH)
	CMU		DETECTABLE WARNING
	ASPHALT PAVEMENT		

EXISTING	CIVIL	PROPOSED
	RIGHT-OF-WAY LINE	
	PROPERTY LINE	
	CENTERLINE	
	SETBACK LINE	
	EASEMENT LINE	
	SECTION LINE	
	SECTION CORNER	
	COORDINATE POINT ON GRID SYSTEM	
	FOUND OR SET PROPERTY PIN	
	RIGHT-OF-WAY MARKER	
	BENCHMARK	
	CONTOUR LINE	
	SPOT ELEVATION (AT)	
	FENCE LINE	
	SILT FENCE LINE	
	CURB AND GUTTER	
	TIP OUT CURB AND GUTTER	
	SAWCUT, LIMITS OF PAVEMENT REMOVAL & REPLACEMENT	
	DECIDUOUS TREE W/ SIZE	
	CONIFEROUS TREE W/ SIZE	
	TREE STUMP	
	HEDGEROW	
	BUSH OR SHRUB	
	TREE LINE	
	CONSTRUCTION LIMIT LINE	
	SIGN (MULTIPLE POST, SINGLE POST, STREET SIGN)	
	SIGN (PYLON)	
	GUARD RAIL	
	RAILROAD TRACKS	
	BUILDING	
	MAILBOX	
	FLAGPOLE	
	BOLLARD	
	AIR CONDITIONER	

EXISTING	MISC	PROPOSED
	SOIL BORING LOCATION AND NUMBER	
	MONITORING WELL	
	REVISION NUMBER	
	OUTLINE OF DETAILED AREA	
	SECTION NUMBER - SHEET WHERE SHOWN	

EXISTING	SANITARY SEWER	PROPOSED
	SANITARY SEWER	
	SANITARY SEWER SERVICE	
	SANITARY SEWER FORCE MAIN	
	SANITARY CLEANOUT	
	SANITARY MANHOLE	
	WYE FITTING	

SYMBOLS

EXISTING	WATER	PROPOSED
	WATER SERVICE	
	WATER PIPE	
	FIRE HYDRANT	
	YARD HYDRANT	
	WATER VALVE WITH BOX	
	CURB STOP W/CURB BOX	
	REDUCER	
	WATER VALVE VAULT	
	11.25' BEND	
	22.50' BEND	
	45' BEND	
	90' BEND	
	TEE	
	CAP	
	WATER METER	
	SPRINKLER HEAD	
	TRACER WIRE BOX	

EXISTING	STORM SEWER	PROPOSED
	STORM SEWER	
	DRAIN TILE	
	DITCH LINE (PAVED)	
	DITCH LINE (UNPAVED)	
	STORM MANHOLE	
	CATCH BASIN	
	STORM SEWER INLET	
	STORM SEWER INLET - BEHIND CURB	
	DOWNSPOUT	
	CULVERT AND SIZE	
	RCCP OR RCP EQRS (RCAP) END SECTION	
	METAL OR HDPE END SECTION	
	FLOW DIRECTION	

EXISTING	EROSION CONTROL	PROPOSED
	EROSION CONTROL BLANKET	
	TEMPORARY AND PERMANENT SEEDING AREA	
	UNDISTURBED AREA	
	STABILIZED CONSTRUCTION ENTRANCE	
	SILT FENCE	
	INLET PROTECTION	
	TEMPORARY SEDIMENT TRAP	
	CULVERT INLET PROTECTION	
	ROCK OUTLET PROTECTION	
	ROCK CHECK DAM - COURSE AGGREGATE	
	ROCK CHECK DAM - RIP RAP	
	DITCH CHECK	

EXISTING	UTILITY	PROPOSED
	FIBER OPTIC LINE	
	UNDERGROUND TV CABLE	
	CABLE TV RISER PEDESTAL	
	OVERHEAD UTILITY	
	UNDERGROUND ELECTRIC	
	ELECTRIC RISER PEDESTAL	
	ELECTRIC MANHOLE	
	UNDERGROUND TELEPHONE	
	TELEPHONE RISER PEDESTAL	
	TELEPHONE MANHOLE	
	UTILITY POLE	
	UTILITY POLE W/ METER	
	UTILITY POLE W/ TRANSFORMER	
	UTILITY POLE W/ LIGHT	
	UTILITY POLE WITH GUY WIRE AND ANCHOR	
	LIGHT (MAST MOUNTED)	
	LIGHT POLE (SINGLE FIXTURE)	
	YARD LIGHT	
	GAS MAIN	
	GAS METER	
	GAS VALVE	
	GAS STRUCTURE	
	TRANSFORMER	
	GENERATOR	

EXISTING	TRAFFIC RELATED	PROPOSED
	CONTROLLER	
	MAST ARM ASSEMBLY AND POLE	
	SIGNAL HEAD AND POST	
	SIGNAL HEAD	
	PEDESTRIAN HEAD	
	PEDESTRIAN PUSH-BUTTON	
	HAND HOLE	
	DOUBLE HAND HOLE	
	HAND HOLE OR JUNCTION BOX	
	HEAVY-DUTY HAND HOLE	
	EXISTING CONDUIT (LENGTH AND SIZE) PROP GALVANIZED STEEL OR PVC CONDUIT UPPER NUMERAL INDICATES LENGTH "T" INDICATES CONDUIT IN TRENCH "P" INDICATED CONDUIT PUSHED LOWER NUMERAL INDICATES SIZE AND TYPE	
	LUMINAIRE	
	ARROW - THROUGH, TURN LEFT	
	ARROW - THROUGH	
	ARROW - TURN LEFT	
	ARROW - TURN RIGHT	
	ONE DIRECTION TURN ONLY	
	HANDICAPPED PARKING STALL	
	TRAFFIC DETECTOR LOOP	
	TRAFFIC CONTROL BOX	

Item 4.

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

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WISCONSIN

OWNER/DEVELOPER:
CEDAR FALLS BIBLE CONFERENCE
BUILDING ADDITION
439 N. DIVISION ST.
CEDAR FALLS, IOWA 50613

PROJECT AND LOCATION:
RIVERVIEW MINISTRIES BUILDING
ADDITION
CEDAR FALLS, IOWA

DRAWN BY: SE
APPROVED BY: JB
DATE: OCTOBER 2024
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
LEGEND

SET TYPE: **REVIEW**

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GENERAL NOTES

OWNERS WHEN RELOCATING EXISTING FACILITIES, CONNECTING TO EXISTING FACILITIES AND PLACING NEW SERVICES.

1. ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS), 2024 EDITION PLUS SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS AS PREPARED BY FEHR GRAHAM SHALL BE CONSIDERED A PART OF THESE DOCUMENTS AS IF BOUND HEREIN.
3. THE QUANTITIES INDICATED ON THE PROPOSAL FORM ARE APPROXIMATE ONLY, AND DO NOT CONSTITUTE A WARRANTY OR GUARANTEE BY THE JURISDICTION AS TO THE ACTUAL QUANTITIES INVOLVED IN THE WORK. SUCH QUANTITIES ARE TO BE USED FOR THE PURPOSE OF COMPARISON OF BIDS AND DETERMINING THE AMOUNT OF BID SECURITY, CONTRACT, AND PERFORMANCE, PAYMENT, AND MAINTENANCE BOND. IN THE EVENT OF DISCREPANCIES BETWEEN UNIT PRICES AND UNIT PRICE EXTENSIONS LISTED IN A BIDDER'S PROPOSAL, UNIT PRICES SHALL GOVERN AND UNIT PRICE EXTENSIONS SHALL BE CORRECTED, AS NECESSARY, FOR AGREEMENT WITH UNIT PRICES. THE JURISDICTION EXPRESSLY RESERVES THE RIGHT TO INCREASE OR DECREASE THE QUANTITIES DURING CONSTRUCTION, AND TO MAKE REASONABLE CHANGES IN DESIGN, PROVIDED SUCH CHANGES DO NOT MATERIALLY CHANGE THE INTENT OF THE CONTRACT. THE AMOUNT OF WORK TO BE PAID FOR SHALL BE BASED UPON THE ACTUAL QUANTITIES PERFORMED.
4. CONSTRUCTION SURVEY FOR THIS PROJECT TO BE PROVIDED BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO ANY EXISTING UTILITY. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES NOTICE TO IOWA ONE CALL (1-800-292-8989) NOT LESS THAN 48 HOURS BEFORE EXCAVATION, EXCLUDING WEEKENDS AND LEGAL HOLIDAYS.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND ROCK ELEVATIONS ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND ROCK ELEVATIONS BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES AND ROCK ELEVATIONS.
7. THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PROJECT AREA AND BECOME THOROUGHLY FAMILIAR WITH THE ACTUAL JOB CONDITIONS PRIOR TO BIDDING AND THE START OF ANY WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE WORK IN ACCORDANCE WITH THESE DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY AT THE SITE, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICT PRIOR TO PROCEEDING WITH THE WORK.
9. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. NOTES AND DETAILS ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OUTSIDE THE CONSTRUCTION LIMITS RESULTING FROM NEGLIGENCE.
11. CONTRACTOR SHALL PROTECT EXISTING FACILITIES, BUILDINGS, AND OTHER APPURTENANCES NOT TO BE REMOVED FROM THE SITE DURING THE CONSTRUCTION ACTIVITIES.
12. CONTRACTOR SHALL CONFINE HIS WORK TO THE CONSTRUCTION LIMITS AND EASEMENTS. IF THE CONTRACTOR OBTAINS ADDITIONAL EASEMENT FOR THE STORAGE OF EQUIPMENT AND MATERIALS, COPIES OF THE AGREEMENTS WITH THE PROPERTY OWNERS SHALL BE PROVIDED TO THE OWNER.
13. CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE AND STAGING PLAN A MINIMUM OF TWO (2) DAYS PRIOR TO THE PRECONSTRUCTION MEETING.
14. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ACCESS TO INDIVIDUAL PROPERTIES DURING CONSTRUCTION WHENEVER PRACTICAL. CONTRACTOR SHALL NOTIFY RESIDENTS OF ACCESS RESTRICTIONS MINIMUM OF 24 HOURS PRIOR TO REMOVAL OF EXISTING ACCESS.
15. CONTRACTOR SHALL SUBMIT FOR ACCEPTANCE WORK PLANS AND SCHEDULES FOR ACCOMPLISHMENT OF TEMPORARY AND PERMANENT EROSION CONTROL PRIOR TO THE START OF CONSTRUCTION.
16. CONTRACTOR SHALL COORDINATE TEMPORARY DISRUPTION OF UTILITY SERVICES WITH THE CITY OF CEDAR FALLS, AFFECTED UTILITY COMPANIES AND/OR AFFECTED PROPERTY



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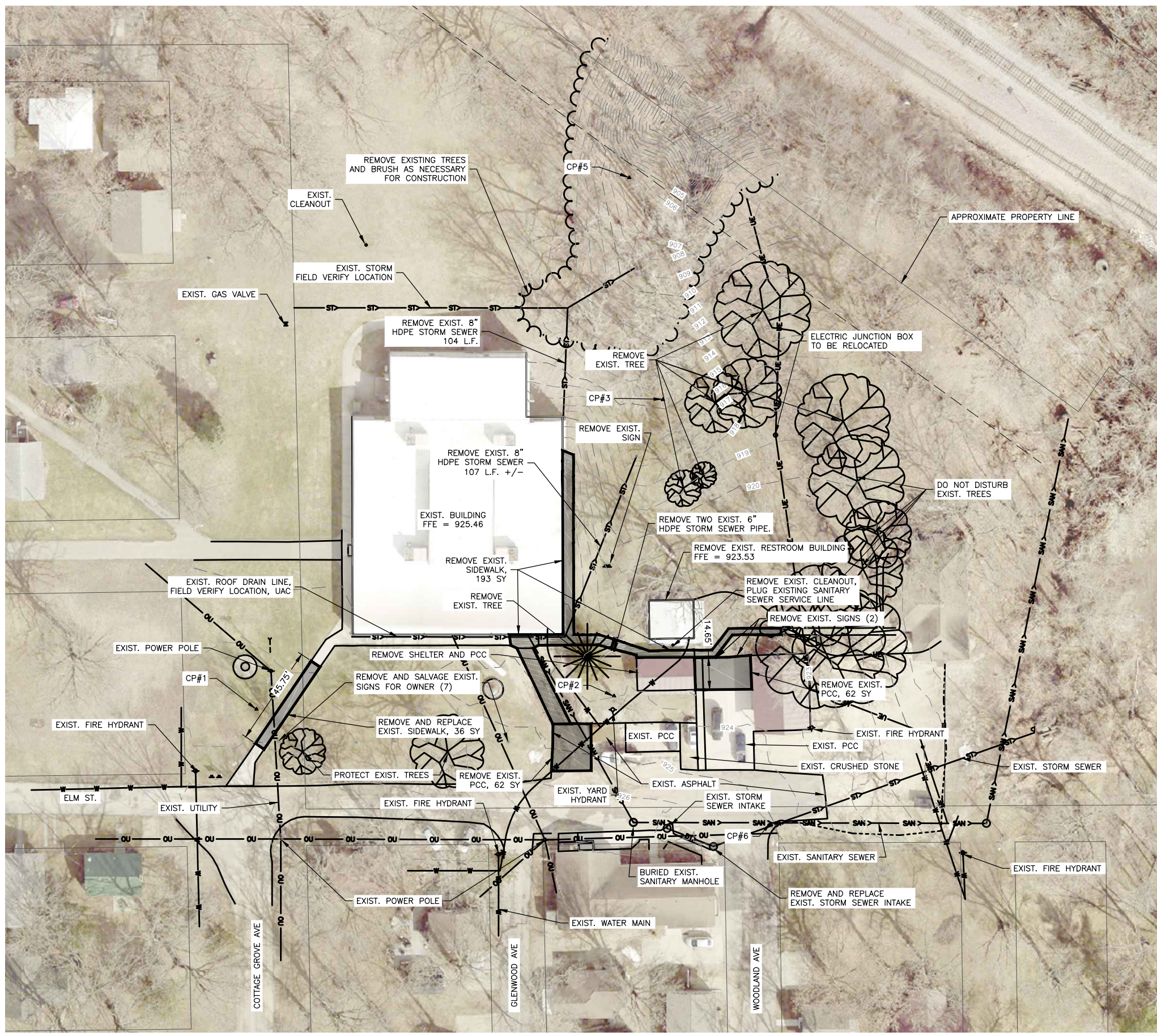
PROJECT AND LOCATION:
RIVERVIEW MINISTRIES BUILDING
ADDITION
CEDAR FALLS, IOWA

DRAWN BY: SE
APPROVED BY: JB
DATE: OCTOBER 2024
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

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GENERAL NOTES
SET TYPE: REVIEW
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JOB NUMBER:
23-1735
SHE
29



CONTROL POINTS

CP#1 - N4RB
ELEVATION: 926.40 NORTHING: 3662688.08 EASTING: 5201304.07

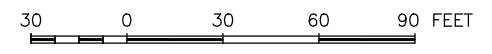
CP#2 - N4RB
ELEVATION: 923.90 NORTHING: 3662695.37 EASTING: 5201501.23

CP#3 - N4RB
ELEVATION: 914.36 NORTHING: 3662858.79 EASTING: 5201528.15

CP#4 - N4RB
ELEVATION: 921.13 NORTHING: 3662769.84 EASTING: 5201608.91

CP#5 - TBIM
ELEVATION: 906.61 NORTHING: 3662981.18 EASTING: 5201509.61

CP#6 - MAG NAIL
ELEVATION: 925.18 NORTHING: 3662624.65 EASTING: 5201587.76



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DRAWING:
EXISTING CONDITIONS & REMOVAL PLAN

SET TYPE: **REVIEW**

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JOB NUMBER:
23-1735

SHE **30**

PROJECT
CEDAR FALLS BIBLE CONFERENCE BUILDING EXPANSION

SITE ADDRESS
439 N DIVISION ST,
CEDAR FALLS, IOWA 50613

OWNER
CEDAR FALLS BIBLE CONFERENCE
439 N DIVISION ST,
CEDAR FALLS, IOWA 50613

ARCHITECT
LEVI ARCHITECTURE
1009 TECHNOLOGY PKWY
CEDAR FALLS, IA 50613

ZONING: R-P

LOT SIZE: 174,188 S.F. / 4.0 ACRE

SETBACK REQUIREMENTS
FRONT: 0'
PERIMETER: 35'
SIDE: 0'

BUILDING AND LOT USE

PROPOSED
EVENT HALL
FOOTPRINT: 6,484S.F.

FLOOD PLAIN - N/A

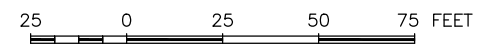
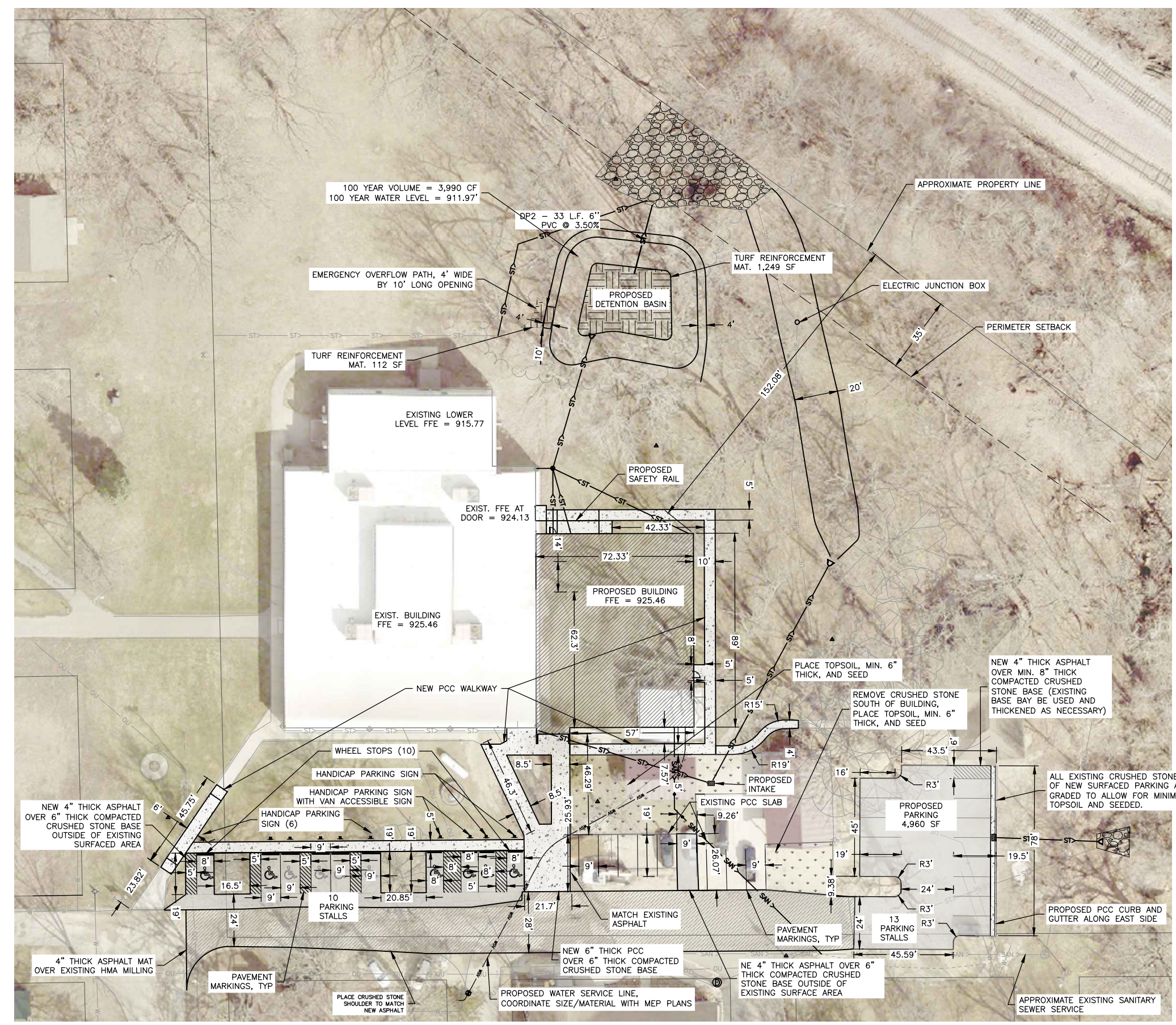
PARKING DATA (PROPOSED)
TOTAL POST-DEVELOPMENT REQUIRED PARKING:
OCCUPANT LOAD = 254
NEW BUILDING ADDITION = 6,484 SF

EVENT CENTER/HALL: 1 SPACES PER 4 OCCUPANTS
PER CITY, 5 SPACE FOR EMPLOYEES ARE NOT REQUIRED

OCCUPANT LOAD: 254 / 4 = 64 SPACES

REQUIRED PARKING: 64 (PER OCCUPANTS)

TOTAL PROVIDED PARKING 76 STALLS
11 EXISTING STALLS
65 NEW STALLS
(66 REGULAR, 10 HANDICAP ACCESSIBLE)



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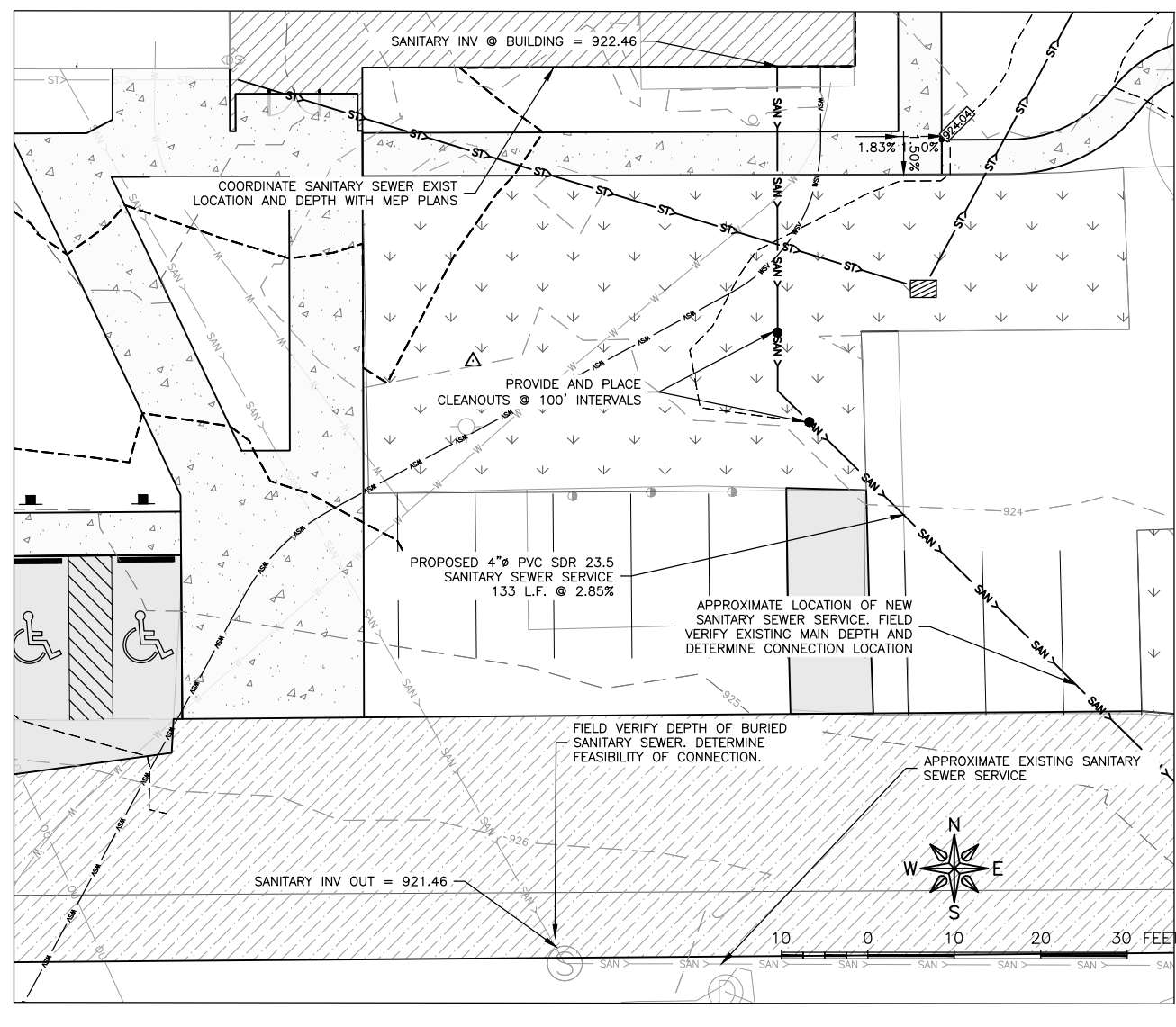
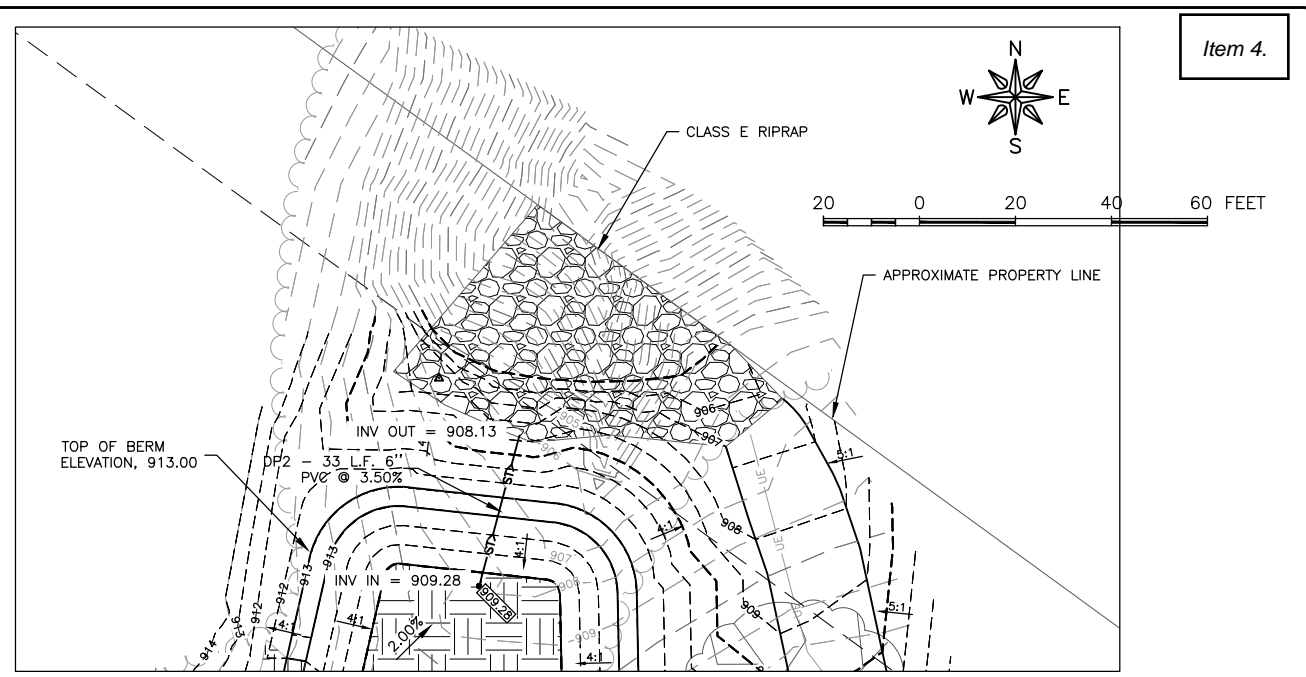
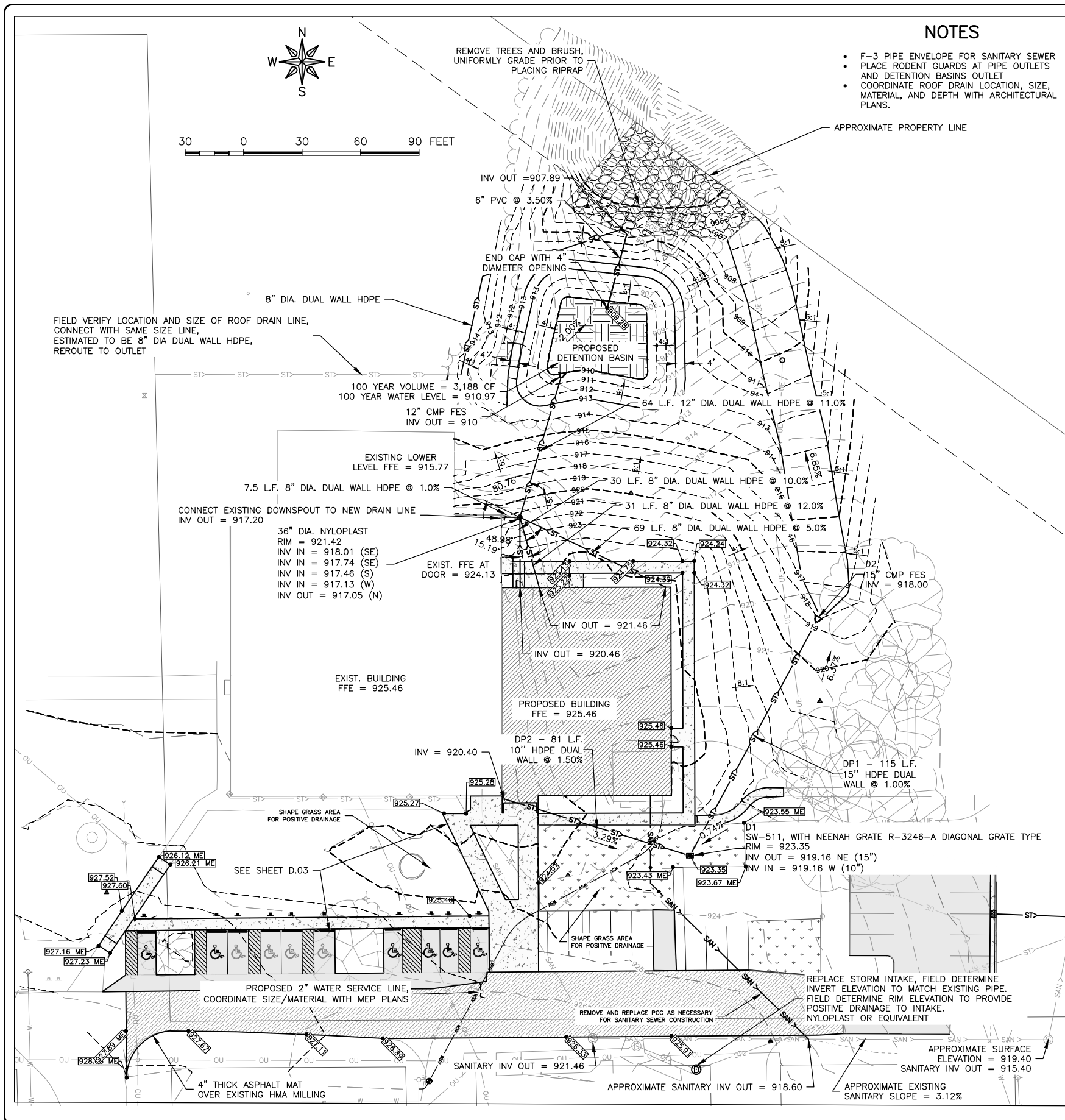
DRAWING:
SITE PLAN

SET TYPE: REVIEW

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DRAWN BY: SE
APPROVED BY: JB
DATE: OCTOBER 2024
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REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
GRADING & UTILITY PLANS

SET TYPE: REVIEW

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





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23-1735

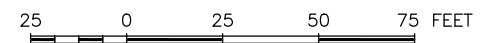
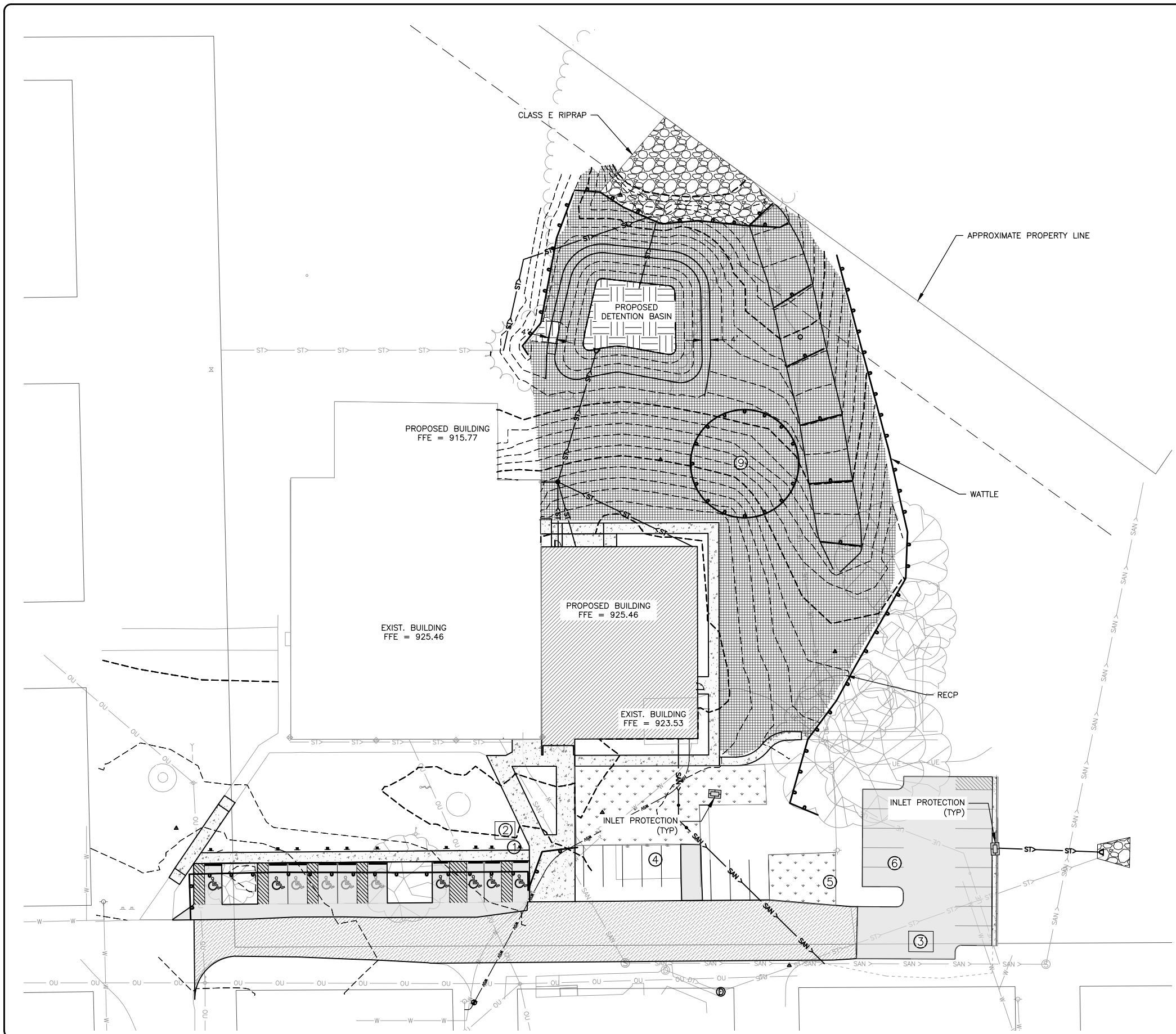
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KEY

- ① SWPPP BOX
- ② PORTABLE SANITARY FACILITY
- ③ CONSTRUCTION DUMPSTER
- ④ CONSTRUCTION PARKING
- ⑤ CONSTRUCTION TRAILER
- ⑥ MATERIAL STORAGE
- ⑦ STABILIZED CONSTRUCTION ENTRANCE
COMPLY WITH SUDAS 9040.12
- ⑧ CONCRETE WASHOUT
- ⑨ STOCK PILE LOCATION TO BE DETERMINED

LEGEND

-  PCC
-  TOPSOIL, SEEDING, AND MULCHING
(MAY INCLUDE LANDSCAPING, REFER TO LANDSCAPING PLAN)
-  RIP RAP
-  ROLLED EROSION CONTROL
PRODUCT (TYPE 2.C)
-  TURF REINFORCEMENT MAT (TRM)
-  INLET PROTECTION
-  WATTLE



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
CEDAR FALLS BIBLE CONFERENCE
BUILDING ADDITION
439 N. DIVISION ST.
CEDAR FALLS, IOWA 50613

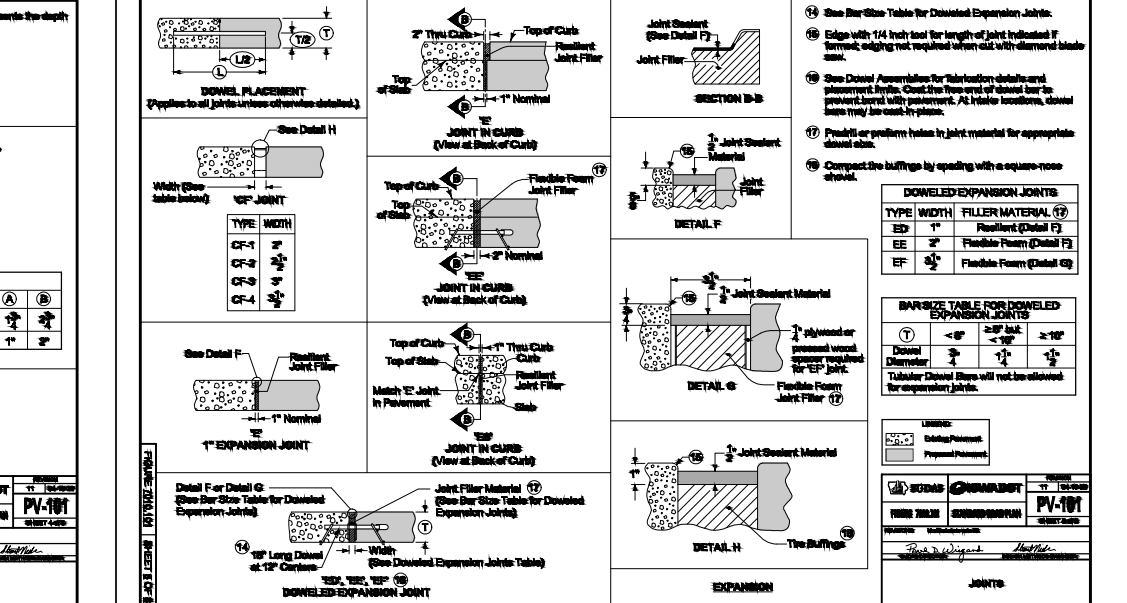
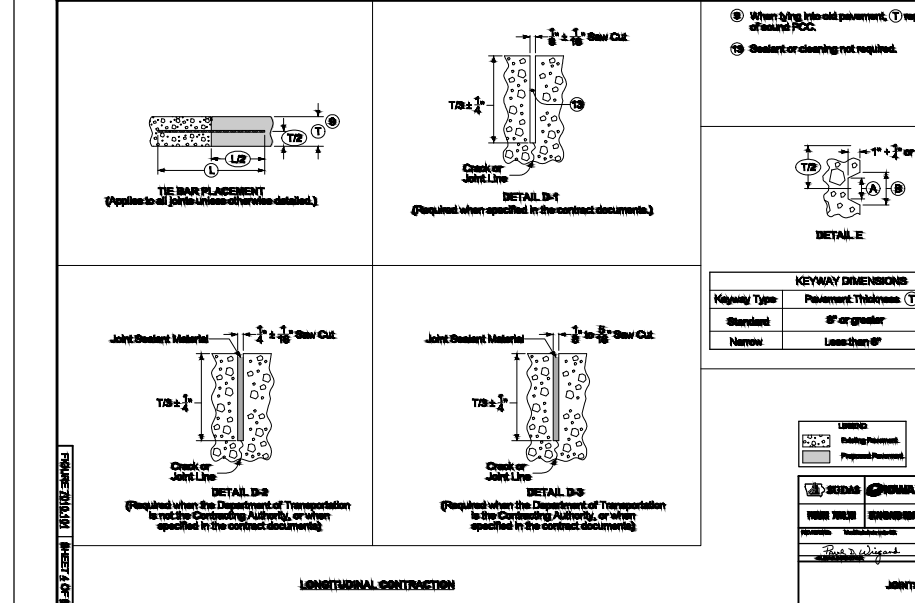
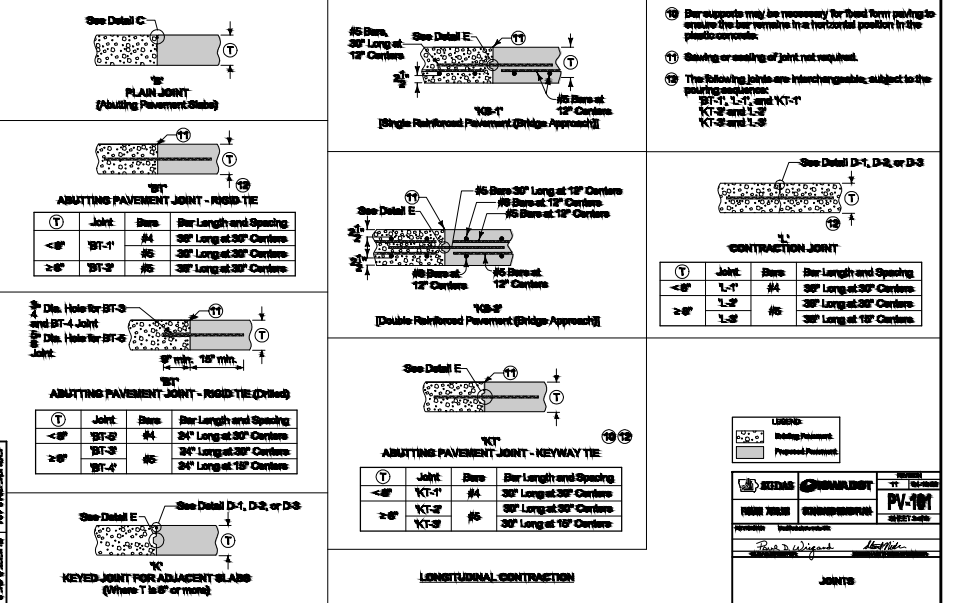
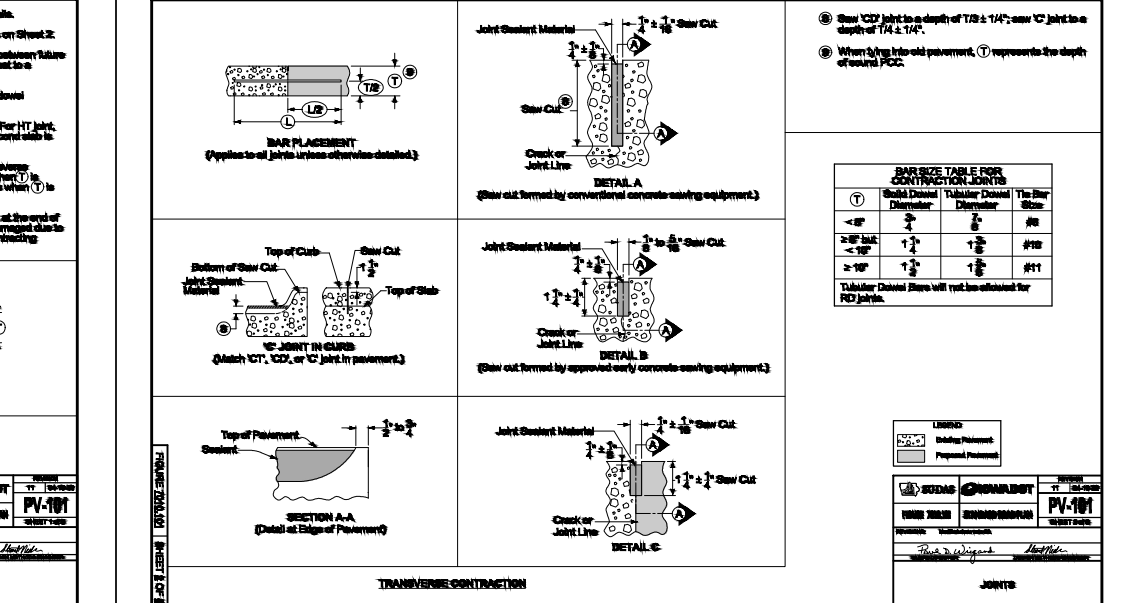
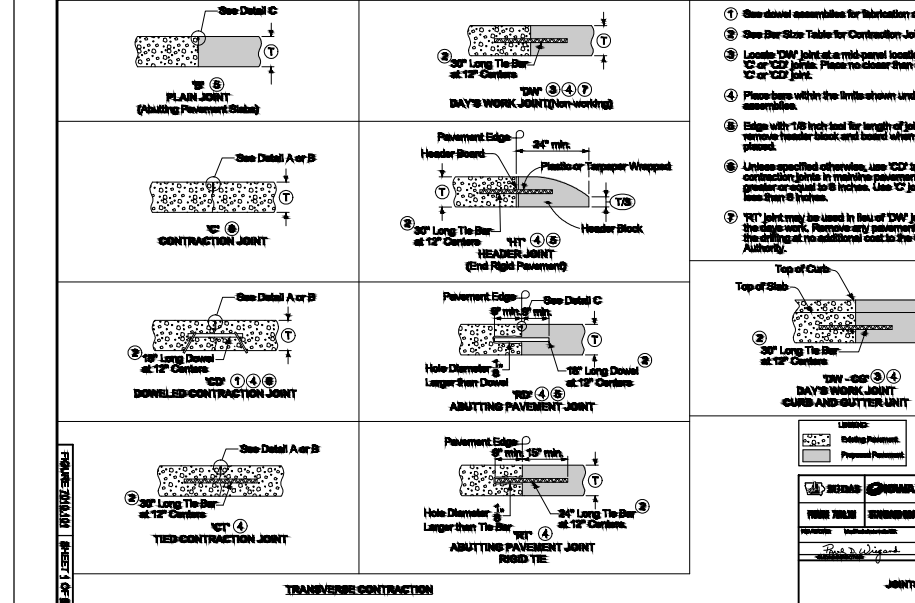
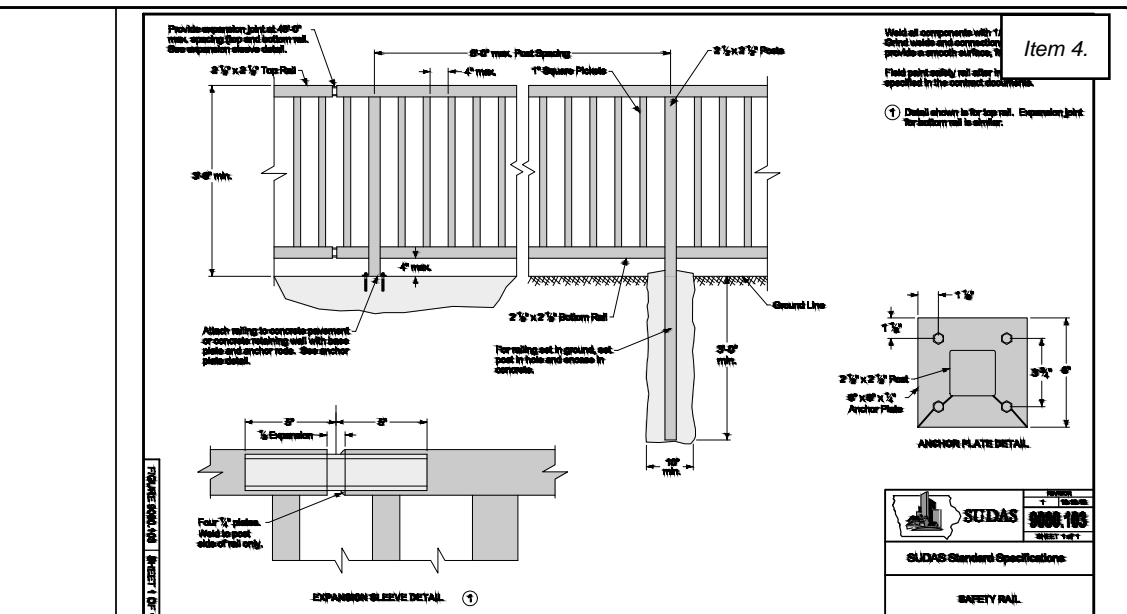
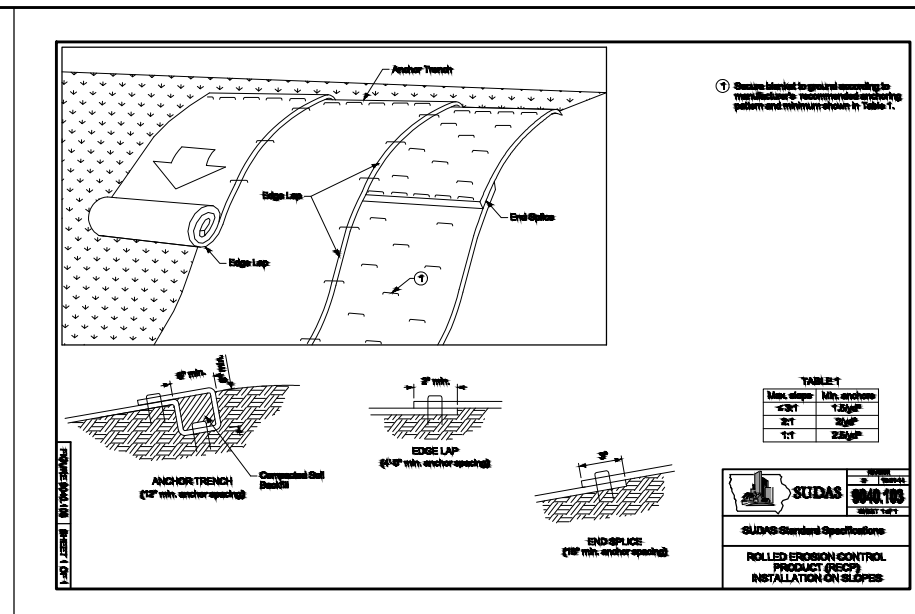
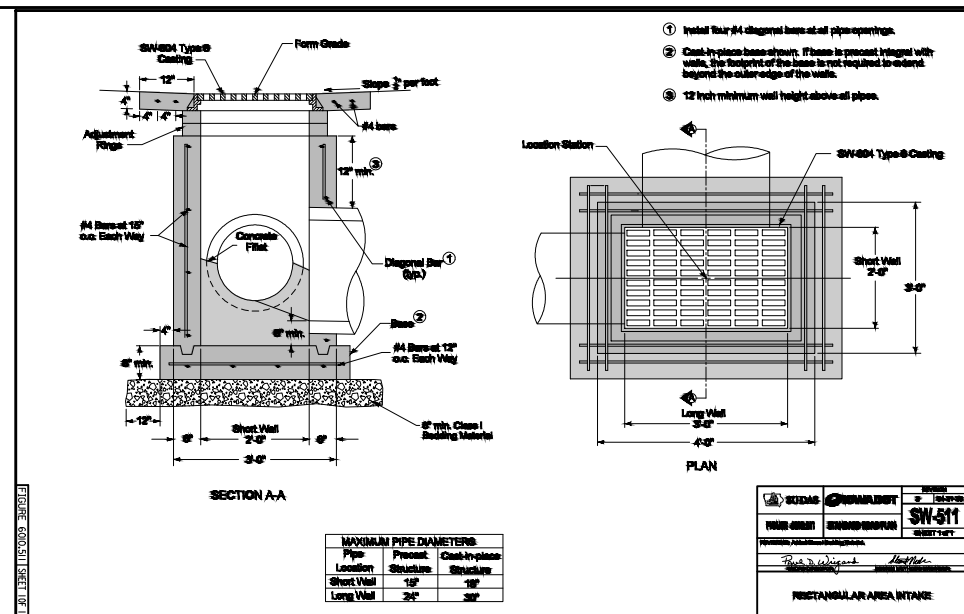
PROJECT AND LOCATION:
RIVERVIEW MINISTRIES BUILDING
ADDITION
CEDAR FALLS, IOWA

DRAWN BY: SE
APPROVED BY: JB
DATE: OCTOBER 2024
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

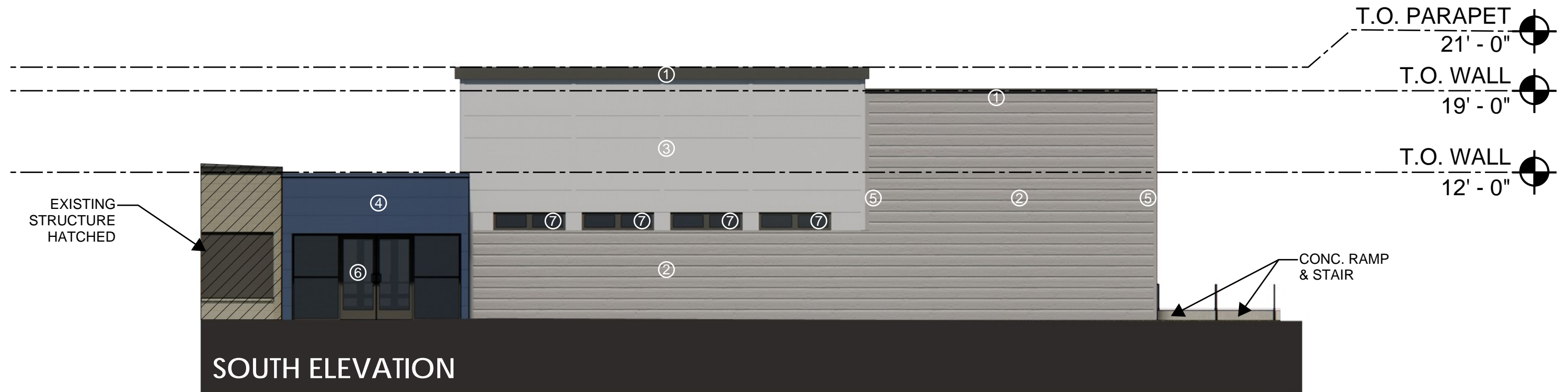
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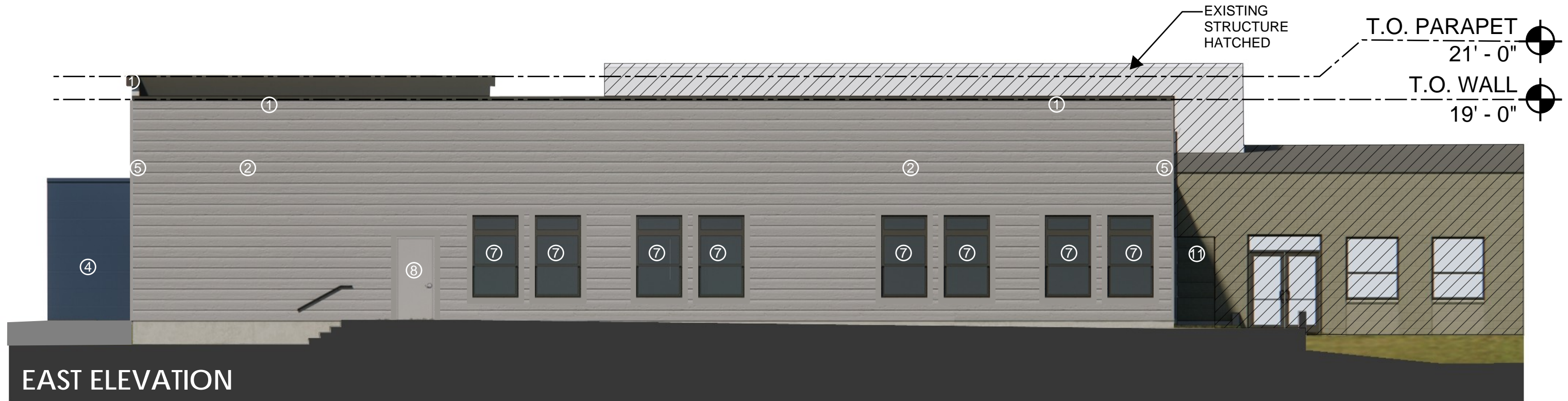








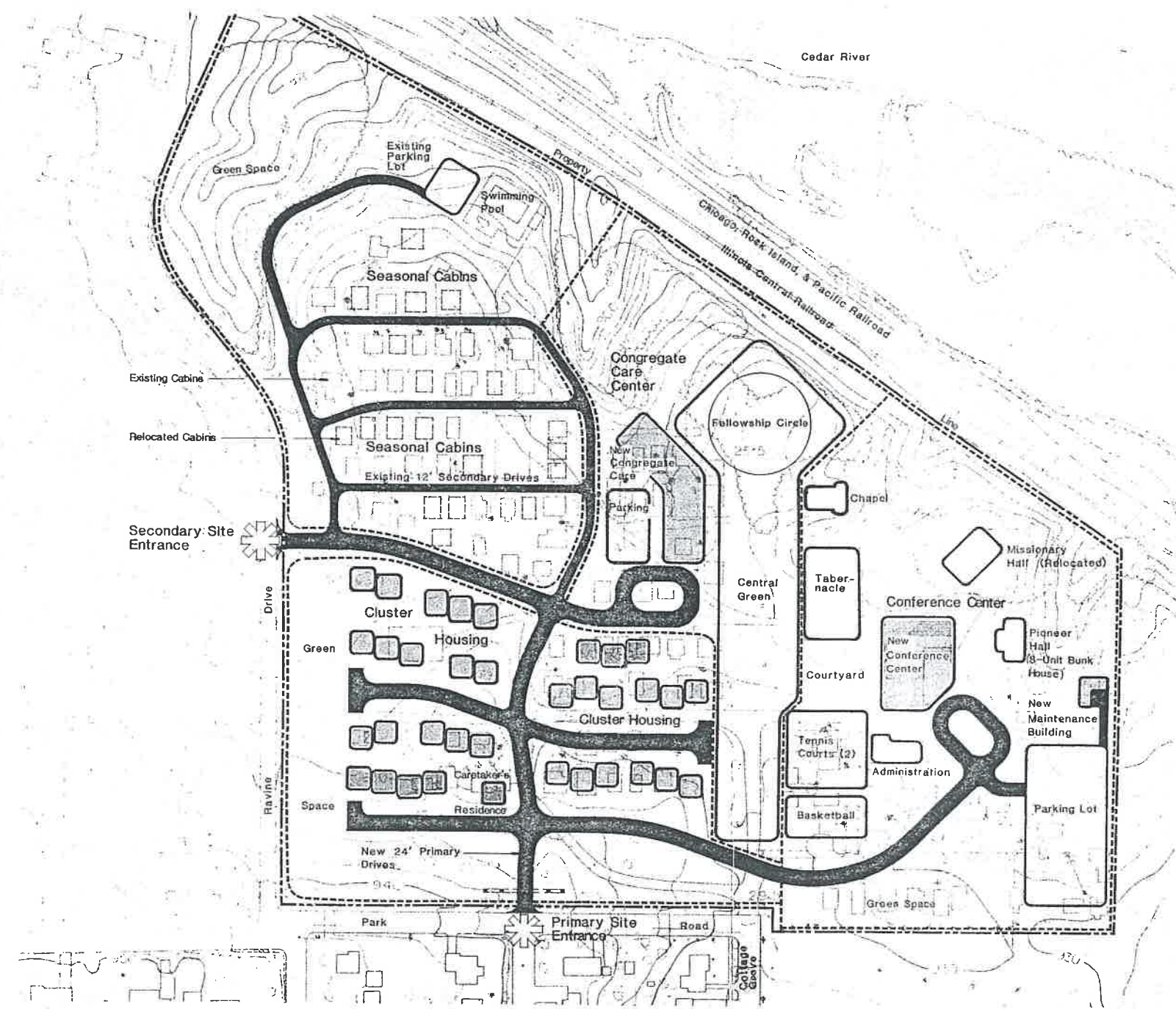
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- ② LP SMARTSIDE LAP SIDING - PELICAN BY DIAMOND KOTE
- ③ LP SMARTSIDE BOARD & BATTEN & TRIM - LIGHT GRAY BY DIAMOND KOTE
- ④ ACM PANELS & ACM COPING - COLOR TBD
- ⑤ LP SMARTSIDE TRIM - PELICAN BY DIAMOND KOTE
- ⑥ ALUM. STOREFRONT FRAMING - DARK BRONZE W/ TRIM
- ⑦ VINYL CASEMENT WINDOWS - DARK BRONZE W/ TRIM
- ⑧ INSUL. GALV. H.M. DOOR- PAINT TO MATCH PELICAN BY DIAMOND KOTE W/ TRIM
- ⑨ PREFIN. SHT. MTL. GUTTER - DARK BRONZE
- ⑩ PREFIN. SHT. MTL. DOWNSPOUTS - MATCH PELICAN BY DIAMOND KOTE



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| ⑤ LP SMARTSIDE TRIM - PELICAN BY DIAMOND KOTE | ⑩ PREFIN. SHT. MTL. DOWNSPOUTS - MATCH PELICAN BY DIAMOND KOTE |



Long Range Development Plan

1. Government Section Number: Section 2, of R14W, T 89N
2. Total Gross Acreage: 26.97 Acres
3. Existing Zoning: R-2
4. Requested Zoning: R-P (Planned Resident District)
5. Maximum Over-all Density: 312 Units
6. Density of Individual Tracts:

a. Cluster Housing:	35 Units, 6.4 Acres	= 5.5 Units/Acre
b. Seasonal Cabins:	50 Units, 8.0 Acres	= 6.3 Units/Acre
c. Congregate Care:	40 Units, 5.1 Acres	= 7.8 Units/Acre
d. Conference Center:	48 Units, 7.5 Acres	= 6.4 Units/Acre
Total	173 Units, 26.97 Acres	= 6.4 Units/Acre
7. Minimum Perimeter Building Setback: 35'
8. Easements: No Existing On-site Easements

Note: Cabins outside the Seasonal Cabin Zone will be moved into the Seasonal Cabin Zone or removed from the site.





DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Thom Weintraut, AICP, Planner III
DATE: October 9, 2024
SUBJECT: Rezoning Request, W 1st Street (RZ24-003)

REQUEST: Rezone property from A-1 Agriculture District to R-P Planned Residence District.

PETITIONER: ME Associates, Applicant & Owner; VJ Engineering, Project Engineer

LOCATION: South side of W 1st Street, 350 feet east of Winding Ridge Estates

PROPOSAL

The proposal is to rezone a 2.68 acres parcel owned by ME Associates located 350 feet east of Winding Ridge Estates and 450 feet south of W 1st Street from A-1 Agriculture District to R-P Planned Residence District.

BACKGROUND

The property was annexed into Cedar Falls in 1971 and was zoned to A-1 Agriculture District by default. In 2005, Thunder Ridge Development Corporation purchased the property from the Fluidyne Corporation. The current owners, ME Associates have owned the property since 2019.

The property to the south and west of this parcel owned by ME Associates has been zoned R-P Planned Residence District since 1994. ME Associates would like to rezone the portion of the property labeled as “site” on the next page from A-1 Agriculture to R-P and incorporate it with the adjacent R-P property for development. This proposal is tied to a request for an amendment to an approved R-P Master Plan for Meadow Ridge, which is described in a separate staff report under case number MP24-004.

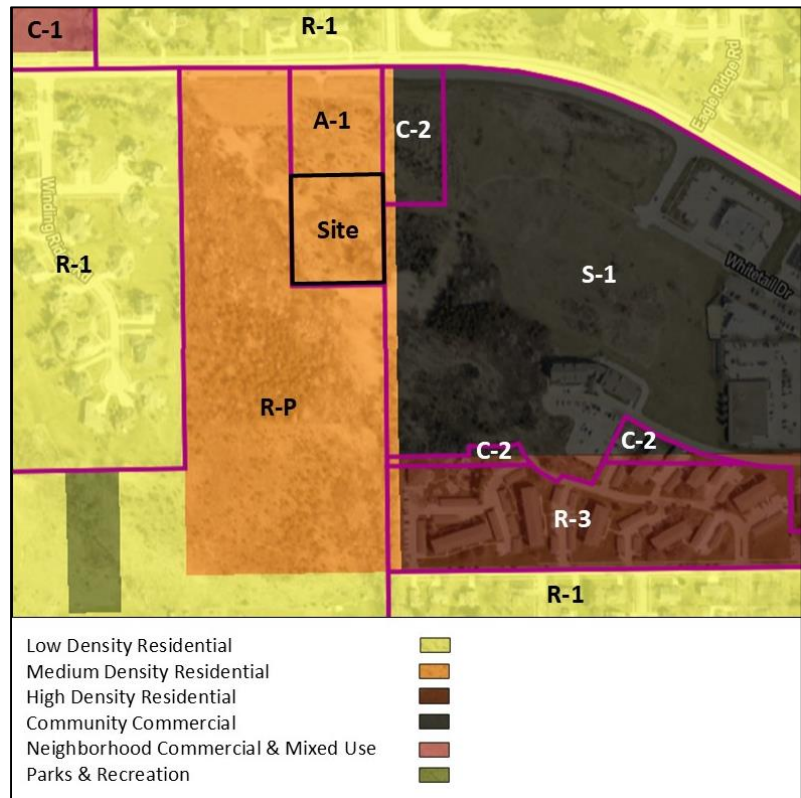
ANALYSIS

CURRENT ZONING

The purpose of the A-1 Agriculture District is to act as a “holding zone” in areas of the city that are undeveloped and not served by essential municipal services.

PROPOSED ZONING

The purpose of the R-P Planned Residence District is to permit integrated multi-use residential neighborhoods and to provide for orderly planned growth of residential developments on larger tracts of land. It is also intended that such R-P Planned Districts be designed with recognized principals of civic design, land use planning and landscape architecture. An R-P District requires approval of a master plan. The R-P Plan will be discussed in a separate staff report under Case #MP24-004.



COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Map in the 2012 Comprehensive Plan identifies this parcel as “Medium Density Residential,” a designation that emphasizes a mixture of housing types. It indicates that limited multi-family development may be permitted with special review and criteria, such as through a planned development, such as the Planned Residential District. Residential density typically ranges between 4 to 12 units per acre.

If the rezoning to R-P is approved and the R-P Master Plan amendment is approved the proposed project will have 11.2 units per acre, which is less than the current approved R-P plan density of 14.4 units per acre. Staff notes that the original R-P District was approved in 1994 long before the 2012 Comprehensive Plan was adopted and prior to development of the single family neighborhood to the west.

ACCESS TO PUBLIC SERVICES

The property is in a developed area of the city and has access to public services; however, public sewer is only available to the northwest corner of the property along W 1st Street. Water and sewer lines will be constructed as part of the Lake View Drive extension. A subdivision is the next step in the development process and will be required to establish the street corridor and the right-of-way for the installation of public sewer and water. It will also be required to separate the R-P zoned property from the remaining portion of the A-1 parcel. The developer has provided plans for the extension of the utilities as part of the street extension. To support the rezoning of this property and to provide for adequate utilities, the developer proposes establishing an easement in favor of the City of Cedar Falls that will encompass the land necessary for the right-of-way for the extension of Lake Ridge Drive and associated utilities.

ACCESS TO ADEQUATE STREET NETWORK

The property fronts on the south side of W 1st Street. The parcel to be rezoned does not have access to a public street. The developer has provided plans for the construction of an extension of Lake Ridge Drive to serve this development; however, the proposed alignment of the street is split between this R-P zoned property and the undeveloped property to the east. As mentioned above, a subdivision will be required to establish adequate right-of-way for the street extension. To ensure that that adequate ROW is set aside for construction of this roadway to support the rezoning of this property to R-P, the applicant proposes to establish an easement in favor of the City of Cedar Falls. Development of the R-P land will be contingent on the developer constructing this street extension.

PUBLIC NOTICE

City staff mailed letters to the surrounding property owners notifying them of the rezoning request on September 17 and 19, 2024.

TECHNICAL COMMENTS

1. A subdivision will be required to divide the R-P portion of the property from the A-1 portion to the north and to combine it with the R-P property to the west.
2. An easement plat and agreement will need to be prepared and agreed upon for the area where the extension of Lake Ridge Drive is to be extended before the rezoning can be set for a public hearing at City Council.
3. A final draft of a developmental procedures agreement for the R-P District, including provisions for the construction of Lake Ridge Drive, will need to be prepared and agreed upon before the rezoning can be set for a public hearing at City Council.

Cedar Falls Utilities

Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The developer is responsible for the construction of a properly sized water system throughout the proposed addition from the existing 12" water main on W 1st Street and the existing 8" water main on Whitetail Drive. The water system within the property will be privately owned and maintained while the water main along Lake Ridge Drive will be publicly owned and maintained. Included in the installation are valves, fire hydrants and water service stubs for the new lots. The developer will need to make refundable investments for the installation of the electric and gas utilities to and throughout the addition. For a ten-year period after the installation, CFU will refund a portion of the refundable investment based upon the number of new service connections to the electric and gas distribution system. There is no interest paid on the refundable investment and the total refund will not exceed the original investment amount. Total refund of the electric refundable investment is unlikely due to the large cost increases in electrical equipment. CFU will install the communication utility to serve the addition. See attached Developer Information Sheet for detailed information regarding utility installations.

STAFF RECOMMENDATION

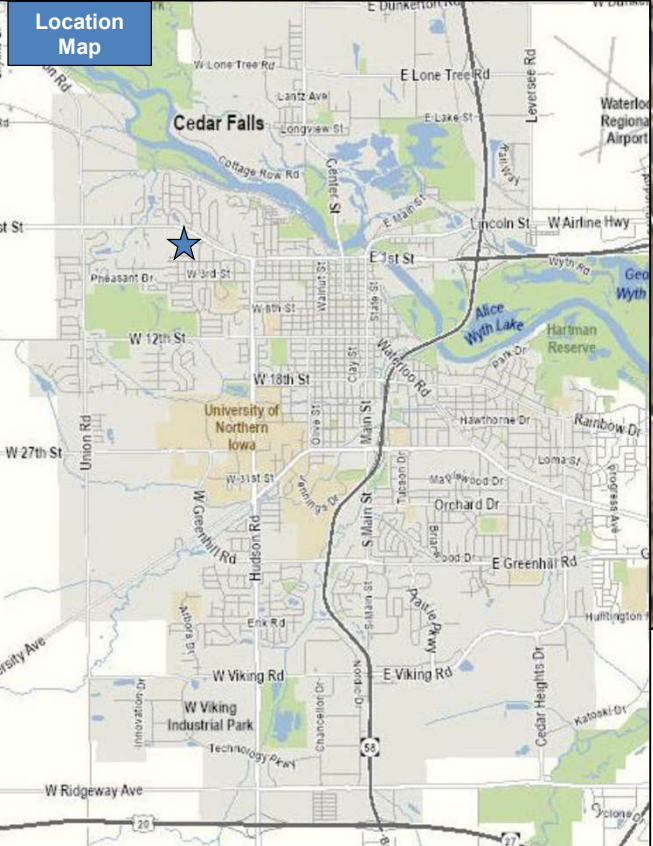
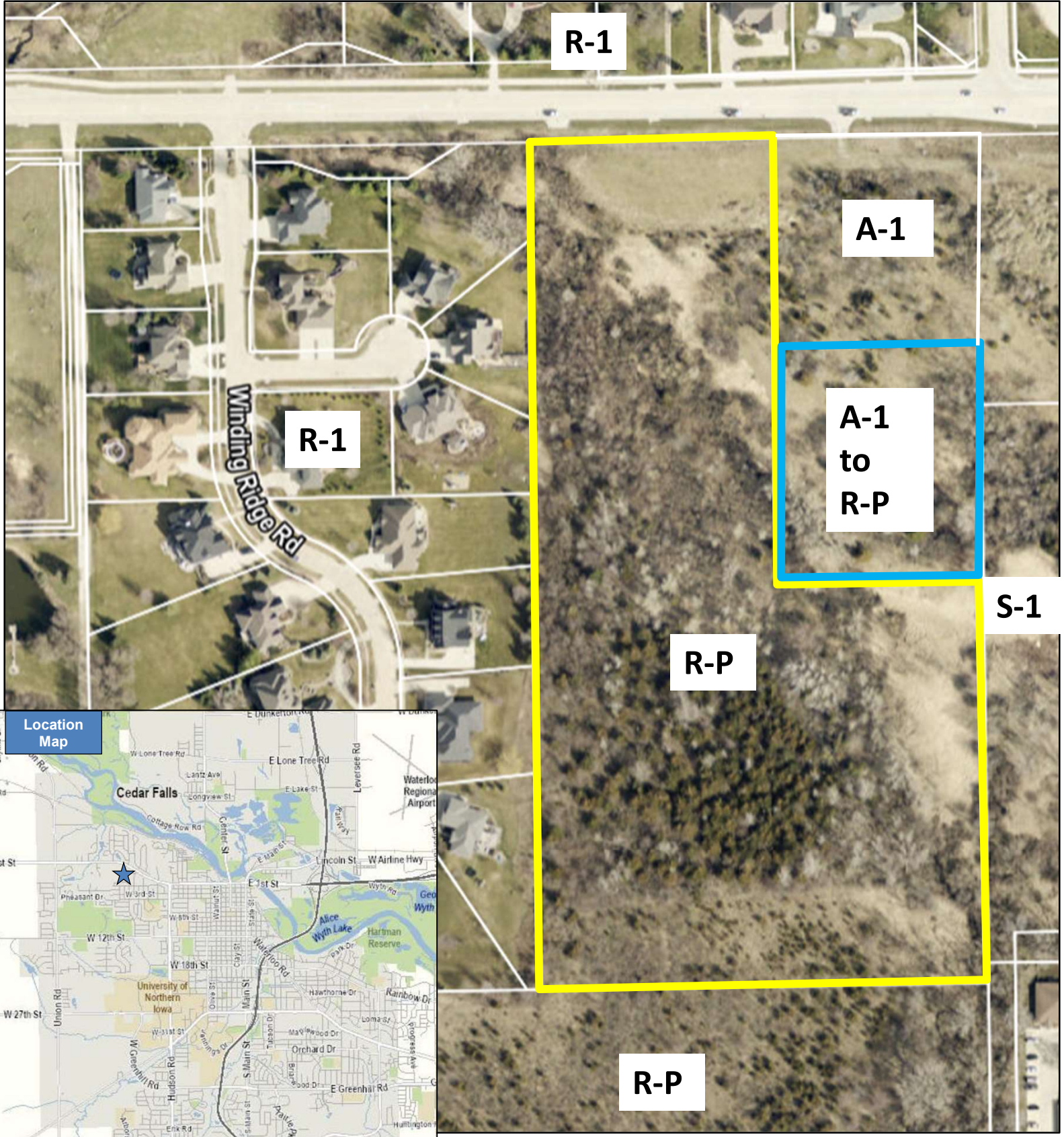
Gather any comments from the Planning and Zoning Commission and public and set a date for a public hearing for the rezoning request for the next Planning and Zoning Commission meeting on October 23, 2024.

PLANNING & ZONING COMMISSION

Introduction

10/9/2024

Attachments: Location Map
 Rezoning request letter
 Legal Description
 Rezoning Exhibit
 Public Correspondence



**Meadow Ridge Rezoning and R-P
Master Plan Amendment
W 1st**



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

engineering – surveying

August 8, 2024

Planning and Zoning Commission
City of Cedar Falls

Re: A-1 to R-P Rezoning Request

To Whom it may concern:

On behalf of the owners of the property west of future Lake Ridge Drive, and east of the Winding Ridges Estates First Addition, and south of W. 1st Street, we would like to propose rezoning of a portion of the current A-1 Zoning District adjacent to the approved 1994 R-P plan.

In this A-1 to R-P Rezoning Request, the boundary of the 1994 R-P district will be changed, to coincide with the R-P Site Plan Amendment previously submitted. As part of that submittal, we have a new site plan showing the revised layout of buildings on the site, and incorporate the revised boundary, pending the inclusion of this A-1 to R-P zoning change. This adjustment was due to both traffic circulation in the R-P site plan which originally involved making a connection to W. 1st Street, and to avoid impacts to the stream which bisects the property.

This A-1 to R-P rezoning request dovetails with the R-P site plan amendment and provides the catalyst for the extension of Lake Ridge Drive from W. 1st Street to the owner's south property line. There was a draft Developmental Procedures Agreement addressing said extension previously submitted at part of the R-P site plan amendment. As a part of the preliminary work prior to the R-P site plan submittal, we have been in contact with Cedar Falls Utilities regarding the relocation (lowering) of the water main, electric, gas, and communications lines near the Lake Ridge and W. 1st Street intersection. We have also submitted preliminary road plans to the Cedar Falls Engineering department for their review and comment. We have also sent the layout to the Cedar Falls Fire Department and have their approval of the layout submitted. This project is within the area designated as medium density residential on the Future Land Use Map.

Thank you for your consideration,

Wendell Lupkes, P.L.S
VJ Engineering

A-1 to R-P Rezone

Legal Description

The East 300 feet of the North 724 feet of the NW 1/4 of the NE 1/4 of Section No. 10, Township 89 North, Range 14 West of the 5th P.M., In Cedar Falls, Black Hawk County, Iowa, except the North 335 feet thereof.

Thomas Weintraut

From: Len Searfoss <jeezman07@icloud.com>
Sent: Tuesday, September 24, 2024 4:28 PM
To: Thomas Weintraut
Subject: [EXTERNAL] New Appt Building Proposal

You don't often get email from jeezman07@icloud.com. [Learn why this is important](#)

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Mr Weintraut

Below is what I would ask you to submit to the City Council as our (my family's) input regarding this proposed apartment build-out.

Ladies and gentlemen of the council, esteemed colleagues, and anyone brave enough to tackle the morning drop-off line at Hansen or Holmes:

I come before you today not merely as a concerned citizen, but as someone who has had the pleasure of reading the Cedar Falls housing assessment (for fun, I assure you) and reviewing the latest proposal regarding the addition of numerous apartments in the area. While I deeply respect the creativity involved in drafting this plan, I must respectfully and humorously suggest—this is not a good idea.

In legal terms, I would argue that this proposal will be Exhibit A in a case of “Let’s Make This Area Completely Unlivable.” The sheer number of cars, children, and general infrastructural chaos would effectively turn this neighborhood into a live-action traffic jam. If you’ve ever experienced the pick-up or drop-off situation at either school, you’ll know that it currently operates on a “Lord of the Flies” traffic model. Adding more vehicles to that equation would be tantamount to public endangerment—or at least an exhibit in the court of common sense. If you personally haven’t experienced the joy of navigating the parking and drop-off lines, I highly recommend it as a sort of civic duty. It’s truly eye-opening. Now imagine adding even more to that delightful chaos. No reasonable person could conclude that cramming more bodies into this area will benefit anyone’s sanity or safety.

Furthermore, the schools—Hansen and Holmes—are already operating at near maximum capacity, both in terms of students and parents’ collective patience. Class sizes are cumbersome, to say the least. Teachers cannot be expected to take on more than they already have. Then, there’s the issue of parking, which is already beyond full, forcing people to park in the green space just to attend events. On top of those concerns, we have food prep, building resources, available space for teaching and events, and so on.

Let’s now turn to the basics of traffic management—or as I like to call it, “Chaos Theory 101.” The streets around this proposed apartment complex are already under strain and simply cannot handle the additional daily traffic. Considering the existing apartment buildings, housing developments, and recent business growth in the area, there is no room for a project of this scale. Without a sudden influx of

taxpayer dollars, it will be us, the citizens, footing the bill to repair the inevitable wear and tear on our roads and intersections. We will also be the ones paying for immediate upgrades to accommodate the increased traffic. Ironically, these roads were expanded not too long ago, and yet they're already overwhelmed by the current growth.

In closing, the list of negative impacts to real estate values, infrastructure, and general livability is as long as the line at school pick-up. So while I appreciate the thought that went into this proposal, I must respectfully suggest we put this plan where it belongs: back in the "needs a lot of work" pile.

Sincerely,
Len Searfoss

Thomas Weintraut

From: Xavier Faucon <FauconXavier@live.com>
Sent: Sunday, September 29, 2024 4:31 PM
To: Thomas Weintraut
Subject: [EXTERNAL] Rezoning Request - Meadow Ridge Development
Attachments: Sep 29 2024 - Xavier and Mariela Faucon.pdf

You don't often get email from fauconxavier@live.com. [Learn why this is important](#)

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Dear Mr. Weintraut,

As invited in your letters dated September 17 and September 19, 2024, we would like to submit the following comments in regard to the Meadow Ridge Development rezoning request--see attached pdf file. Our comments are repeated below.

Respectfully,

Xavier & Mariela Faucon
302 Winding Ridge Rd
Cedar Falls, IA 50613

Property Values

Adding a 207-units apartment complex right next to Winding Ridge Estates can only diminish our properties value.

The Fall 2024 edition of 'Currents' includes a reminder that the City of Cedar Falls has adopted regulations on nuisances, and that "one neighbor's enjoyment, safety, and property values should not be diminished by another neighbor." I would like to think the City of Cedar Falls Planning and Zoning office is also taking neighboring safety and property values into consideration when discussing rezoning requests so that they don't have to publish an erratum in an upcoming edition of 'Currents'.

Wetlands

The proposed request to rezone the property located east of Winding Ridge Estates from A-1 to R-P includes a location map and plat ("R-P Master Plan") identifying a wetland/stream impact area. It does not appear that any mitigation plan has been proposed or developed.

The very same Fall 2024 edition of ‘Currents’ mentioned above reminds that the City of Cedar Falls has two code enforcement officers whose primary task is to enforce the nuisance identified in Chapter 15 of the City Code. Although there is no mention on how Chapter 20 of the City Code is enforced, Section 20-6(d) says that “No portion of a proposed subdivision or plat shall establish building lots, streets or other facilities wholly or partially in areas that are identified as wetlands or contain characteristics of wetlands as defined herein or as defined by the United States Army Corps of Engineers.” I would hope the Cedar Falls Planning and Zoning office is taking respect of the City Code to its utmost level and will immediately reject any proposed subdivision or plat in areas that are defined as wetlands in the City of Cedar Falls.

Visual Impact

The proposed addition of five 33-units and two 21-units apartment complex appears to merely respect the minimum easement distances alongside Winding Ridge Estates. However, it does not clearly convey that the land immediately east of Winding Ridge Estates is, significantly above the Winding Ridge lots, particularly in its southern area where the proposed units are located. Where we reside, at 302 Winding Ridge Rd, the land of the proposed apartments complex is about 10-15 feet above the level of our backyard, and we assume these apartment units will be 3-story tall. No mitigation measure has been undertaken to minimize the visual impact of these apartment literally “towering” the Winding Ridge Estates lots.

In comparison, the nearby Thunder Ridge Blvd. apartment complex is comprised of 3-story buildings, with half-sunken first level. The elevation of the land where these units are located is, if anything, lower than the surrounding residential areas. In addition, a minimum of one street width separates the apartment complex from the surrounding residences.

School District Impact

The addition of 207 apartments will result in the addition of 60 to 100 children of school age. I believe Hansen, the Elementary School deserving this area, does not have much, if any, extra capacity available. This is not a new topic in Cedar Falls, and it is part of the reasons that led to the opening of the new Aldrich elementary school.

Where is the (elementary) school rezoning plan designed to accommodate the addition of these 207 apartments?

Proposed PC-2 Area

The R-P Master Plan identifies proposed PC-2 (planned commercial) areas east of the proposed R-P site.

We believe it is common knowledge that the Thunder Ridge Mall has been struggling to maintain viable businesses in this area of the City of Cedar Falls. How is adding more commercial or business sites a solution to this problem? Shouldn’t the Planning and Zoning Commission prioritize potential solutions, such as improving the connections of the immediate surrounding residential areas to these businesses instead of “throwing more” valuable land onto the problem?

One solution would be to consider the proposed PC-2 areas for multi-family residential usage instead—in other words, moving the entire proposed apartment complex east, within walking distance of the existing local businesses. We would think having direct walking access to the Fareway Grocery Store and Walgreens

Pharmacy on the east side, and a “green” area on the west side will make this multi-family apartment complex much more attractive to new residents.

Furthermore, the recent Arabella Apartments complex located at the angle of West 1st Street and Clay Street, and other comparable buildings in several cities in Iowa show how residential and businesses areas can be combined into attractive business & multi-family resident buildings.

Lake Ridge Drive street

The proposed R-P site would be accessed from a new street, Lake Ridge Drive.

As noted above, despite the proximity of available local businesses, such as the Fareway Grocery Store, it is quite surprising that the only way to access those nearby businesses from the new multi-family apartment complex would be for the residents to take their car, merge onto the upcoming (high-speed) traffic of West 1st Street, and drive the few hundred yards separating them from the Thunder Ridge business area. How can this be considered good planning?

Again, moving the entire proposed multi-family apartment complex east would solve this very undesirable consequence of “isolating” the Meadow Ridge residents. Access to the apartment complex could be provided from the existing White Tail Dr. instead of creating a new Lake Ridge Drive street and a potentially dangerous intersection with West 1st Street. Direct walking access to the Thunder Ridge businesses would be provided, and a natural “green” area buffer would be maintained on the west side, benefiting the new multi-family complex as well as the Thunder Ridge Seniors apartment residents.



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Thom Weintraut, AICP, Planner III
DATE: October 9, 2024
SUBJECT: R-P District Master Plan Amendment for Meadow Ridge (MP24-004x)

REQUEST: To Amend the Planned Residence District (R-P) Master Plan for Meadow Ridge.

PETITIONER: ME Associates LLC, Applicant & Owner; VJ Engineering, Project Engineer

LOCATION: South side of W 1st Street, east of Winding Ridge Estates

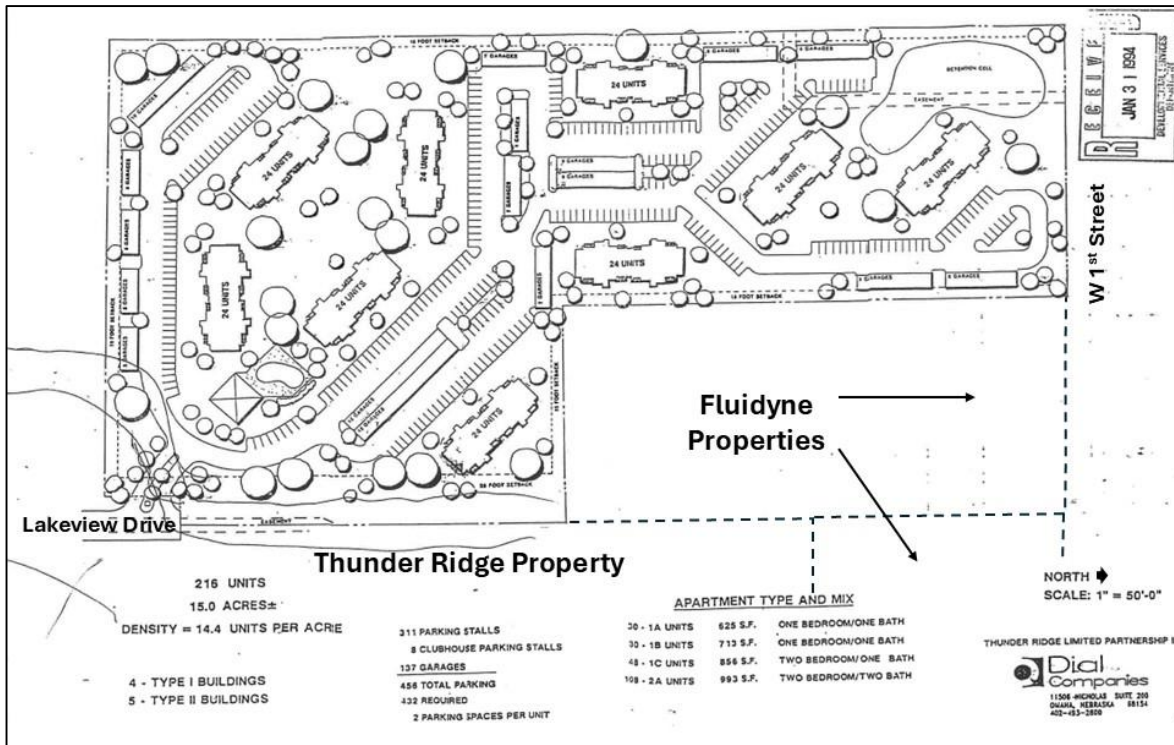
PROPOSAL

The proposal is to amend an R-P Master Plan that was approved August 8, 1994. The amendment includes adding 2.68 acres to the R-P Master Plan (see RZ24-003), reconfiguring the layout of the site to better address the environmental features, and allowing for a future professional or medical office use to the area abutting W 1st Street. The project will require the extension of Lake Ridge Drive from W 1st Street to the southern property line to provide adequate street access.

BACKGROUND

The property was annexed into Cedar Falls in 1971. In 1979, the property was rezoned to S-1 Shopping Center District along with the area to the east (Thunder Ridge) up to Magnolia Drive. In 1992, the Dial Companies and Thunder Ridge Limited Partnership submitted plans for a major shopping mall on the property to the east and a 216-unit multi-family residential plan for this area. The Planning and Zoning Commission approved the plan, but the proposal did not receive City Council approval due to unsuccessful attempts to structure an acceptable developmental procedures agreement.

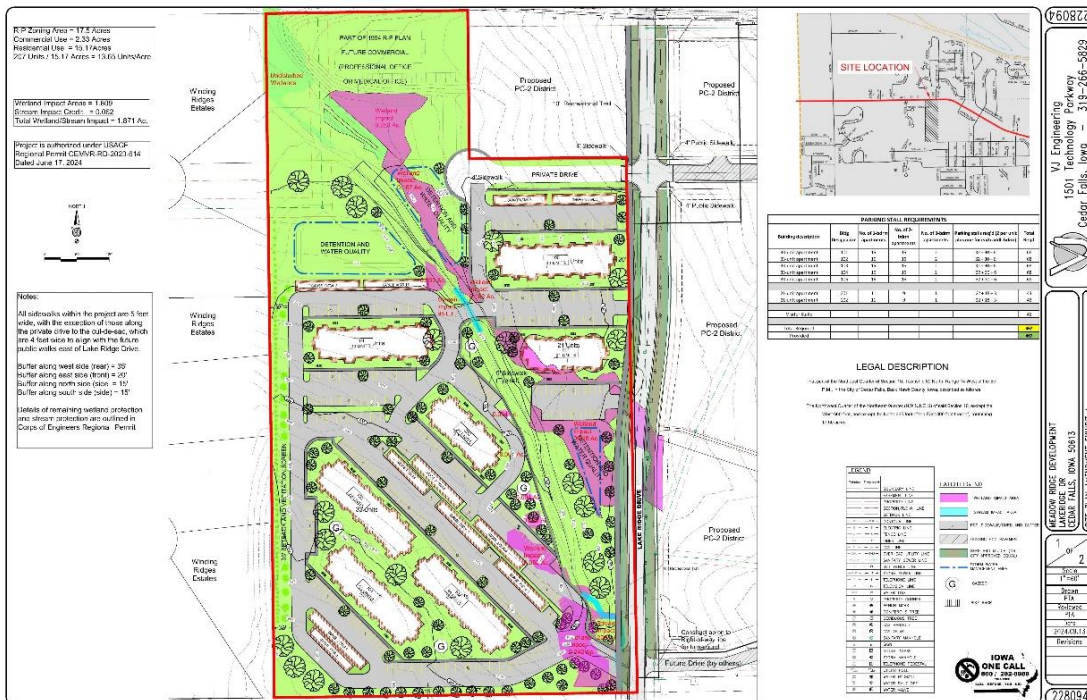
In 1996, a request to rezone this parcel to R-P Planned Resident District was approved for Lake View Apartments (since renamed to Meadow Ridge Development) containing 9 three-story buildings with a total of 216 units on 15 acres. The access to the site was to be provided by an extension of what was then known as Lakeview Drive from the south property boundary to the entrance and there was no access to be provided from W 1st Street. A copy of that plan is shown below and larger copy of the of the 1994 R-P Site Plan is attached with the packet.



In 2019, ME Associates, LLC acquired this property along with the remaining holdings of Thunder Ridge Development, LLC which included the Fluidyne properties. In 2021, ME Associates, LLC, brought forth a proposal to rezone the S-1 Shopping Center District property and the former Fluidyne properties to PC-2 Planned Commercial District. This request was never approved by City Council due to issues associated with the Lake Ridge Drive extension and the phasing of the development.

ANALYSIS

The R-P Master Plan, approved in 1994, included 216 dwelling units within 8 multi-unit buildings with a density of 14.4 units/acre. The proposed amendment to the master plan includes 207 dwelling units within 7 buildings, with a total density of 11.2 units/acres, a reduction in both units and density.



This plan amendment incorporates an office use located at the northwest corner of the development. The R-P Planned Residence District allows no more than 15 percent of a planned residence district to be used for commercial purposes. The proposal shows an area of 2.33 acres or 13.3 percent of the development. In addition, no permit for a commercial building can be issued until 25 percent of the district has been developed for residential uses. The commercial site will be accessed from a private street that will be internal to the proposed development and will align with a proposed future extension of Whitetail Drive. Staff notes that this private street extension should be built to SUDAS standards and include sidewalks on both sides of the street, since it will carry traffic for both the multi-family development and commercial development. The plan shows a conceptual footprint for an office building with associated parking area located toward the eastern edge of the development leaving the western half as undisturbed wetland and natural area. This will provide a buffer between the office building and Winding Ridge Estates. When a more detailed site plan is submitted for development of the commercial building, a significant buffer should be maintained with adequate landscaping to screen parking areas and commercial activity.

The purpose of the R-P Planned Residence District is to permit integrated multiuse residential neighborhoods and to provide for orderly planned growth of residential developments on larger tracts of land. It is also intended that such the R-P Planned Districts be designed with recognized principals of civic design, land use planning and landscape architecture. The following analysis compares the revised plan to the previously approved plan with regard to protection of sensitive environmental areas, stormwater management, traffic and pedestrian circulation, and proposed amenity space to support the future residents of the development.

Residential Density and Perimeter Setback Requirements

The R-P Planned Residence District uses the R-4 Residence District for development standards such as density and setbacks. The R-4 Residence District standards require a minimum of 850 square feet or lot area per unit. This proposal is well below the maximum density allowed in the R-D District.

In addition, the 2012 Comprehensive Plan Future Land Use Map show this property as Medium Density Residential which limits the density to no more than 12 units per acre. The proposal has a density of 11.2 units. The previous R-P Plan, approved in 1994, approved a density of 14.7 units per acre.

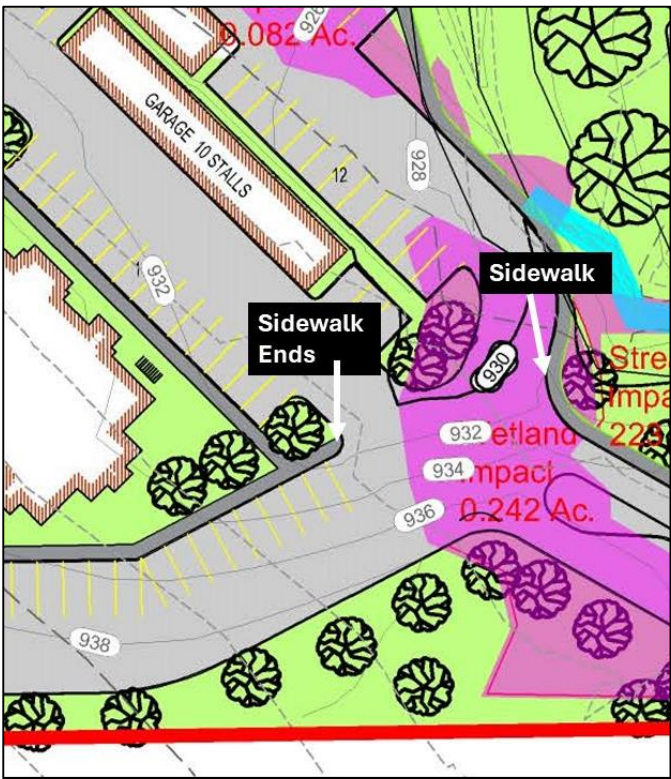
The R-P District also requires a buffer of open space or screening based on the required yards in the R-4 District. These buffers shall not contain any structures or hard surfaces. Below are the buffer standards:

- 20 feet for front yards - W 1st Street and Lake Ridge Drive.
- 15 feet for side yards – property to the south.
- 35 feet for rear yards – Winding Ridge Estates.

The developer meets the minimum buffers as require. The current R-P plan is approved with a 15 foot buffer around the entire site.

Sensitive Environmental Areas

There are delineated wetland areas shown on the site plan that will be impacted by the development and stormwater facilities. The U. S. Army Corp of Engineers have reviewed and approved a mitigation plan for 1.8 acres of wetland and 0.06 acres of stream area that will be removed so the land can be developed. The mitigation plan requires the developer to purchase 1.8 acres of wetland credits and 1,481 stream credits from an approved wetland and stream mitigation bank in the service area of the impacts. Even though the wetlands will be removed, a stream channel will be maintained as a natural drainageway through the property. When detailed site plans are submitted for review, this stream channel and an appropriate buffer should be identified with details on how this area will be protected over time.



Stormwater Management

The areas shown on the master plan are preliminary calculations based on the proposed design. A detailed stormwater management plan must be provided with the preliminary plat, and if any major changes to the site layout are required to meet the stormwater regulations, the master plan may need to be amended to accommodate those changes.

Traffic and Pedestrian Circulation

Development of the property requires the construction of Lake Ridge Drive from W 1st Street to the southern boundary of the development site to provide adequate public street access. The developmental procedures agreement required for the R-P District Plan will address the necessary platting and construction of the road infrastructure necessary to support this development. The developer has not decided on whether the development will be completed in phases. Regardless, a preliminary and final plat and construction of Lake Ridge Drive to the southern boundary of the site and extension of associated utilities will be required prior to approval of any building permits for development on the R-P site. The timing of these processes and construction of the street will be included in the developmental procedures agreement.

The access to the development will be provided by three private drives connecting to Lake Ridge Drive. There are two internal access drives that will cross the stream channel and they are included in the stream mitigation plan. In addition to the above mentioned access points there is a single parking lot with the entrance connecting to Lake Ridge Drive.

An internal network of sidewalks will be required throughout the site to provide access for pedestrians to and between buildings, to parking areas, to amenities and connections to public sidewalks. The developer has provided a preliminary plan for sidewalks, but it is not complete as details like entrances to buildings and specific routes will not be determined until detailed

building and site plans are submitted. Staff notes some issues with how the sidewalks are currently shown, but these can be addressed at site plan review. For example, sidewalks are on the perimeter of the building sites and not providing clear pedestrian crossings to and between the buildings. For instance, on the image to the right, there is a sidewalk shown along north side of the south entrance from Lake Ridge Drive, but there is no clear pedestrian connection to the building site to the west. There is also no sidewalk shown along the north side of the private drive. All sidewalks and paths will need to conform with ADA standards and will be reviewed with the site plan(s).

Open Space and Amenities

The proposal shows landscape buffering along the west side of the site that abuts Winding Ridge Estates. The number of plantings appears to be adequate; however, no specific details have been provided on the plantings. Staff would recommend that the buffer opposite of the parking areas and garages be planted with evergreen trees to provide both privacy and noise reduction for those areas. The area where the proposed office use is shown will have buffering provided by the undisturbed wetland area. Robust landscaping in the buffer along the southern boundary of the site should also be provided, since the area to the south is platted but not yet developed for lower density residential buildings (1-4 dwelling units per building).

Character of the Development

The proposal features three-story buildings, which are designed with a mixture of brick, EIFS, and cement board siding for cladding and accents with metal awnings and canopies and flat roofs. The building has alternating bays that project where balconies are located and at the main entrances. The developer has provided architectural renderings of the proposed buildings which are included in your packet. One of those renderings is shown below. The detailed building designs will be reviewed with the site plans, which will require P&Z and Council review and approval.



Summary

The proposed amendments to the approved R-P plan include a reconfiguration of the layout of the buildings and the drives in order to better address the environmentally sensitive areas of the site. The amended plan is reduced in overall residential density and the wider buffer areas and enhanced landscaping will provide a good transition between the lower density residential area to the west and south. Once Lake Ridge Drive is constructed, the site will have good access to public streets. If the area to the east is developed with neighborhood-serving

commercial uses as anticipated, the future residents of this development will have goods and services within walking distance. The recently completed housing needs study indicates a need for a variety of housing types throughout the community to meet current and future needs. Construction of Lake Ridge Drive will open up possibilities for additional development to the south and east.

Staff notes that the amended R-P Master Plan cannot be approved until the rezoning of that portion of the proposed development still zoned as A-1 Agriculture District is approved.

PUBLIC NOTICE

City staff mailed letters to the surrounding property owners on September 17 and 19, 2024, notifying them of the R-P Master Plan amendment request.

TECHNICAL COMMENTS

Many of the technical issues will be addressed with the subdivision platting process and the developmental procedures agreement, while others are items that will need to be shown in more detail on the site plans when they are submitted for review. Again, this amendment to the R-P Master Plan is contingent on approval of the rezoning, which is detailed in a separate staff report under case #RZ24-003. Conditions of approval that will need to be addressed in the developmental procedures agreement, include:

1. A subdivision will be required to combine this property with the property rezoned from the A-1 to R-P (RZ24-003) to the north and to establish the ROW for Lake Ridge Drive, which must be constructed from 1st Street to the southern boundary of the property prior to development of the subject property.
2. The existing water and sewer lines will need to be reconstructed during the Lake Ridge Drive construction and new easements will need to be established. The existing utilities will need to be disconnected and removed from the existing easements (see additional comments by CFU). This should include the details on the timing of the infrastructure connections.
3. Detailed site plans will be required prior to development on the R-P site and must be reviewed and approved by the Planning and Zoning Commission and City Council.

The following are comments from CFU.

Cedar Falls Utilities (CFU) has reviewed the rezoning request and RP amendment for Meadow Ridge and has no objections. There are existing water, electric, gas, and communication utilities that will need to be relocated at Developer expense to facilitate the connection of Lake Ridge Drive to W 1st Street. 12' water mains will need to be installed on Lake Ridge, the stubs laying west for the new development, and the water connecting to the existing 12' main at the west side of Thunder Ridge. Valving and hydrant locations will be finalized with the submitted construction plans.

Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The developer is responsible for the construction of a properly sized water system throughout the proposed addition from the existing 12" water main on W 1st Street and the existing 8" water main on Whitetail Drive. The water system

within the property will be privately owned and maintained while the water main along Lake Ridge Drive will be publicly owned and maintained. Included in the installation are valves, fire hydrants and water service stubs for the new lots. The developer will need to make refundable investments for the installation of the electric and gas utilities to and throughout the addition. For a ten-year period after the installation, CFU will refund a portion of the refundable investment based upon the number of new service connections to the electric and gas distribution system. There is no interest paid on the refundable investment and the total refund will not exceed the original investment amount. Total refund of the electric refundable investment is unlikely due to the large cost increases in electrical equipment. CFU will install the communication utility to serve the addition.

STAFF RECOMMENDATION

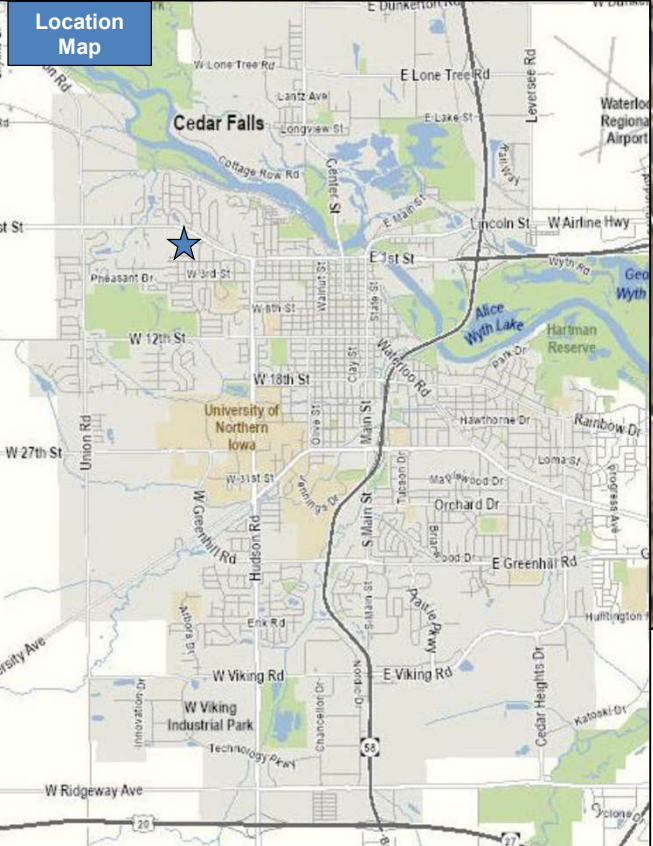
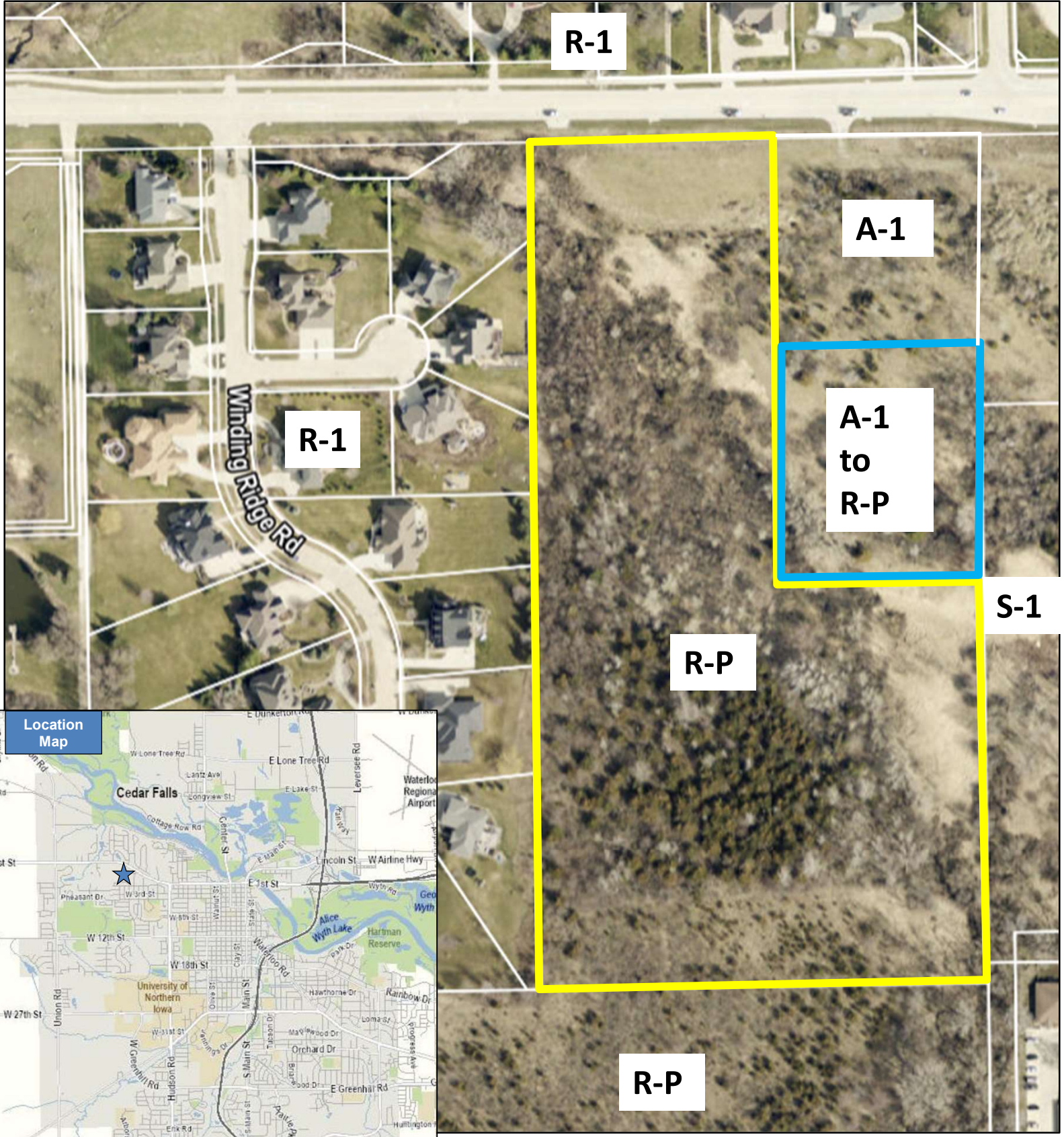
Gather any comments from the Planning and Zoning Commission and continue the discussion to the next Planning and Zoning Commission meeting on October 23, 2024 the recommended date for the public hearing for the rezoning from A-1 Agriculture to R-P Planned Residential, Case No. RZ24-003.

PLANNING & ZONING COMMISSION

Introduction

10/9/2024

Attachments: Location Map
 Master Plan amendment request letter
 1994 approved Master Plan
 Proposed Master Plan
 Preliminary Architecture Drawings



**Meadow Ridge Rezoning and R-P
Master Plan Amendment
W 1st**



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

engineering – surveying

July 26, 2024

Planning and Zoning Commission
City of Cedar Falls

Re: Major R-P Site Plan Amendment

To Whom it may concern:

On behalf of the owners of the property west of future Lake Ridge Drive, and east of the Winding Ridges Estates First Addition, and south of W. 1st Street, we would like to propose a major revision of the approved 1994 R-P plan.

In this R-P Site Plan Amendment, the boundary of the 1994 R-P district is changed, as well as the building sizes and circulation. These changes were necessary to comply with the changes in regulations and requirements over the past 30 years. As part of the submittal, we have a new site plan showing the revised layout of buildings on the site, the revised boundary, now pulled back south from W. 1st Street to provide a straight north line of the R-P district. This adjustment was due to both the difficulty of making a connection to W. 1st Street, as originally planned, and to avoid impacts to the stream which bisects the property. The wetlands have been delineated multiple times over the years, and with each delineation they have been shrinking in coverage area. For that reason, we have applied for and received a Regional Permit from the Corps of Engineers to purchase wetland credits to mitigate the “lesser-quality” wetlands off-site. We will discuss in more detail the information regarding the causes of the wetland hydrology related to leaking sanitary sewer lines, their repair in 2013, and impacts of those repairs causing reductions in impact area.

Included in this submittal are a number of reports, studies, permits, plans, renderings, and a draft agreement for the extension of Lake Ridge to the southern line of the owner’s property. They include the following:

- 1) Original 1994 R-P Resolution, Site Plan, Development Agreement
- 2) R-P Site Plan Amendment Site Plan
- 3) Traffic Impact Study - by Traffic Impact Group, LLC – June 26, 2020
- 4) Meadow Ridge Environmental Report – by Terracon – Sept. 26, 2023
- 5) Phase 1 Cultural Resources Investigation – by Bear Creek – Sept 29, 2023
- 6) Revised R-P Site Layout with Wetland Impact – by VJ Engineering – July 1, 2024
- 7) Regional Permit - Corps of Engineers - USACE Permit # is CEMVR-RD-2023-614
- 8) Preliminary Plans for Lake Ridge extension with utilities
- 9) Renderings and architectural drawings for apartments
- 10) Draft Developmental Procedures Agreement for the extension of Lake Ridge Drive

The R-P Site Plan Amendment was developed utilizing the original plan approved by the City of Cedar Falls in 1994. Understandably, a number of things have changed over the last 30 years since the original plan was approved. Not least among them is the federal and city regulations concerning wetlands. Cedar Falls proactively protects wetlands, with an allowance for mitigation when the wetlands are determined to be of "lesser quality" or to be "less critical". The wetlands delineated on the R-P site plan are definitely "lesser quality", as illustrated on the Chronological Wetlands Delineation Exhibit. The wetlands have been delineated numerous times over the years, by various environmental firms, under the direction of various predecessors in title to the current owners. In addition, as part of the Thunder Ridge Senior housing project in 2012, the City required replacement of approximately 300' of public sanitary sewer prior to approval of that project. The next wetland delineation was in 2014 and showed a significant reduction in wetland area. That reduction in wetland area, along with the email from the City regarding sewerage overflows, caused us to test a theory that the sewer line was impacting the wetlands, and had the groundwater tested for caffeine. The result showed caffeine, not a naturally occurring element in groundwater, was present at all locations tested. This means that the wetland area was in part due to the leaking and overflowing sanitary sewer line. Most of that 1970's sewer line is still in service but is proposed to be replaced as part of the Lake Ridge extension.

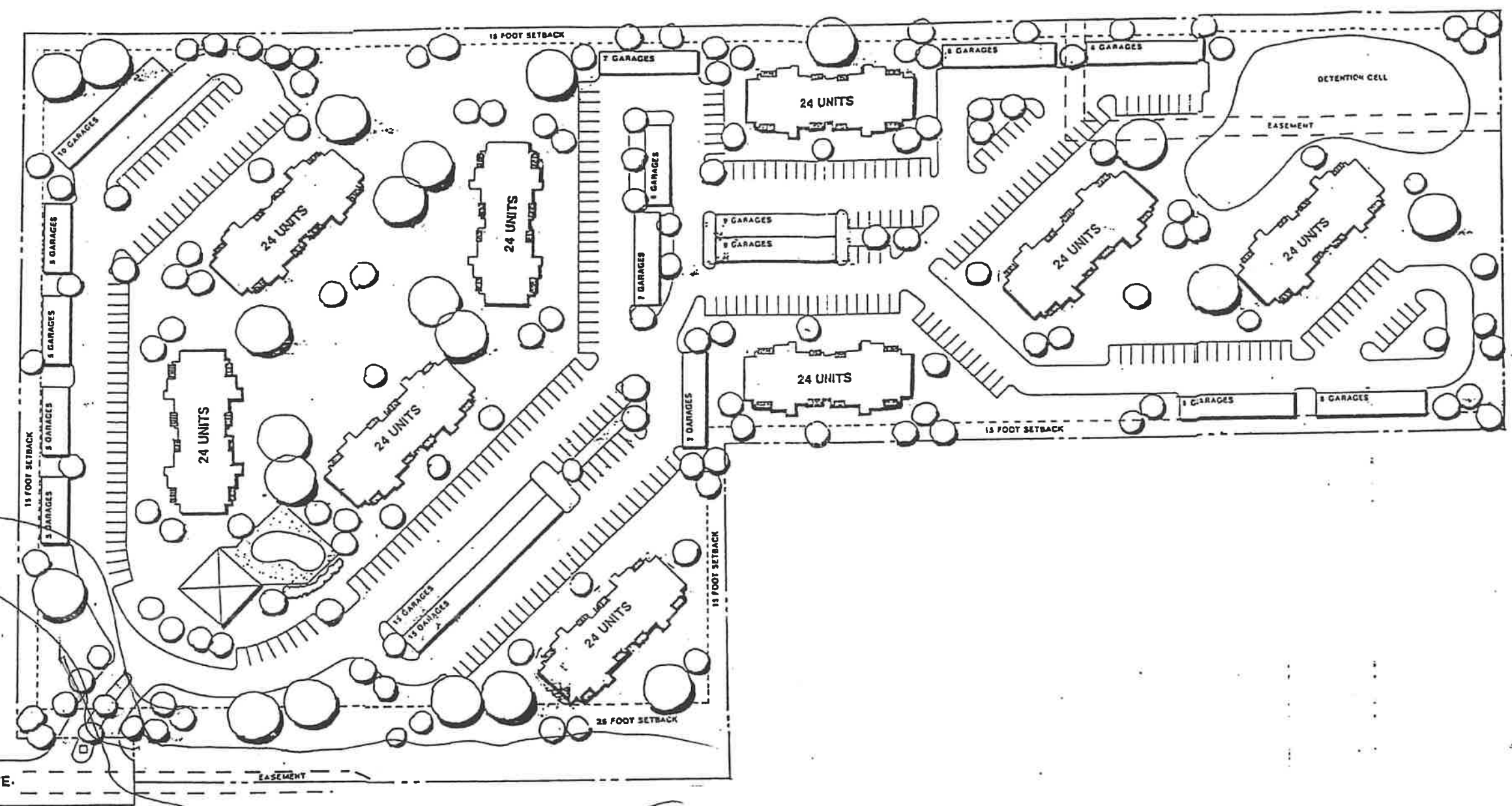
The Corps of Engineers has been familiar with this property since at least 2011, with the same permitting official(s) for this development. In addition to the wetland delineation, we were required to conduct an archeological investigation and an endangered species evaluation, both of which are included in this submittal. The Corps has issued a Regional Permit for this project, which allows us to provide mitigation for disturbed wetlands in a wetlands bank by purchasing credits. In addition, it sets requirements for protection of the stream not impacted by the project and limits tree removal to avoid disturbance of the long-eared bat habitat.

This R-P project provides the catalyst for the extension of Lake Ridge Drive from W. 1st Street to the owner's south property line. There is a draft Developmental Procedures Agreement addressing said extension. As a part of the preliminary work prior to this submittal, we have been in contact with Cedar Falls Utilities regarding the relocation (lowering) of the water main, electric, gas, and communications lines near the Lake Ridge and W. 1st Street intersection. We have also submitted preliminary road plans to the Cedar Falls Engineering department for their review and comment. And we have sent the layout to the Cedar Falls Fire Department, and have their approval of the layout submitted. Also, this project is within the area designated as medium density residential on the Future Land Use Map.

It has been a long path since the 1994 R-P approval by the City of Cedar Falls. There have been several changes in ownership, changes in the local and federal regulations regarding wetlands, and obviously changes in City administration and the Planning & Zoning Commission. We are ready to answer any questions regarding this site plan amendment, and look forward to productive conversations toward the end goal of providing this residential development for the benefit of all of Cedar Falls.

Wendell Lupkes, P.L.S
VJ Engineering

Cl-962



RECEIVED
 JAN 31 1994
 DEVELOPMENTAL SERVICES
 DEPARTMENT

CONCEPTUAL SITE PLAN
 JANUARY 19, 1994

LAKEVIEW APARTMENTS
 CEDAR FALLS, IOWA.

Randy Slack
 ARCHITECTS
 403 North 15th Street - Suite 200
 Des Moines, Iowa 50319 - (515) 281-4444

LAKEVIEW DRIVE

216 UNITS

15.0 ACRES ±

DENSITY = 14.4 UNITS PER ACRE

- 4 - TYPE I BUILDINGS
- 5 - TYPE II BUILDINGS

- 311 PARKING STALLS
- 8 CLUBHOUSE PARKING STALLS
- 137 GARAGES
- 456 TOTAL PARKING
- 332 REQUIRED
- 2 PARKING SPACES PER UNIT

APARTMENT TYPE AND MIX

30 - 1A UNITS	625 S.F.	ONE BEDROOM/ONE BATH
30 - 1B UNITS	713 S.F.	ONE BEDROOM/ONE BATH
48 - 1C UNITS	856 S.F.	TWO BEDROOM/ONE BATH
108 - 2A UNITS	993 S.F.	TWO BEDROOM/TWO BATH

NORTH 0
 SCALE: 1" = 50'-0"

THUNDER RIDGE LIMITED PARTNERSHIP II

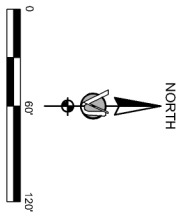
Dial Companies
 11506 NICHOLAS SUITE 200
 OMAHA, NEBRASKA 68154
 402-493-2800

NO. OF UNITS	216
DATE	1/19/94
REVISION	
BY	
CHECKED	

R-P Zoning Area = 17.5 Acres
 Commercial Use = 2.33 Acres
 Residential Use = 15.17 Acres
 207 Units / 15.17 Acres = 13.65 Units/Acre

Wetland Impact Areas = 1.809
 Stream Impact Credit = 0.062
 Total Wetland/Stream Impact = 1.871 Ac.

Project is authorized under USACE
 Regional Permit CEMV/R-RD-2023-614
 Dated June 17, 2024

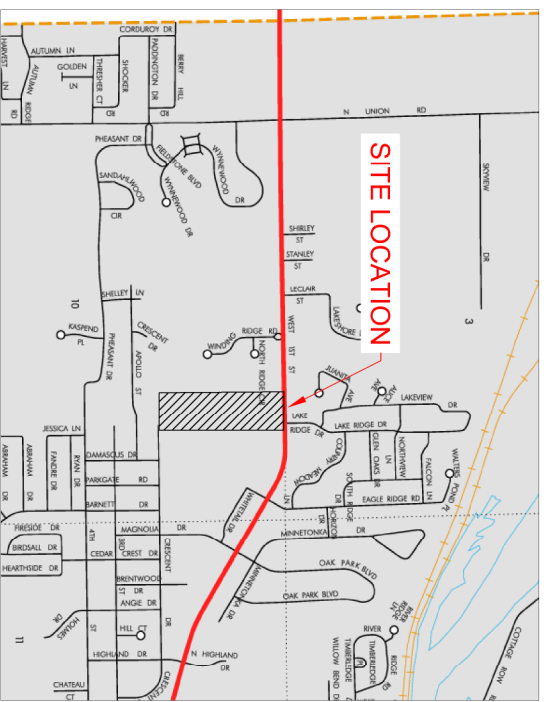


Notes:

All sidewalks within the project are 5 feet wide, with the exception of those along the private drive to the cul-de-sac, which are 4 feet wide to align with the future public walks east of Lake Ridge Drive.

- Buffer along west side (rear) = 35'
- Buffer along east side (front) = 20'
- Buffer along north side (side) = 15'
- Buffer along south side (side) = 15'

Details of remaining wetland protection and stream protection are outlined in Corps of Engineers Regional Permit



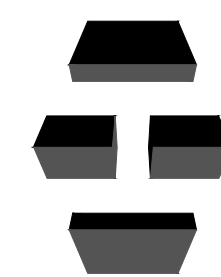
PARKING STALL REQUIREMENTS					
Building description	Build Designation	No. of 1-bdrm apartments	No. of 2-bdrm apartments	No. of 3-bdrm apartments plus one for each addl. bdrm)	Total Req'd
33-unit apartment	101	16	15	2	32 + 30 + 6
33-unit apartment	102	16	15	2	32 + 30 + 6
33-unit apartment	103	16	15	2	32 + 30 + 6
33-unit apartment	104	16	15	2	32 + 30 + 6
33-unit apartment	105	16	15	2	32 + 30 + 6
21-unit apartment	201	11	9	1	22 + 18 + 3
21-unit apartment	202	11	9	1	22 + 18 + 3
Visitor Stalls					41
Total Required					467
Provided					467

LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 10, Township 89 North, Range 14 West of the 5th P.M., in the City of Cedar Falls, Black Hawk County, Iowa, described as follows:
 The Northwest Quarter of the Northeast Quarter (NW 1/4, NE 1/4) of said Section 10, except the West 560 feet, and except the North 335 feet of the East 300 feet thereof, containing 17.50 acres.

LEGEND	
Existing Proposed	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	SECTION/R.O.W. LINE
---	SETBACK LINE
---	CONTOUR LINE
---	ELECTRIC LINE
---	FENCE LINE
---	FIBER LINE
---	GAS LINE
---	OVERHEAD UTILITY LINE
---	SANITARY SEWER LINE
---	SILT FENCE LINE
---	STORM SEWER LINE
---	TELEVISION LINE
---	WATER LINE
---	PROPERTY CORNER
---	BENCH MARK
---	CONCRETE TREE
---	DECIDUOUS TREE
---	GAS MANHOLE
---	SANITARY MANHOLE
---	SIGN
---	STORM INTAKE
---	STORM MANHOLE
---	TELEPHONE PEDestal
---	UTILITY POLE
---	WATER HOB/ANT
---	WATER SHUT OFF
---	WATER VALVE

IOWA ONE CALL
 800 292-8989
 CALL BEFORE YOU DIG



A NEW APARTMENT COMPLEX
MEADOW RIDGE

BUILDINGS 'A' & 'B'

CEDAR FALLS, IOWA

DEVELOPER	GENERAL CONTRACTOR	ARCHITECT	CIVIL ENGINEER	LANDSCAPE	STRUCTURAL ENGINEER	MECH. & ELEC. ENGINEER
AMERICAN DEVELOPMENT CORP. SPRINGVILLE, UTAH <small>PACKER MORLEY</small>	M-13 CONSTRUCTION SPRINGVILLE, UTAH	HARRIS ARCHITECTURE OREM, UTAH 801.377.6303 <small>BRET J. HARRIS (801) 567-8840</small>	VJ ENGINEERING CEDAR FALLS, IOWA 319.266.5829	T.B.D.	T.B.D.	T.B.D.

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.
PLOT DATE: 7/11/2024 \\harris_synology\Draws\ACD\M13\APARTMENT BUILDINGS\CEDAR FALLS\DWG\FBLOG-A_A01-1.dwg



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PLOT DATE: 7/11/2024 \\harris_synology\Drawings\APARTMENT BUILDINGS\CEDAR FALLS\BID\04_A_01-1-1.dwg



1 33 UNIT - LEVEL 1 - FLOOR PLAN (LEVEL 2 & 3 SIMILAR)

SCALE: 1/8" = 1'-0"

LEVEL 1 FLOOR PLAN
ELEV. 100'-0" (DATUM)
SEE CROSS SECTIONS

SEE CIVIL DRAWINGS FOR EXTERIOR GRADES, CURBS, SIDEWALKS, AND OTHER SIMILAR SITE ELEMENTS

APARTMENTS: (11 UNITS)	8,895 SF
ACCESSIBILITY:	261 SF
COMMON CORRIDOR & STAIRS:	2,313 SF
TOTAL FLOOR AREA:	11,485 SF



ALUMINUM STOREFRONT

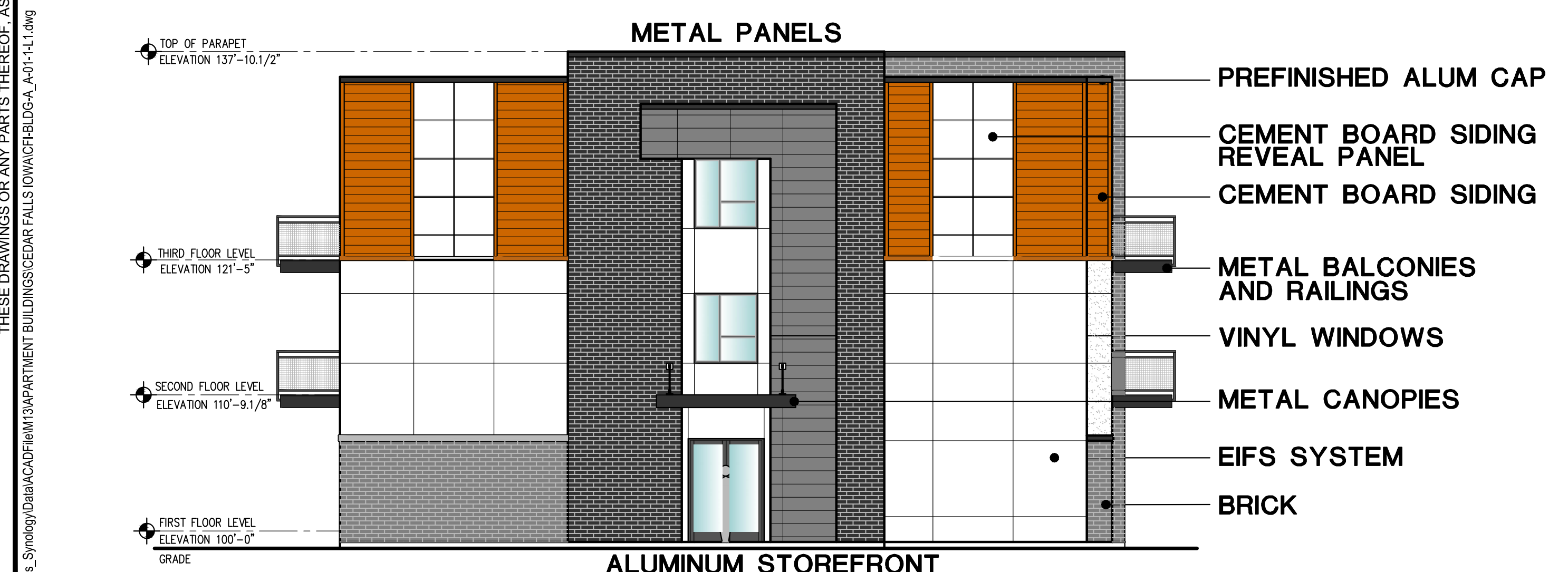
FRONT ELEVATION

SCALE: 1/8" = 1'



REAR ELEVATION

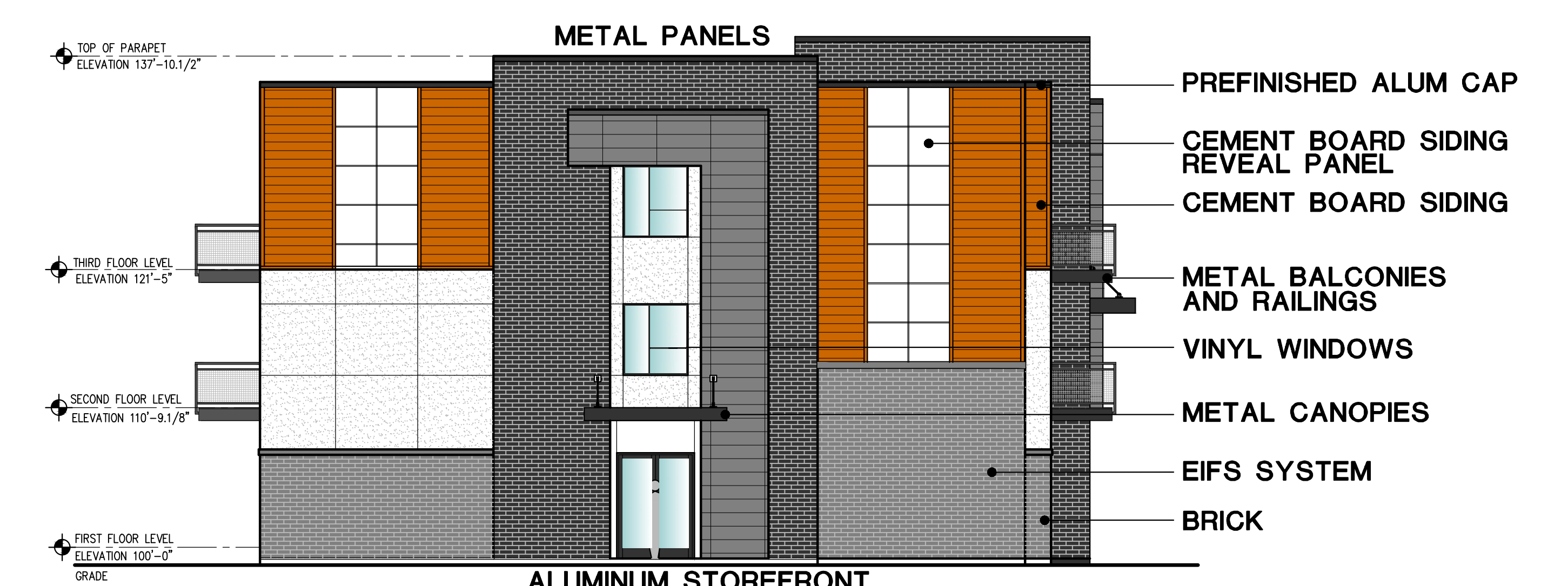
SCALE: 1/8" = 1'



ALUMINUM STOREFRONT

RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'



ALUMINUM STOREFRONT

LEFT SIDE ELEVATION

SCALE: 1/8" = 1'

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.

LEVEL 1 FLOOR PLAN
ELEV. 100'-0" (DATE)
SEE CROSS SECTIONS
SEE CIVIL DRAWINGS FOR EXTERIOR
GRASS, CURBS, SIDEWALKS, AND
OTHER SIMILAR SITE ELEMENTS



1 21 UNIT - LEVEL 1 - FLOOR PLAN (LEVEL 2 & 3 SIMILAR)

SCALE: 1/8" = 1'-0"

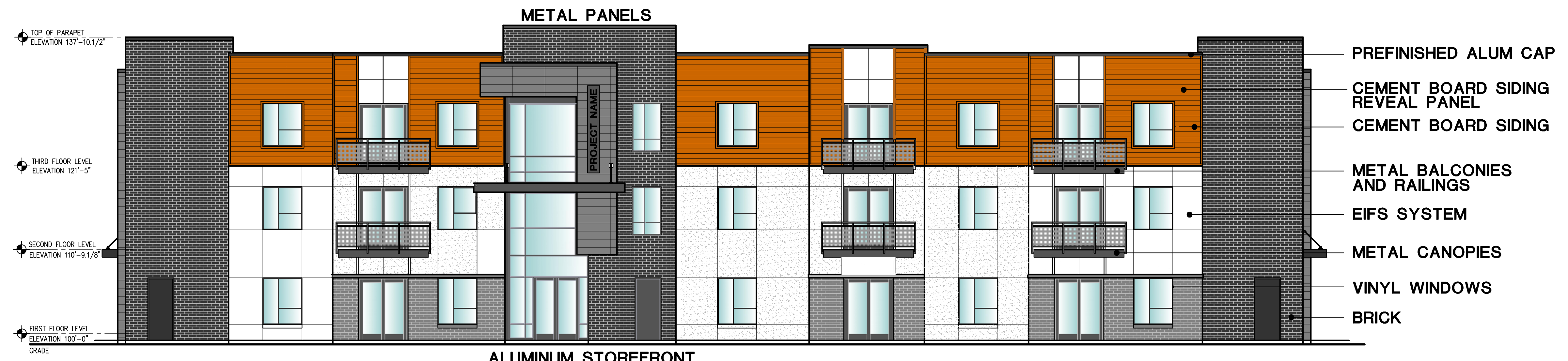
LEVEL 1 FLOOR PLAN
ELEV. 100'-0" (DATUM)
SEE CROSS SECTIONS

SEE CIVIL DRAWINGS FOR EXTERIOR
GRACES, CURBS, SIDEWALKS, AND
OTHER SIMILAR SITE ELEMENTS

APARTMENTS: (7 UNITS PER FLOOR)	5,815 SF
ACCESSORY:	281 SF
COMMON CORRIDOR & STAIRS:	2,022 SF
TOTAL FLOOR AREA:	7,842 SF

TOTAL APARTMENTS: (21 UNITS; 7 PER FLOOR)	17,445 SF
TOTAL ACCESSORY:	783 SF
TOTAL COMMON CORRIDOR & STAIRS:	6,081 SF
BUILDING TOTAL FLOOR AREA:	24,309 SF

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.
PLOT DATE: 7/11/2024 I:\Harris_Synology\Draws\ACD\M13\APARTMENT BUILDINGS\CEDAR FALLS\DWG\A1.3.dwg



ALUMINUM STOREFRONT
FRONT ELEVATION

SCALE: 1/8" = 1'

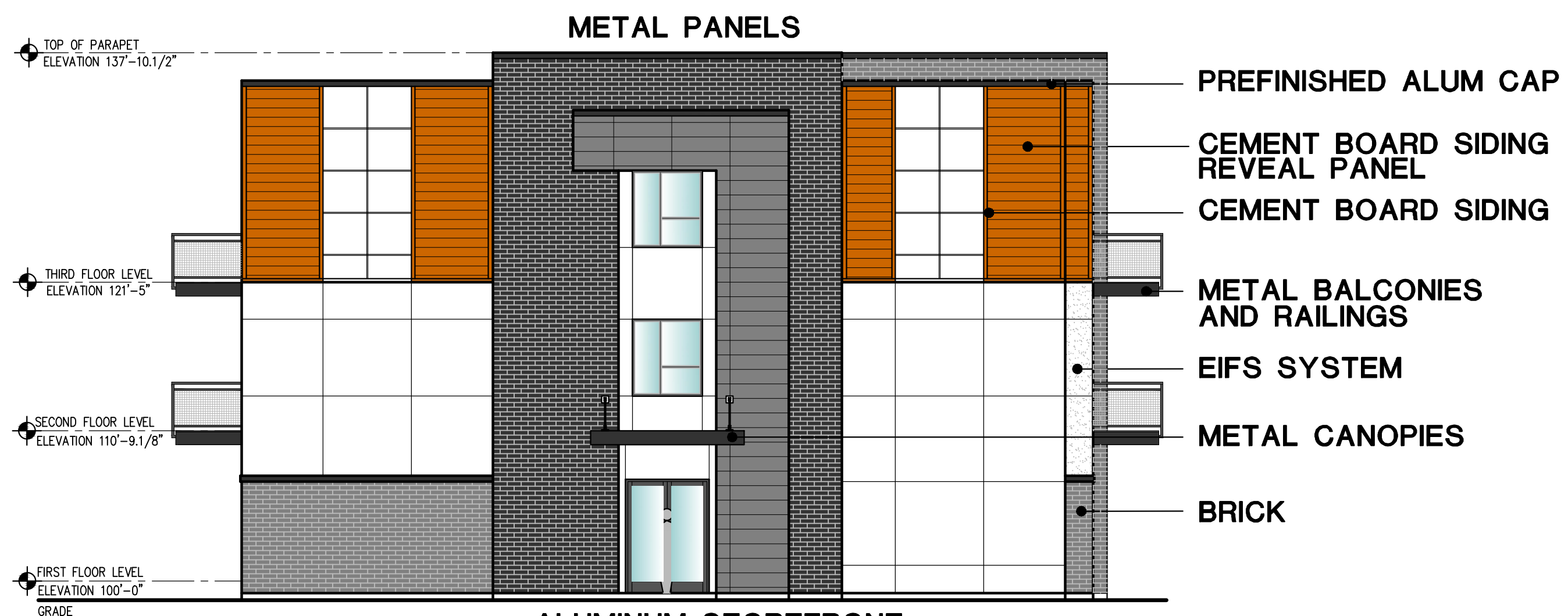
- PREFINISHED ALUM CAP
- CEMENT BOARD SIDING REVEAL PANEL
- CEMENT BOARD SIDING
- METAL BALCONIES AND RAILINGS
- EIFS SYSTEM
- METAL CANOPIES
- VINYL WINDOWS
- BRICK



REAR ELEVATION

SCALE: 1/8" = 1'

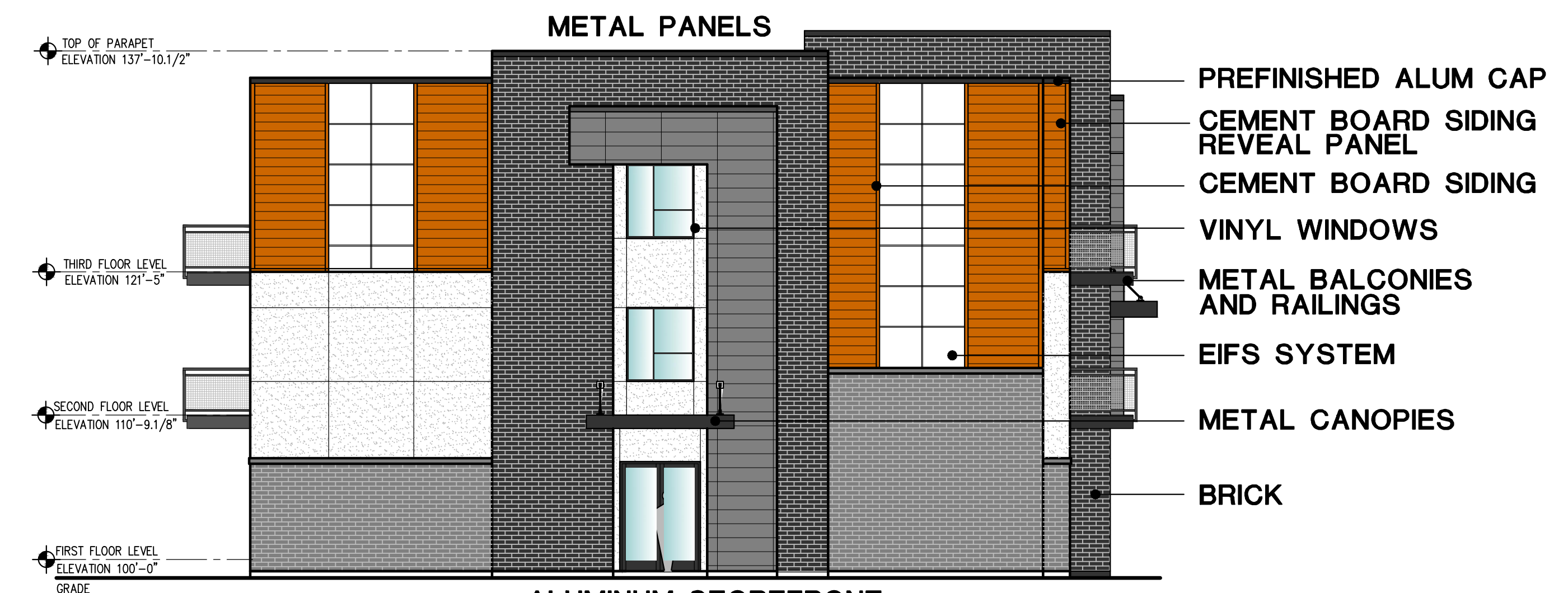
- PREFINISHED ALUM CAP
- CEMENT BOARD SIDING REVEAL PANEL
- CEMENT BOARD SIDING
- METAL BALCONIES AND RAILINGS
- EIFS SYSTEM
- METAL CANOPIES
- VINYL WINDOWS
- BRICK



ALUMINUM STOREFRONT
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'

- PREFINISHED ALUM CAP
- CEMENT BOARD SIDING REVEAL PANEL
- CEMENT BOARD SIDING
- METAL BALCONIES AND RAILINGS
- EIFS SYSTEM
- METAL CANOPIES
- BRICK



ALUMINUM STOREFRONT
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'

- PREFINISHED ALUM CAP
- CEMENT BOARD SIDING REVEAL PANEL
- CEMENT BOARD SIDING
- VINYL WINDOWS
- METAL BALCONIES AND RAILINGS
- EIFS SYSTEM
- METAL CANOPIES
- BRICK

LEVEL 1 FLOOR PLAN
ELEV. 100'-0" (DATUM)
SEE CROSS SECTIONS
SEE CIVIL DRAWINGS FOR EXTERIOR
GRADES, CURBS, SIDEWALKS, AND
OTHER SIMILAR SITE ELEMENTS

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.
PLOT DATE: 7/11/2024 \\harris_synology\Drawings\APARTMENT BUILDINGS\CEDAR FALLS\10\A1\CD\A1-1.dwg



BUILDING A

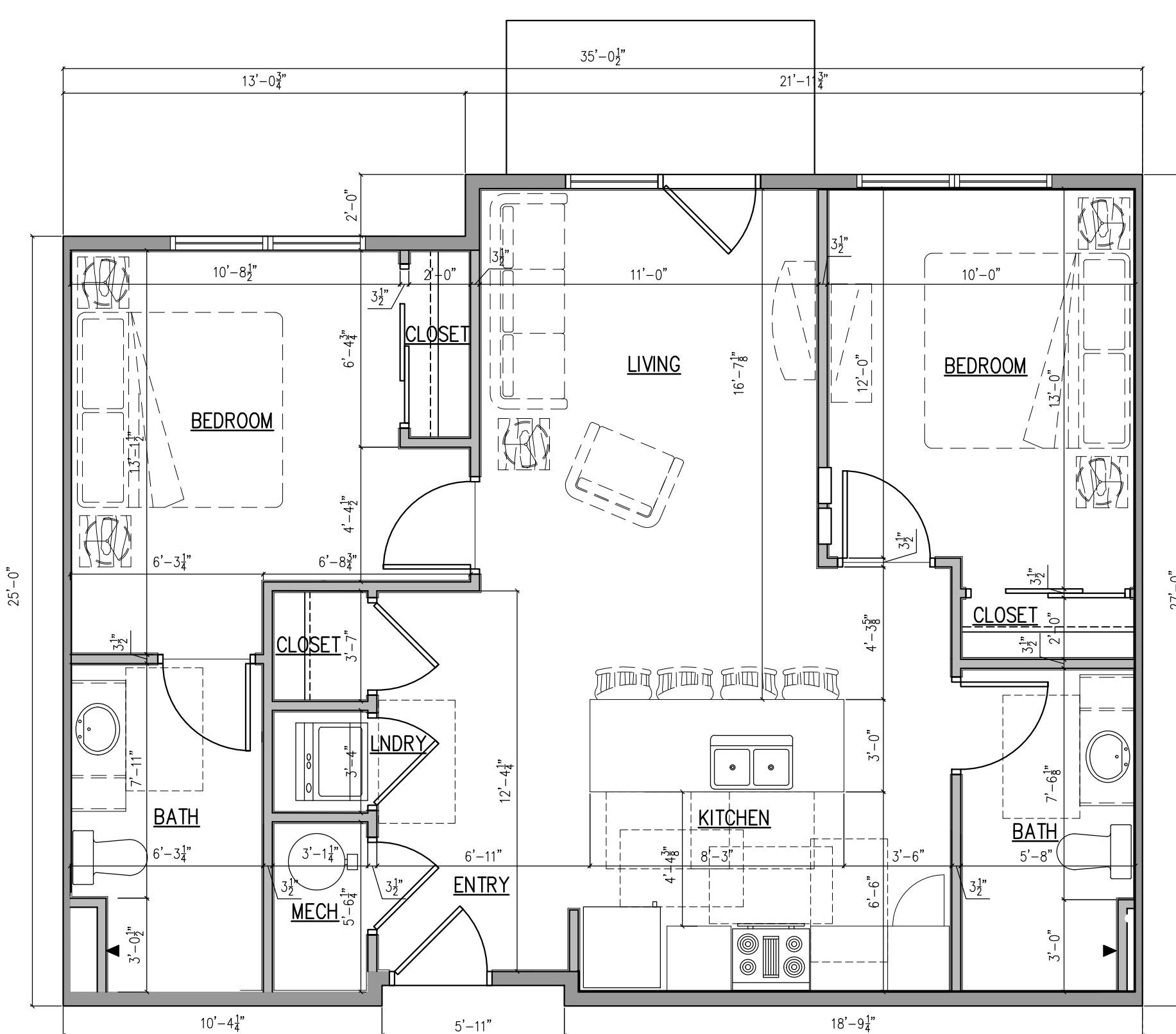
33 UNITS - 12,234 sf/level

LEVEL	UNIT TYPE	# OF UNITS	# OF BEDS	INTERIOR SQUARE FEET	EXTERIOR SQUARE FEET
LEVEL 1	STUDIO	1 UNIT(S)	1 BR	568 SF	596 SF
LEVEL 1	1 BED	5 UNIT(S)	5 BR	720 SF	767 SF
LEVEL 1	2 BED	4 UNIT(S)	8 BR	870 SF	915 SF
LEVEL 1	3 BED	1 UNIT(S)	3 BR	1165 SF	1221 SF
		11 UNIT(S)	17 BR		
LEVEL 1	STUDIO	1 UNIT(S)	1 BR	568 SF	596 SF
LEVEL 1	1 BED	5 UNIT(S)	5 BR	720 SF	767 SF
LEVEL 1	2 BED	4 UNIT(S)	8 BR	870 SF	915 SF
LEVEL 1	3 BED	1 UNIT(S)	3 BR	1165 SF	1221 SF
		11 UNIT(S)	17 BR		
		33 UNITS	51 BR		
TOTAL UNITS FOR BUILDNG A			%		
	STUDIO	3 UNIT(S)	9%		
	1 BED	15 UNIT(S)	45.4%		
	2 BED	12 UNIT(S)	36.6%		
	3 BED	3 UNIT(S)	9%		

BUILDING B

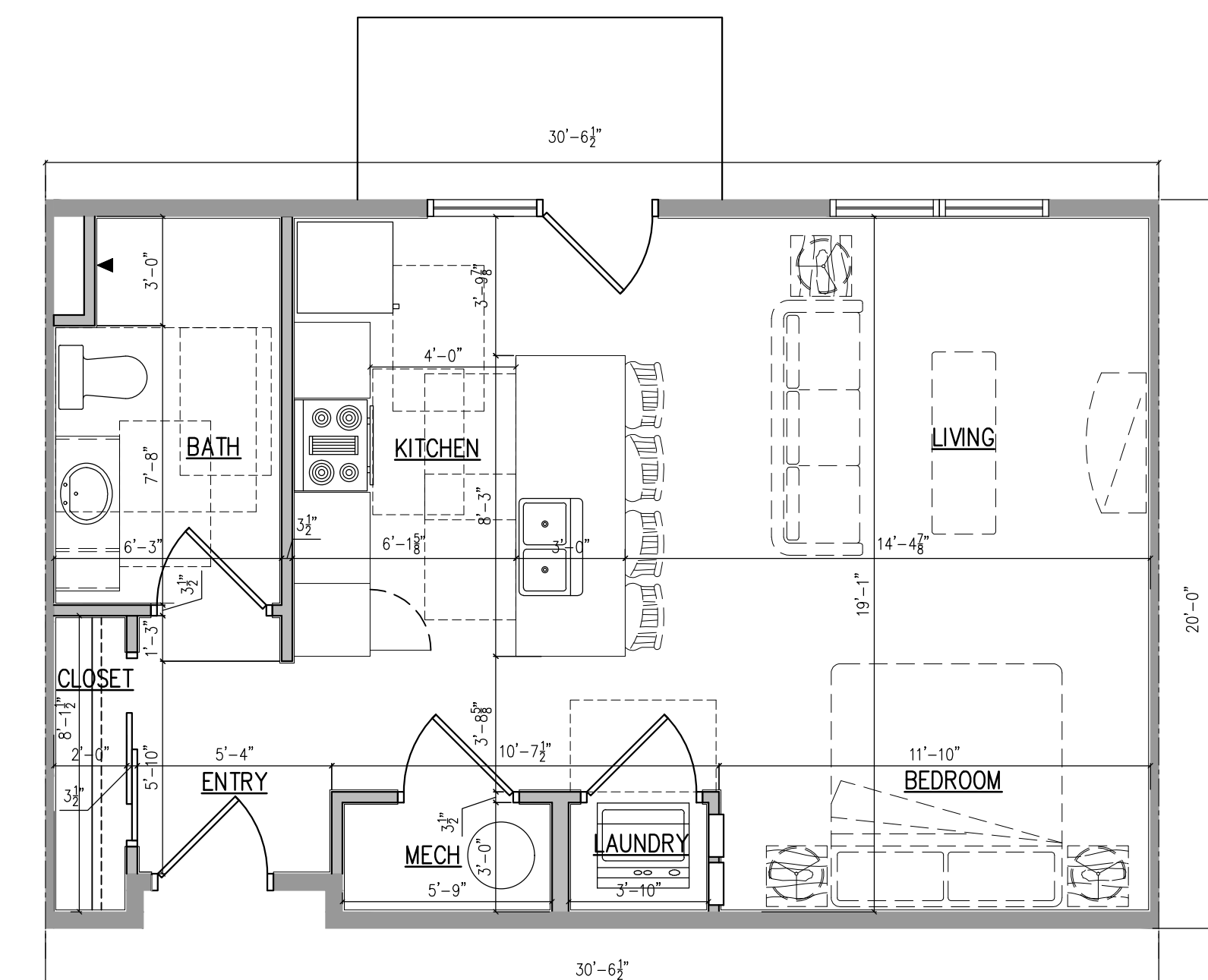
21 UNITS - 7,842 sf/level

LEVEL	UNIT TYPE	# OF UNITS	# OF BEDS	INTERIOR SQUARE FEET	EXTERIOR SQUARE FEET
LEVEL 1	1 BED	3 UNIT(S)	3 BR	720 SF	767 SF
LEVEL 1	2 BED	4 UNIT(S)	8 BR	870 SF	915 SF
		7 UNIT(S)	11 BR		
LEVEL 1	1 BED	3 UNIT(S)	3 BR	720 SF	767 SF
LEVEL 1	2 BED	4 UNIT(S)	8 BR	870 SF	915 SF
		7 UNIT(S)	11 BR		
LEVEL 1	1 BED	3 UNIT(S)	3 BR	720 SF	767 SF
LEVEL 1	2 BED	4 UNIT(S)	8 BR	870 SF	915 SF
		7 UNIT(S)	11 BR		
		21 UNITS	33 BR		
TOTAL UNITS FOR BUILDNG A			%		
	1 BED	9 UNIT(S)	42.9%		
	2 BED	12 UNIT(S)	57.1%		



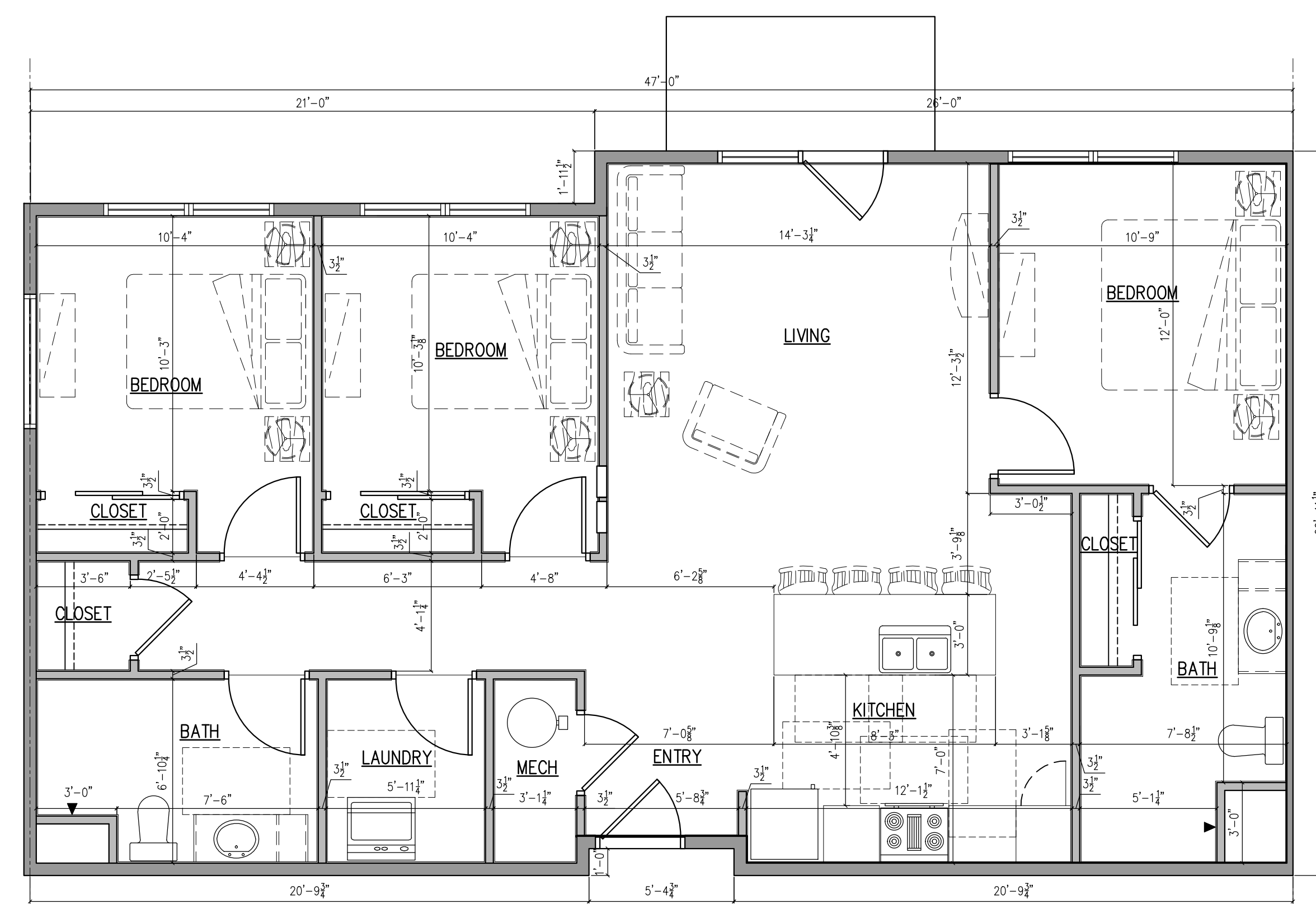
2 BEDROOM-2 BATH UNIT

INTERIOR 870 SF
EXTERIOR 915 SF



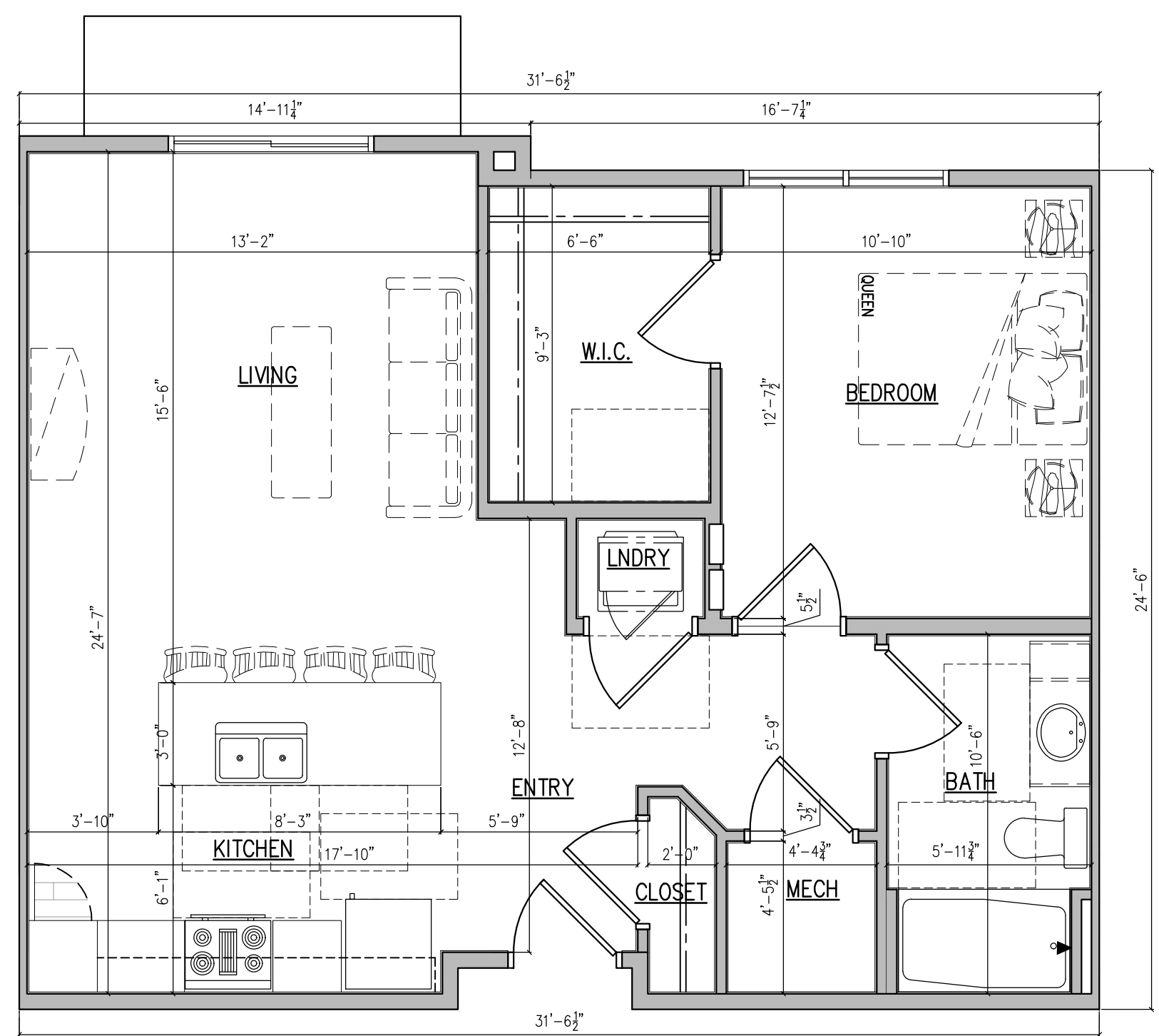
STUDIO UNIT

INTERIOR 568 SF
EXTERIOR 596 SF



3 BEDROOM-2 BATH UNIT

INTERIOR 1,165 SF
EXTERIOR 1,221 SF



UNIT FLOOR PLANS (BOTH BLDGS.)

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

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 PLOT DATE: 7/11/2024 \\harris_synology\Draws\ACD\PM13\APARTMENT BUILDINGS\CEDAR FALLS\BLOG-A_A01-1.dwg

Thomas Weintraut

From: Len Searfoss <jeezman07@icloud.com>
Sent: Tuesday, September 24, 2024 4:28 PM
To: Thomas Weintraut
Subject: [EXTERNAL] New Appt Building Proposal

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Mr Weintraut

Below is what I would ask you to submit to the City Council as our (my family's) input regarding this proposed apartment build-out.

Ladies and gentlemen of the council, esteemed colleagues, and anyone brave enough to tackle the morning drop-off line at Hansen or Holmes:

I come before you today not merely as a concerned citizen, but as someone who has had the pleasure of reading the Cedar Falls housing assessment (for fun, I assure you) and reviewing the latest proposal regarding the addition of numerous apartments in the area. While I deeply respect the creativity involved in drafting this plan, I must respectfully and humorously suggest—this is not a good idea.

In legal terms, I would argue that this proposal will be Exhibit A in a case of “Let’s Make This Area Completely Unlivable.” The sheer number of cars, children, and general infrastructural chaos would effectively turn this neighborhood into a live-action traffic jam. If you’ve ever experienced the pick-up or drop-off situation at either school, you’ll know that it currently operates on a “Lord of the Flies” traffic model. Adding more vehicles to that equation would be tantamount to public endangerment—or at least an exhibit in the court of common sense. If you personally haven’t experienced the joy of navigating the parking and drop-off lines, I highly recommend it as a sort of civic duty. It’s truly eye-opening. Now imagine adding even more to that delightful chaos. No reasonable person could conclude that cramming more bodies into this area will benefit anyone’s sanity or safety.

Furthermore, the schools—Hansen and Holmes—are already operating at near maximum capacity, both in terms of students and parents’ collective patience. Class sizes are cumbersome, to say the least. Teachers cannot be expected to take on more than they already have. Then, there’s the issue of parking, which is already beyond full, forcing people to park in the green space just to attend events. On top of those concerns, we have food prep, building resources, available space for teaching and events, and so on.

Let’s now turn to the basics of traffic management—or as I like to call it, “Chaos Theory 101.” The streets around this proposed apartment complex are already under strain and simply cannot handle the additional daily traffic. Considering the existing apartment buildings, housing developments, and recent business growth in the area, there is no room for a project of this scale. Without a sudden influx of

taxpayer dollars, it will be us, the citizens, footing the bill to repair the inevitable wear and tear on our roads and intersections. We will also be the ones paying for immediate upgrades to accommodate the increased traffic. Ironically, these roads were expanded not too long ago, and yet they're already overwhelmed by the current growth.

In closing, the list of negative impacts to real estate values, infrastructure, and general livability is as long as the line at school pick-up. So while I appreciate the thought that went into this proposal, I must respectfully suggest we put this plan where it belongs: back in the "needs a lot of work" pile.

Sincerely,
Len Searfoss

Thomas Weintraut

From: Xavier Faucon <FauconXavier@live.com>
Sent: Sunday, September 29, 2024 4:31 PM
To: Thomas Weintraut
Subject: [EXTERNAL] Rezoning Request - Meadow Ridge Development
Attachments: Sep 29 2024 - Xavier and Mariela Faucon.pdf

You don't often get email from fauconxavier@live.com. [Learn why this is important](#)

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Dear Mr. Weintraut,

As invited in your letters dated September 17 and September 19, 2024, we would like to submit the following comments in regard to the Meadow Ridge Development rezoning request--see attached pdf file. Our comments are repeated below.

Respectfully,

Xavier & Mariela Faucon
302 Winding Ridge Rd
Cedar Falls, IA 50613

Property Values

Adding a 207-units apartment complex right next to Winding Ridge Estates can only diminish our properties value.

The Fall 2024 edition of 'Currents' includes a reminder that the City of Cedar Falls has adopted regulations on nuisances, and that "one neighbor's enjoyment, safety, and property values should not be diminished by another neighbor." I would like to think the City of Cedar Falls Planning and Zoning office is also taking neighboring safety and property values into consideration when discussing rezoning requests so that they don't have to publish an erratum in an upcoming edition of 'Currents'.

Wetlands

The proposed request to rezone the property located east of Winding Ridge Estates from A-1 to R-P includes a location map and plat ("R-P Master Plan") identifying a wetland/stream impact area. It does not appear that any mitigation plan has been proposed or developed.

The very same Fall 2024 edition of ‘Currents’ mentioned above reminds that the City of Cedar Falls has two code enforcement officers whose primary task is to enforce the nuisance identified in Chapter 15 of the City Code. Although there is no mention on how Chapter 20 of the City Code is enforced, Section 20-6(d) says that “No portion of a proposed subdivision or plat shall establish building lots, streets or other facilities wholly or partially in areas that are identified as wetlands or contain characteristics of wetlands as defined herein or as defined by the United States Army Corps of Engineers.” I would hope the Cedar Falls Planning and Zoning office is taking respect of the City Code to its utmost level and will immediately reject any proposed subdivision or plat in areas that are defined as wetlands in the City of Cedar Falls.

Visual Impact

The proposed addition of five 33-units and two 21-units apartment complex appears to merely respect the minimum easement distances alongside Winding Ridge Estates. However, it does not clearly convey that the land immediately east of Winding Ridge Estates is, significantly above the Winding Ridge lots, particularly in its southern area where the proposed units are located. Where we reside, at 302 Winding Ridge Rd, the land of the proposed apartments complex is about 10-15 feet above the level of our backyard, and we assume these apartment units will be 3-story tall. No mitigation measure has been undertaken to minimize the visual impact of these apartment literally “towering” the Winding Ridge Estates lots.

In comparison, the nearby Thunder Ridge Blvd. apartment complex is comprised of 3-story buildings, with half-sunken first level. The elevation of the land where these units are located is, if anything, lower than the surrounding residential areas. In addition, a minimum of one street width separates the apartment complex from the surrounding residences.

School District Impact

The addition of 207 apartments will result in the addition of 60 to 100 children of school age. I believe Hansen, the Elementary School deserving this area, does not have much, if any, extra capacity available. This is not a new topic in Cedar Falls, and it is part of the reasons that led to the opening of the new Aldrich elementary school.

Where is the (elementary) school rezoning plan designed to accommodate the addition of these 207 apartments?

Proposed PC-2 Area

The R-P Master Plan identifies proposed PC-2 (planned commercial) areas east of the proposed R-P site.

We believe it is common knowledge that the Thunder Ridge Mall has been struggling to maintain viable businesses in this area of the City of Cedar Falls. How is adding more commercial or business sites a solution to this problem? Shouldn’t the Planning and Zoning Commission prioritize potential solutions, such as improving the connections of the immediate surrounding residential areas to these businesses instead of “throwing more” valuable land onto the problem?

One solution would be to consider the proposed PC-2 areas for multi-family residential usage instead—in other words, moving the entire proposed apartment complex east, within walking distance of the existing local businesses. We would think having direct walking access to the Fareway Grocery Store and Walgreens

Pharmacy on the east side, and a “green” area on the west side will make this multi-family apartment complex much more attractive to new residents.

Furthermore, the recent Arabella Apartments complex located at the angle of West 1st Street and Clay Street, and other comparable buildings in several cities in Iowa show how residential and businesses areas can be combined into attractive business & multi-family resident buildings.

Lake Ridge Drive street

The proposed R-P site would be accessed from a new street, Lake Ridge Drive.

As noted above, despite the proximity of available local businesses, such as the Fareway Grocery Store, it is quite surprising that the only way to access those nearby businesses from the new multi-family apartment complex would be for the residents to take their car, merge onto the upcoming (high-speed) traffic of West 1st Street, and drive the few hundred yards separating them from the Thunder Ridge business area. How can this be considered good planning?

Again, moving the entire proposed multi-family apartment complex east would solve this very undesirable consequence of “isolating” the Meadow Ridge residents. Access to the apartment complex could be provided from the existing White Tail Dr. instead of creating a new Lake Ridge Drive street and a potentially dangerous intersection with West 1st Street. Direct walking access to the Thunder Ridge businesses would be provided, and a natural “green” area buffer would be maintained on the west side, benefiting the new multi-family complex as well as the Thunder Ridge Seniors apartment residents.