



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, SEPTEMBER 13, 2023**  
**5:30 PM AT CITY HALL, 220 CLAY STREET**

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**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of August 23, 2023

**Public Comments**

**New Business**

2. **College Hill Neighborhood Design Review – Artwork at Pettersen Plaza (DR23-002)**  
**Petitioner:** Friends of Pettersen Plaza  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make a recommendation to City Council*
3. **PC-2 Site Plan – 702 LeClair Street (SP23-009)**  
**Petitioner:** Randy Howe, Owner; Bradley Best, Peters Construction  
**Previous discussion:** None (PC-2 Master Plan approved 8-7-23)  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make a recommendation to City Council*
4. **MU District Master Plan Amendment – Pinnacle Prairie Townhomes, Phase I (MP23-004)**  
**Petitioner:** BRL Development, LC  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make a recommendation to City Council*
5. **Easement Vacation – W. Viking Road Industrial Park Phase V, Lots 17 & 18**  
**Petitioner:** City of Cedar Falls  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make a recommendation to City Council*

**Old Business**

6. **Zoning Code Text Amendment – On-Street Parking as Shared Parking (TA23-004)**  
**Petitioner:** Cedar Falls City Council  
**Previous discussion:** July 26 and August 23, 2023  
**Recommendation:** *Make a recommendation to City Council*  
**P&Z Action:** *Hold the public hearing, discuss and make a recommendation to City Council*
7. **RP Master Plan Amendment – Autumn Ridge Development (MP23-002)**  
**Petitioner:** BKND, Inc. Owner; CGA Engineering, Engineer  
**Previous discussion:** November 24, 2020; March 9, 2022 (under previous case number PP20-004); June 14 and 28 and July 26, 2023 (Case number MP23-002)  
**Recommendation:** *Approval, subject to conditions*  
**P&Z Action:** *Discuss and make a recommendation to City Council*

## **Commission Updates**

### **Adjournment**

#### Reminders:

- \* Sept. 27 and October 11 - Planning & Zoning Commission Meetings
- \* Sept 18 and October 2 - City Council Meetings

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
August 23, 2023  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on August 23, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Stalnaker. Crisman was absent. Karen Howard, Community Services Manager and Michelle Pezley, Planner III, were also present.

- 1.) Chair Lynch noted the Minutes from the July 26, 2023 regular meeting are presented. Mr. Stalnaker pointed out that on page two, item three had an error in the vote and should be corrected. Mr. Hartley made a motion to approve the Minutes with correction. Ms. Grybovych seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Stalnaker), and 0 nays.
- 2.) The first item of business was an Introduction to Kevin Rogers, City Attorney; and Chelsie Luhring, Diversity, Equity and Inclusion (DEI) Specialist; and introducing training resources for City Boards and Commissions.

Mr. Rogers reintroduced himself and offered assistance with legal issues the Commission may have. He also spoke about a training initiative staff has been working on regarding process and procedure for boards and commissions. He explained that there are a few short videos that have been created to help explain powers and duties, meeting procedures, conflicts of interest and contested case review. He encouraged feedback on the videos as well.

Mr. Rogers introduced Ms. Luhring, the DEI Specialist and she spoke about her role with the City. She explained that she is in the HR Department and works with staff and the community and is the liaison to the Human Rights Commission. She has been working on City personnel policies, accessibility of the website, working on the accessibility of our program services and facility buildings, and has been helping Public Safety to set up a mental wellness peer support group. She also is working with the Human Rights Commission to have a Human Rights Commission Summit. She offered her assistance with any questions the Commission may have.

- 3.) The next item for consideration by the Commission was a Zoning Code Text Amendment regarding On-Street Parking as Shared Parking. Chair Lynch introduced the item and Ms. Howard provided background information. She explained that the Commission needed to reset the public hearing because the Courier failed to publish the required notice according to the City's requirements.

Mr. Leeper made a motion to set the public hearing for September 13, 2023. Mr. Stalnaker seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Stalnaker), and 0 nays.

- 4.) The next item for consideration by the Commission was a Master Plan Amendment for The Arbors Subdivision. Chair Lynch introduced the item and Ms. Pezley provided background information. As the master plan amendment and amended preliminary plat for Arbors Subdivision are related, at the request from the Commission Ms. Pezley presented the staff reports for both cases, so they could be discussed together. She explained that the subdivision is located north of Viking Road and west of Hudson Road. The applicant is

requesting an amendment to their RP Master Plan to change several single family bi-attached lots to single family detached lots with a similar change to the preliminary plat. In addition, the request is approve two options for the Master Plan so there is flexibility for the developer to choose to change back to the single family bi-attached lots in the future if desired. Staff notes that the final plat for each addition will be required to match the preliminary plat, so the developer will have to choose one option at the time of preliminary platting. If in future the developer decides to exercise the option to change back to bi-attached dwellings, they would have to revise the preliminary plat accordingly. She discussed the proposed changes and stated that staff recommends gathering any comments from the Commission making a recommendation of approval for City Council regarding the proposals. Mr. Larson requested clarification that the request is for the approval of two options for the master plan. Ms. Howard confirmed that yes, if the Commission finds that both options are acceptable, recommending approval will provide flexibility in the future if the developer wants to build the zero-lot line dwellings originally proposed or if they want to merge the lots to build single family detached homes. At this time, the developer is choosing to preliminary plat the lots for single family detached units as shown on the submitted preliminary plat.

Mr. Larson made a motion to approve the Master Plan amendment. Mr. Leeper seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Larson, Leeper, Lynch, Moser, and Stalnaker), and 0 nays.

Mr. Larson made a motion to approve the preliminary plat amendment. Mr. Leeper seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Larson, Leeper, Lynch, Moser, and Stalnaker), and 0 nays.

- 6.) As there were no further comments, Mr. Larson made a motion to adjourn. Mr. Stalnaker seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Stalnaker), and 0 nays.

The meeting adjourned at 5:50 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 I
DATE: September 13, 2023
SUBJECT: College Hill Neighborhood Overlay Design Review - Murals at Pettersen Plaza (Case #: DR23-002)

REQUEST: To install panels for the display of changeable artwork at Pettersen Plaza

PETITIONER: Friends of Pettersen Plaza; Brent Dahlstrom (owner); Signs & Designs (contractor)

LOCATION: 2016 College Street – Wall presenting to Pettersen Plaza

PROPOSAL

On the north-facing wall of 2016 College Street, which presents to Pettersen Plaza, the applicant is requesting permission to install three (3) aluminum composite panels to be secured to aluminum standoffs which would be mounted directly to the brick of the wall. Each panel would be 3.5 feet tall by 8 feet wide (28 square feet) and would be used to display artwork created by UNI students. The artwork would be chosen through competition hosted by the UNI Art Department and UNI Public Art Incubator. It is anticipated that artwork will be chosen and changed out each year.

BACKGROUND

As per the applicant, this proposal is the second phase of the Friends of Pettersen Plaza project to make the plaza a more inviting and attractive place for students, area residents, and visitors to grab lunch and hold small events. The first phase included new plantings and several picnic tables. Both phases were/are funded by private donations.

To the right is an example of the scale of what is being proposed. Each panel will be 28 square feet and the height to the bottom



of each will be 9 feet. The panels will not be used for advertising, but only for the display of artwork.

In terms of maintaining the panels, that will be the responsibility of the Friends' organization and the Public Art Incubator (PAI). Joe Barber, Signs and Designs (a licensed sign contractor) will be installing the framework for the mural project which will include interchangeable aluminum composite boards upon which the artwork will be printed and displayed. Dan Perry, PAI Coordinator, will coordinate the competition within the UNI Art Department/PAI and winning artwork will be on display for at least one year.

### ANALYSIS

For murals, the College Hill Neighborhood Overlay District guidelines require "review by the Planning and Zoning Commission and approval by the City Council for the purpose of considering scale, context, coloration, and appropriateness of the proposal in relation to nearby facades and also in relation to the prevailing character of the commercial district." The following is a short analysis of each consideration.

#### Scale:

The proposed artwork is located on the side wall of a commercial building with large, blank walls, creating the perfect backdrop for wall art. With a total sign area of 84 square feet, and a wall area in excess of 1500 square feet, the cumulative scale of all three panels is well-proportioned to the space.

#### Context:

Petterson Plaza is two and a half blocks away from the UNI Campus and College Hill is where a majority of students live. The display of artwork of UNI students in College Hill's Petterson Plaza appears to be an appropriate interface between the work of students at the University and the community.

#### Coloration:

There is no specific artwork intended to be reviewed by the City and thus no coloration to consider at this time. Part of this request is for approval to allow the art competition at UNI to determine the art to be displayed. The request is for approval of a changing art exhibit in this location, so the applicants will not have to seek approval from the City each time art is chosen and changed out.

#### Appropriateness of the proposal:

In relation to nearby facades and the prevailing character of the commercial district, the proposed panels, and the artwork they display are likely welcome additions to the neighborhood character. No single piece of art is intended to be up indefinitely with the artwork refreshed annually. This is certain to add more character and culture to the College Hill Neighborhood.

### TECHNICAL COMMENTS

The primary concern of Staff has been to ensure the durability of the installation. The artwork will be installed by a licensed sign contractor utilizing generally accepted methods for affixing hardware to the side of a building. The murals will not be lighted. Overall, the project appears to be a nice enhancement to a public space, which the City has otherwise been working to update in conjunction with Friends of Petterson Plaza and the College Hill Partnership. The artwork will

be digitally printed on aluminum composite and will be north facing. The amount of sun damage and fading should be minimal, and the quality of the images should hold up well in the year that they are on display.

The applicant obtained signed permission from the owner of 2016 College College Street to install the panels. If approved by the Planning and Zoning Commission, this item will be placed on the agenda for a subsequent City Council meeting (likely October 2<sup>nd</sup>). If the City Council approves this request, a permit will be issued for installation of the panels.

#### STAFF RECOMMENDATION

Staff recommends approval of Case #DR23-002, a design review application for installing panels for changeable artwork on the north side of the building at 2016 College Street.

#### PLANNING & ZONING COMMISSION

Discussion/Vote  
9/13/2021

#### Attachments:

Letters of Intent  
PDF Image of Proposal

## **Letter of Intent For Pettersen Plaza Mural Project 2016 College Street, Cedar Falls**

To Whom it May Concern,

The purpose of this letter is to inform you of the intended scope of work for the Petersen Plaza Mural Project at 2016 College Street. The intent is to add a series of aluminum composite panels on aluminum standoffs, featuring artwork from UNI art students and beautify the Petersen Plaza area. This project is being supported by James Kern, representative for the Friends of Peterson Plaza and Dan Perry, coordinator for the Public Art Incubator at the University of Northern Iowa.

Updated artwork will be selected annually, and James Kern will be personally funding the maintenance and updating of this project.

The non-illuminated panels are constructed from aluminum composite material with digitally printed graphics. It will be secured on aluminum standoffs mounted directly to the brick. There will be 3 panels, each 42" x 96". The height to the bottom of the panels would be 108".

**Petersen Plaza Project Contacts:**

- James Kern
- Cedar Falls, IA 50613
- (319) 266-6233
  
- Dan Perry
- Cedar Falls, IA 50613
- (319) 273-7684

**Property Owner:**

- CV Commercial LLC
- PO Box 128
- Cedar Falls, IA 50613
- 

The property owner's approval is attached. Signs & Designs will be completing the manufacturing and installation of the signage. Any questions on this project can be directed to Joe Barber at 319-277-8829.

## **Pettersen Plaza Neighboring Properties**

### **2020 College St.**

- CV Commercial
- PO Box 128
- Cedar Falls, IA 50613

### **Pettersen Plaza**

- City of Cedar Falls
- 220 Clay Street
- Cedar Falls, IA 50613

### **2019 College St.**

- Convenience Store Investments
- PO Box 2107
- LaCrosse, WI 54602

Brent Dahlstrom

Owner

CV Commercial

2016 College

Cedar Falls, IA 50613

brentdahlstrom@gmail.com

7/31/2023

To whom it may concern,

I am writing to you today to grant approval regarding the mural brackets project for the Petterson Plaza. This project is a valuable addition to our community and will have a positive impact on the College Hill area.

I have been a resident of Cedar Falls for over 20 years, and I have seen firsthand how the arts can enrich a community. Murals are a powerful way to tell stories, celebrate our history, and inspire creativity. I believe that this mural will be a beautiful addition to our cityscape and will help to make our community a more vibrant and welcoming place.

Thank you for your time and consideration.

Sincerely,

Brent Dahlstrom



August 24, 2023

Jaydevsinh Atodaria  
City Planner I  
City of Cedar Falls  
220 Clay Street  
Cedar Falls, IA 50613

Dear Mr. Atodaria:

I am writing on behalf of the Friends of Pettersen Plaza in reference to the mural project to be attached to Brent Dahlstrom's building that borders the south side of Pettersen Plaza.

The mural project will be a collaboration between our Friends' group, the College Hill Partnership (CHP) and the UNI Art Department/Public Art Incubator (PAI). This project is the second phase of the Friends of Pettersen Plaza project to make the plaza a more inviting and attractive place for folks to grab lunch, hold small events and the like. The first phase included all new plantings and the purchase of several picnic tables. Both of these projects were funded by private donations.

In terms of maintaining the mural, that will be the responsibility of the Friends' organization and the Public Art Incubator. Joe Barber, Signs and Designs, and Dan Perry, Public Art Incubator (PAI) Coordinator, will be installing the framework for the mural project which will include an interchangeable fabric material upon which the artwork will be displayed. Mr. Perry will coordinate the competition within the UNI Art Department/PAI and the winning artwork will be on display for at least one year.

Please let me know if you need any further information. Send any pertinent information regarding the P&Z and Council meetings to my attention. If work doesn't interfere, I will attend both meetings.

Sincerely,



Dan Breitbach  
Friends of Pettersen Plaza Committee Member

Cc: Jim Kerns, Joe Barber and Dan Perry









## DEPARTMENT OF COMMUNITY DEVELOPMENT

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

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning and Zoning Commission  
**FROM:** Jaydevsinh Atodaria (JD), AICP, City Planner I  
 Ben Claypool, Principal Engineer, PE, PhD  
**DATE:** September 13, 2023  
**SUBJECT:** PC-2 District Site Plan Review – 702 LeClair Street (SP23-009)

**REQUEST:** Request to approve a PC-2 Planned Commercial District Site Plan for a new 6,900 square foot wholesale business use warehouse building.

**PETITIONER:** Randy Howe, Owner; Bradley Best, Peters Construction, Applicant

**LOCATION:** 702 LeClair Street

### PROPOSAL

It is proposed to construct a 6,900-square-foot storage building (in red outline to the right) which will help accommodate the changing business needs for the operation of the business. With changes ongoing in business including general supply chain issues in the market, and the associated need for pre-ordering and warehousing of materials and equipment for clients, the proposed storage building will be helpful to manage the ongoing business operation on site.



### BACKGROUND

The subject property is Lot 21 of the Star View subdivision platted in 1950. The first building on the subject property was a 1-story office building built in 1965, located on the north portion of the parcel. The owner has operated a wholesale business, Advanced Technical Series, on the site for several decades. In 2011, a 3,600 sq. ft. warehouse/storage building was added on site, southwest of the office building.

The property was zoned C-1 Commercial District before the establishment of the current

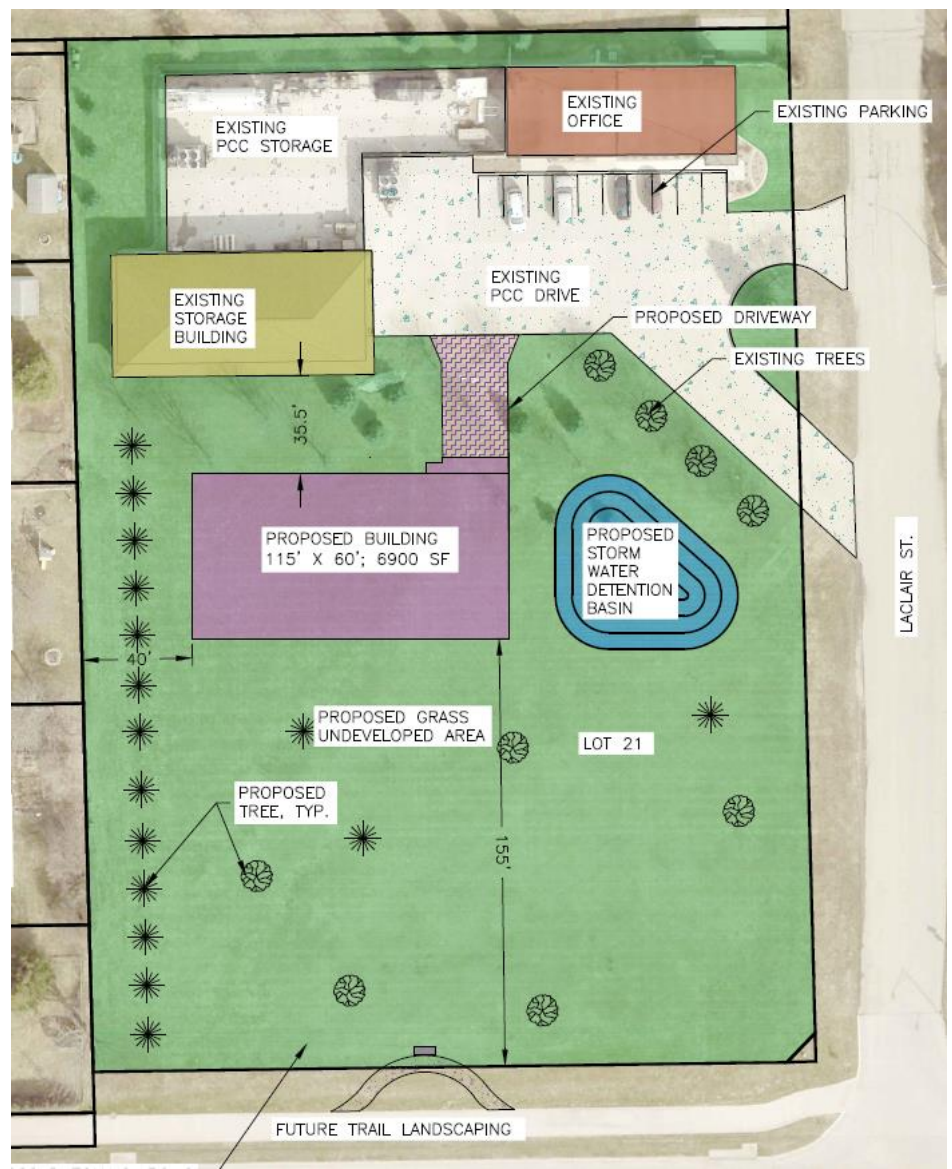
business in 1965. Wholesale businesses are not allowed in the C-1 Zone, so the business was a non-conforming use. The applicant then chose to rezone the property from C-1 Commercial District to PC-2 Planned Commercial District to make the business conform to the zoning district and to be able to expand the ongoing business. On August 7, 2023, the City Council approved the rezoning of the property at 702 LeClair Street from C-1 Commercial District to PC-2 Planned Commercial District with a development agreement outlining conditions for rezoning and a master plan to guide the future development of the site.

With changes ongoing in the business including general supply chain issues in the market, and the associated need for pre-ordering and warehousing of materials and equipment for clients, the applicant is proposing to add another 6,900-square-foot storage building on site that will help in the operation of the business. The proposal aligns with the conditions stated in the approved development agreement and is as per the approved master plan for the property at 702 LeClair Street.

### ANALYSIS

The property is zoned PC-2, Planned Commercial District. The PC-2 District is to promote and facilitate imaginative and comprehensively planned commercial developments that are harmoniously designed to complement the surrounding community. Properties in this zone are designed and improved according to an approved master plan for the site and developmental procedural agreement that outlines the agreed stipulations for development.

The master plan for the site shows the two existing buildings, a proposed new building, landscape screening along the west property line, a storm water detention basin, a small section of paved driveway, and a bench with trail extension along the south property line as a public amenity. See the image to the right for more reference.



As per the PC-2 District regulations, site plan review is required to ensure architectural compatibility with surrounding structures. Details such as building design and location, parking, signage, and other similar criteria are reviewed to ensure orderly and quality development.

Following is a review of the zoning ordinance requirements:

1) Proposed Use: The 6,900 square foot storage building that is associated with the existing wholesale business, “Advanced Technical Services, Inc.” is a permitted use in the PC-2 District. **Use permitted.**

2) Setbacks: The PC-2 District requires a 30-foot setback around the perimeter of the district, but for areas less than 10 acres in size, the setback area may be reduced to 20 feet, subject to review and approval from the Planning & Zoning Commission and City Council. The developer requests that the 30-foot open space buffer setback be reduced to 20 feet in width for the entire site which is about 2.26 acres.

The existing buildings were established under the previous CI-1 Zoning and therefore are grandfathered in their current locations. The new building proposed is located approximately 41 feet from the west, 153 feet from the south, and 107 feet from the east lot line, so it meets the 20-foot minimum buffer requirement. The proposed outbuilding will be placed 40 feet south of the existing outbuilding at 702 LeClair Street. All parking area for the site meets the required 20-foot minimum buffer requirement. **Building and Parking Area setbacks are satisfied.**

3) Parking and traffic count: The parking requirement for the site is not changing with the proposed new storage building. As per the existing office building on site, the required parking is 6 stalls, and the site is currently equipped with 10 stalls, which means that they have more than enough parking on site. Staff recommends marking the stalls with paint and at least providing an ADA stall as required for the site.

Since the proposed building will be used as a storage space for the business, no new parking is being required. To continue operating the business in a neighborhood setting, the applicant has indicated that currently about 15 vehicles per day visit this location (including delivery vehicles, pick-up trucks, customer, and employee movement), and the traffic volume will remain unchanged with the proposed building. **Staff notes that as per the approved developmental procedural agreement, the applicant will have to ensure that the traffic movement remains unchanged on site, this way the intensity and scale of the business remain as per the intent of the PC-2 Planning Commercial District regulations and the approved developmental procedural agreement. Parking is satisfied.**

4) Open Space: Open green space must be provided on-site. The ordinance requires 10% of the total development site excluding the required setback area. In this case, the lot contains approximately 2.26 acres of land (98,446 ft<sup>2</sup>). After the perimeter setbacks are excluded (20-foot minimum), approximately 74,259 square feet is the total development site to be considered for open space provision. As per the requirement, 7,426 ft<sup>2</sup> of open space is required (0.1 x 74,259). The property has approximately 65,914 square feet of open space remaining, which exceeds the minimum open space requirement. **Open green space satisfied.**

5) Landscaping: The PC-2 District requires landscape plantings at the rate of 0.02 points per square foot of the total development site (0.02 x 98,446 ft<sup>2</sup>) = **1,969 basic site landscaping points**. These points can be made up with any combination of trees, conifers, and shrubbery and distributed throughout the site, parking areas, and along the street.

In addition to basic site landscaping points, there is a requirement of 0.75 points per linear foot of street frontage for street tree planting. The overall site has a street frontage of 636 feet. So, based on it the site is required to have **477 points** (0.75 x 636 ft). A total of **2,446 points is required.**



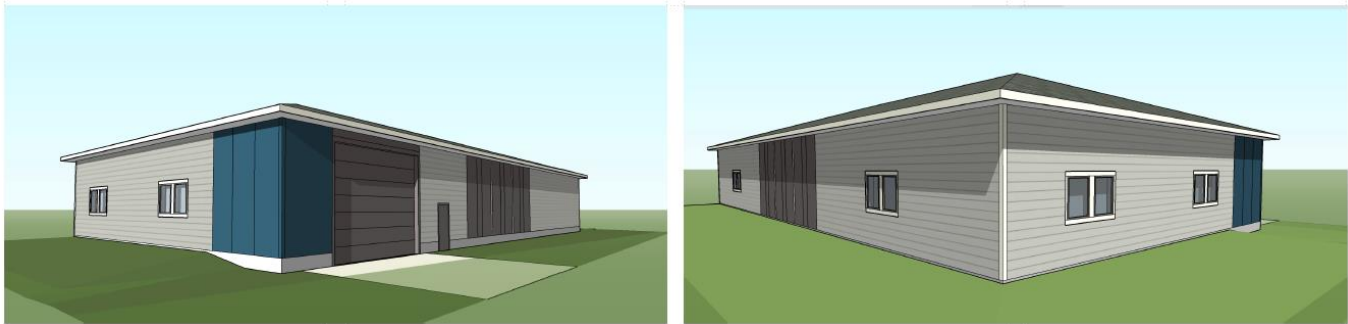
The proposed landscaping plan (see attached) shows that the trees are distributed around the site. In addition, as per the approved master plan for the site, a landscaping buffer along the west property line is also proposed, which is exclusive of the landscaping points calculated.

Staff notes that there is a 20 feet utility easement along the west property line, and the easement includes sanitary sewer running north-south besides other utilities. The proposed landscaping buffer will be placed east of the 20 feet easement, this way the utilities and sanitary sewer remains undisturbed. See attached landscaping plan for more reference. Overall, the applicant is providing landscaping equivalent to **2,780 landscaping points (including 2,280 landscaping points and 500 street tree points)**. The site will have well-distributed landscaping areas, once all landscaping is complete. **Landscape Plan is acceptable.**

6) Sidewalks: As per the approved developmental procedural agreement of the site, if the undeveloped area south of the proposed storage building is developed in the future, the owner will be responsible for constructing a 4-foot-wide public sidewalk along the LeClair Street frontage of the property and connect it to the 1st Street trail in accordance with City engineering standards. Therefore, the applicant has illustrated this on their landscaping plan as a “future sidewalk.” Staff notes that the sidewalk will need to be constructed along the entirety of the frontage of the property at that time. This would be reviewed with a new site plan if additional development is proposed in the future.

Staff also notes, as per the approved master plan of the site, the applicant proposed to add a park bench and provide a small loop extension of the 1<sup>st</sup> Street trail onto their private property as an amenity to the public. However, as approval of this connection to the 1<sup>st</sup> Street ROW will require Iowa DOT approval, as it is a State Highway, the applicant is not planning to move forward with this element of the site plan at this time and request that this be removed as a required element of the master plan. The applicant has indicated that they would revisit the bench in the future at such time as LeClair Street is improved and the sidewalk extended along LeClair Street.

7) Building Design: Generally, a warehouse building is designed with metal, vinyl, or steel siding and does not have many windows or openings. For this site, the applicant is proposing high-quality materials with LP smart siding materials in different colors and finishes similar to the existing buildings on-site. Different patterns and colors of the LP siding will break the monotony of the façade. Several windows will be included on the façades facing streets, to break up the blank facades otherwise typical of a warehouse building. Asphalt shingles will be used on the new building, which will be similar to existing buildings on-site. The addition of windows, greater setbacks of the building from the property line, high-quality building materials, lower pitch roof, different patterns of sidings, and colors will align with the intent of the PC-2 District design guidelines and also will allow the proposed building to blend in within the neighborhood. The proportion of the building is very much the same as the other buildings on site. While the size of the building is larger than residential structures in the vicinity, the building will be only one-story in height with a shallow pitch to the roof to reduce the overall mass of the building. **Overall, the Building Design is acceptable.**



Perspectives of proposed building from both the streets

8) Trash Dumpsters: There is no dumpster on-site and as per applicant no trash dumpster is needed.

9) Storm Water Management: The new building and adjusted grading proposed to the site to the south will direct all stormwater to a newly installed basin located in the area between the new building and LeClair Street. The basin will be connected into City storm sewer along HWY 57 with emergency overflow routing directly out to LeClair Street. This proposed stormwater management plan meets the City's post construction stormwater management criteria.

10) Lighting Plan: No freestanding site lighting will be added, only soffit down lighting above the walk door and overhead door on the north side of the building will be placed for security and safety purposes.

11) Signage: No signage has been proposed at this time. Any new sign proposed, will have to be approved by P&Z and City Council as per the PC-2 District guidelines.

### TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, and provide the following comments. All basic utility services are available on the site. There is a 12" ductile iron water main north of the north curb of W. 1<sup>st</sup> Street. It is typically buried 5.5 to 6 feet below grade. The proposed invert for the storm sewer connection appears to conflict with the existing water main. Contractor will need to verify the water main depth and modify storm invert elevation or watermain elevation as required to maintain the intended operation of the stormwater facilities.

The City Engineering Division has reviewed the proposal and accepts the proposed stormwater management plan. The developer and contractor for the site will need to address any changes that occur as construction proceeds on the site with continued maintenance, weekly inspections, seeding during appropriate times, and use of SWPPP approved stabilization techniques. The City requires the developer to obtain an individual SWPPP permit for each of the remaining buildings on the site prior to construction to help maintain control of the site during the duration of construction on the site.

### STAFF RECOMMENDATION

Staff has reviewed the proposed PC-2 site plan for a new storage building at 702 LeClair Street (SP23-009) and recommends approval, subject to compliance with the conditions noted in the staff report above and any comments or direction specified by the Planning and Zoning Commission.

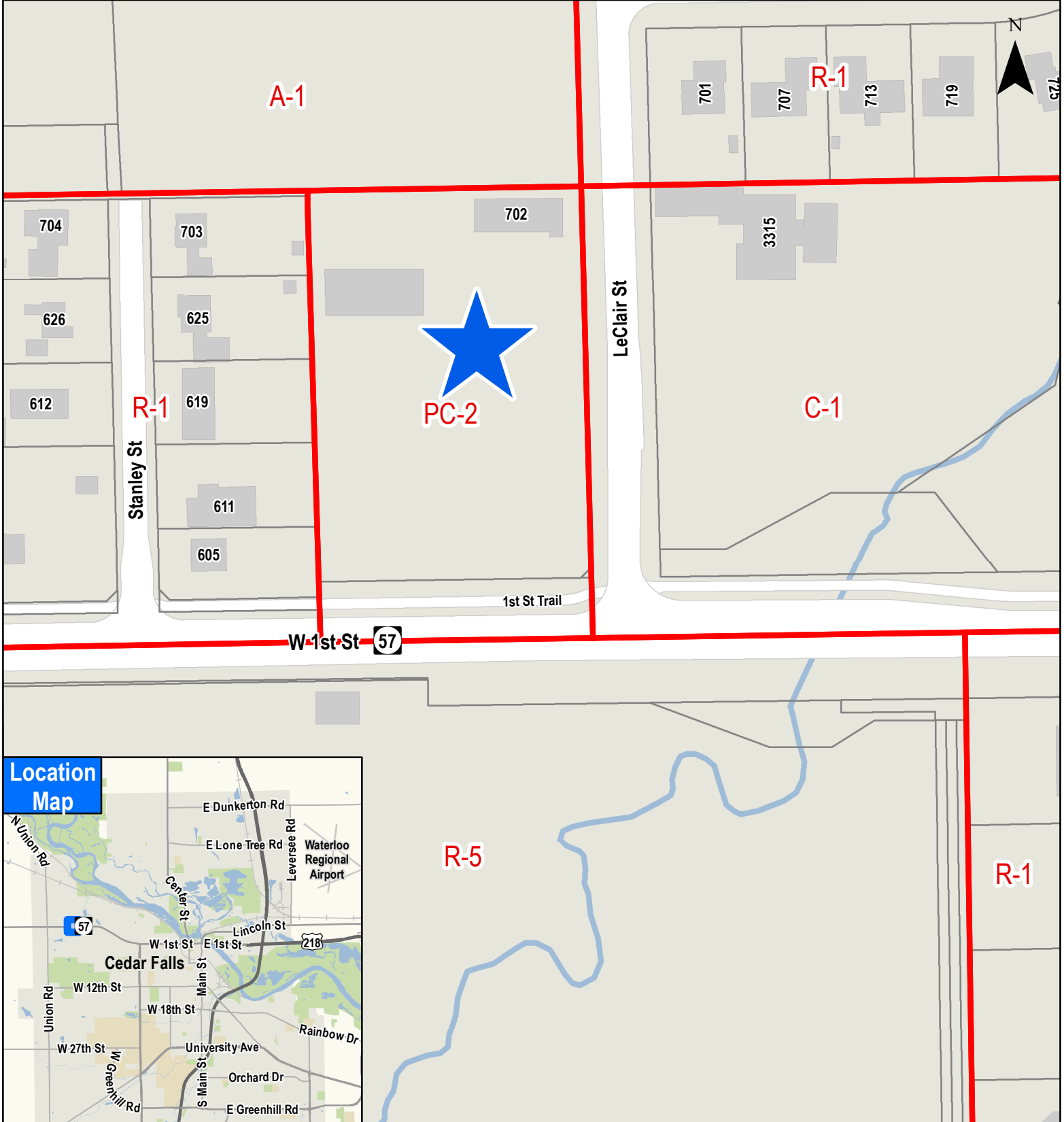
PLANNING & ZONING COMMISSION

Discussion/Vote  
9/13/2023

# Cedar Falls Planning and Zoning Commission

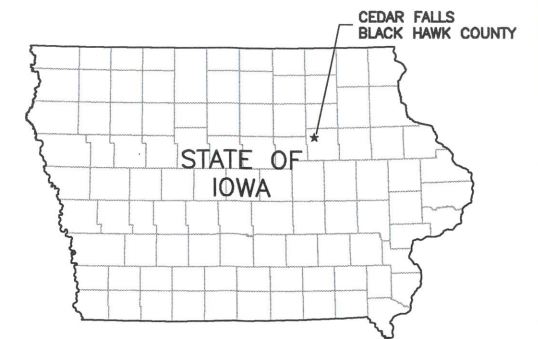
## September 13, 2023

Item 3.



**PC-2 Site Plan Review for ATS building  
702 LeClair Street  
(SP23-009)**

# WAREHOUSE SITE IMPROVEMENTS FOR ADVANCED TECHNICAL SERVICES CEDAR FALLS, IOWA



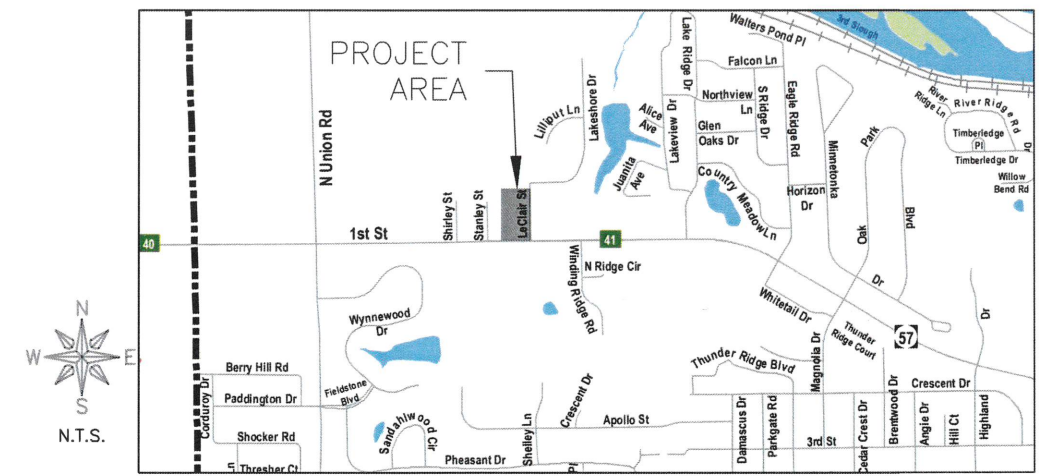
Sheet List Table	
Sheet Number	Sheet Title
A.01	TITLE
A.02	LEGEND
C.01	REFERENCE NOTES
C.02	EXISTING CONDITIONS & REMOVALS
D.01	SITE PLAN
D.02	GRADING PLAN
MSA.01	STORM WATER MANAGEMENT

22-1118

BLACK HAWK COUNTY

AUGUST 2023

THE 2023 VERSION OF THE STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALSO KNOWN AS SUDAS (2023), PLUS FEHR GRAHAM SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT.



OWNER/DEV	ADVANCED TECHNICAL SERVICES, RANDY HOWE
ADDRESS	702 LECLAIR ST, CEDAR FALLS, IA 50613
P#	319.277.5401

UTILITIES	
UTILITY TYPE	COMMON NAME
WATER & SEWER	CEDAR FALLS, CITY OF
ELECTRIC	LUMEN
TELEPHONE	MEDACOM
GAS	CEDAR FALLS UTILITIES
FIBER OPTIC	AUREON

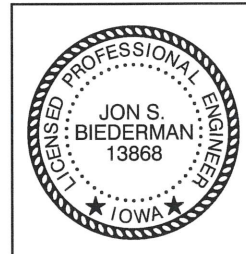
(CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS TO BE MADE.)



ILLINOIS                      IOWA                      WISCONSIN

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

FINAL



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.

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

Date: 8/24/23

ORIGINAL SET FOR PROJECT: 22-1118		DATE CREATED: AUGUST 2023
REVISIONS		
REV. NO.	DESCRIPTION	DATE





GENERAL NOTES

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), 2023 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 OWNER.
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 OWNERS WHEN RELOCATING EXISTING FACILITIES, CONNECTING TO EXISTING FACILITIES AND PLACING NEW SERVICES.

REFERENCE NOTES

1. FIELD VERIFY EXISTING STORM SEWER INTAKE ELEVATION PRIOR TO PLACING PIPE; FIELD ADJUST NEW CONSTRUCTION AS NECESSARY.
2. CLASS C, 4,500 PSI, PCC MIX REQUIRED FOR ALL EXTERIOR PCC.
3. ALL REINFORCEMENT FOR EXTERIOR PCC SHALL BE EPOXY COATED.
4. CURING COMPOUND REQUIRED FOR ALL NEW EXTERIOR PCC.
5. CLASS F-3 PIPE ENVELOPE REQUIRED FOR NEW HDPE PIPE.
6. PLACE MINIMUM 8" THICK TOPSOIL, SALVAGED FROM SITE, ON ALL DISTURBED AREAS.
7. ALL DISTURBED, NON HARD SURFACED, AREAS TO BE SEEDED, MULCHED AND FERTILIZED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING SATISFACTORY GRASS GROWTH.
8. COORDINATE STOOP CONSTRUCTION AT PERSONNEL DOOR WITH BUILDING PLANS.
9. PROVIDE AND PLACE RIGID INSULATION OVER NORTHERLY ROOF DRAIN COLLECTOR AND DOWNSPOUT CONNECTION LINES AS INDICATED ON PLANS.
10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VERSION OF STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
11. COORDINATE DOWNSPOUT LOCATIONS AND CONNECTIONS TO COLLECTOR WITH BUILDING PLANS.
14. CONFINE WORK TO PROJECT PROPERTY.
16. USE MANUFACTURED BENDS FOR DRAIN LINES.
17. OWNER TO RELOCATE SELECT TREES PRIOR TO CONSTRUCTION. VERIFY ALL TREE REMOVAL WITH OWNER.
18. COORDINATE LOCATION OF OTHER UTILITY LINES WITH UTILITY PROVIDERS.
19. COMPLY WITH IDOT PERMIT FOR DRAIN LINE ADDITION.
20. COMPLY WITH CITY OF CEDAR FALLS STORM WATER PERMIT.
21. 6" THICK COMPACTED CRUSHED STONE, MODIFIED SUBBASE, TO BE PLACED BELOW NEW PCC DRIVEWAY.



ILLINOIS  
IOWA  
WISCONSIN

OWNER/DEVELOPER:  
ADVANCED TECHNICAL SERVICES  
901 BLACK HAWK RD  
WATERLOO, IA 50701

PROJECT AND LOCATION:  
WAREHOUSE SITE IMPROVEMENTS  
CEDAR FALLS, IOWA

DRAWN BY: EMW  
APPROVED BY: JSB  
DATE: AUGUST 2023  
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

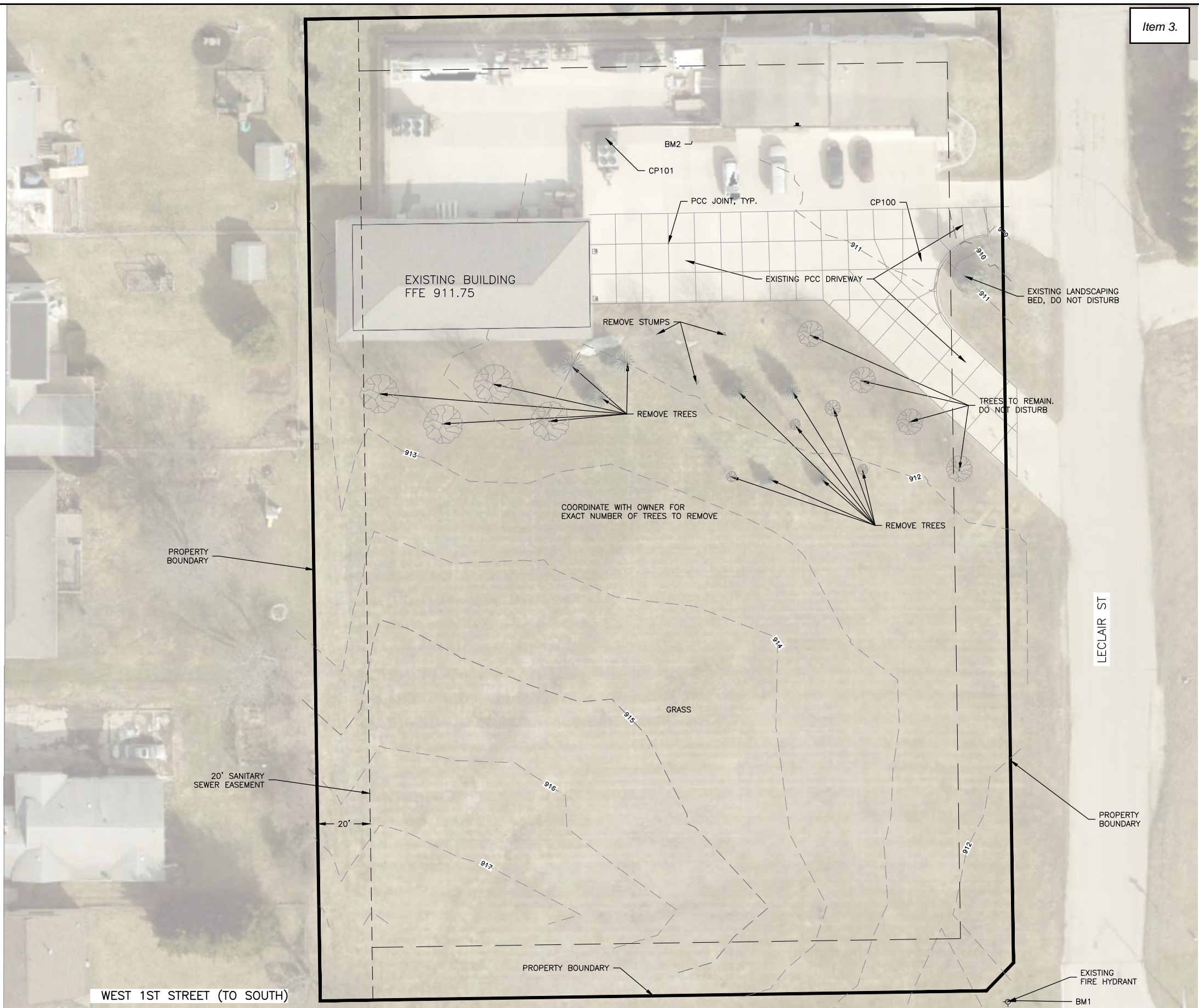
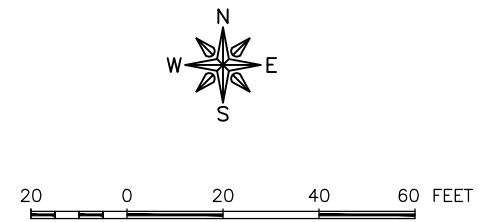
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REFERENCE NOTES

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JOB NUMBER:  
22-1118

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NOTES  
 REMOVE TREES ROOTS TO 4' BELOW EXISTING GROUND. PROVIDE, PLACE, AND COMPACT FILL.  
 OWNER MAY RELOCATE TREES PRIOR TO CONSTRUCTION, VERIFY TREE REMOVAL WITH OWNER



HORIZONTAL CONTROL: CUT 'X' (CP100) N-3662597.44, E-5194313.26, ELEV-910.81
HORIZONTAL CONTROL: CUT 'X' (CP101) N-3662643.77, E-5194193.47, ELEV-911.18
BM1 = FHMUELLBOLT (CP6007) ON HYDRANT, CORNER OF 1ST ST. & LECLAIR ST. N-3662319.79, E-5194346.42, ELEV-912.76
BM2 = CUT "X" (CP102) N-3662642.81, E-5194226.15, ELEV-911.28

**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL

ILLINOIS  
 IOWA  
 WISCONSIN

OWNER/DEVELOPER:  
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 901 BLACK HAWK RD  
 WATERLOO, IA 50701

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 CEDAR FALLS, IOWA

DRAWN BY: EMW  
 APPROVED BY: JSB  
 DATE: AUGUST 2023  
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
 EXISTING CONDITIONS & REMOVALS

SET TYPE: FINAL

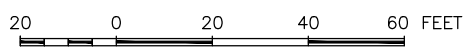
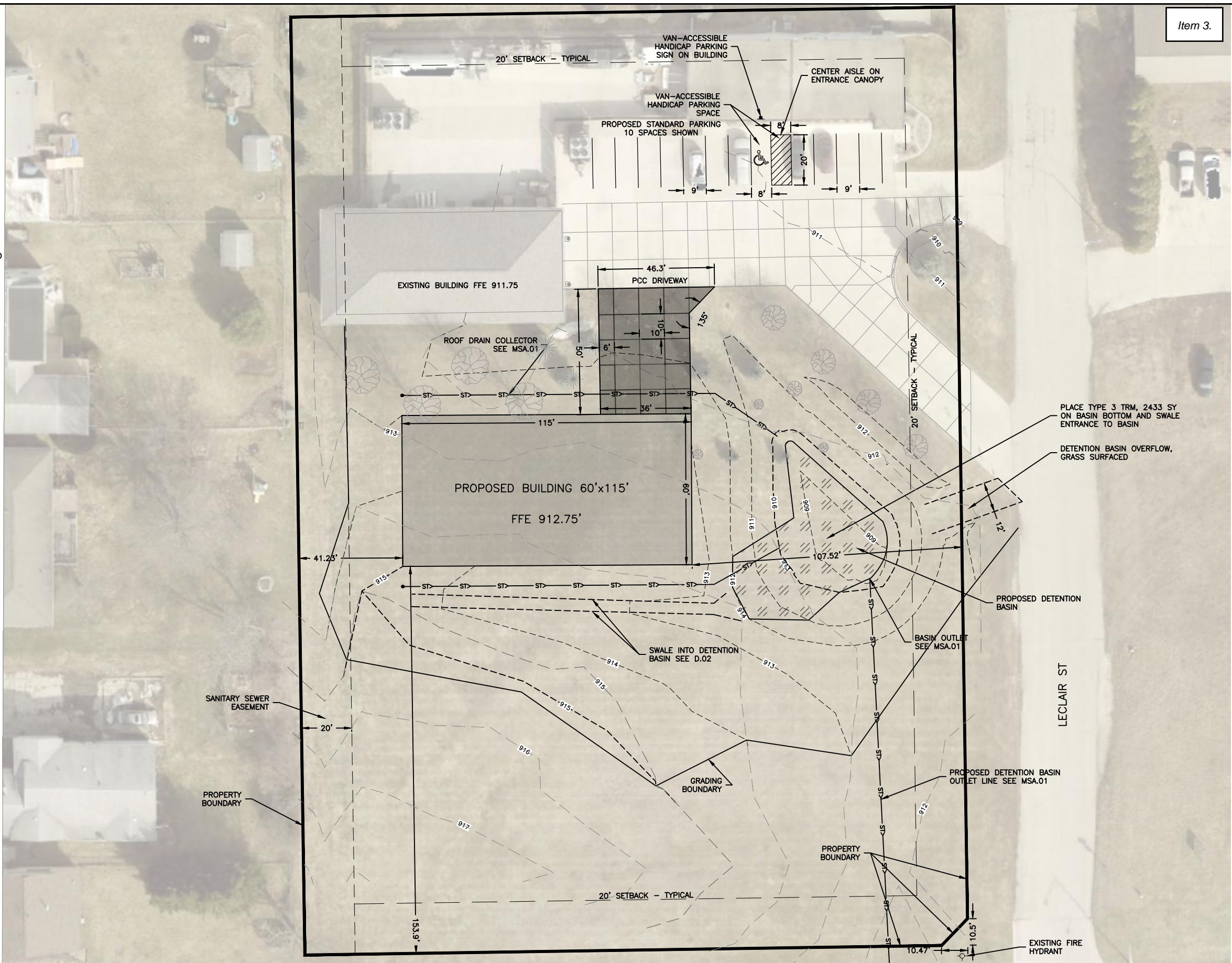
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JOB NUMBER:  
 22-1118

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 23



**GENERAL INFORMATION**  
 PROPERTY AREA FOR REZONING: 2.26 ACRES.  
 CURRENT ZONING: C-1 PROPOSED ZONING PC-2.  
 BUILDING SETBACK: 20'  
 PROPERTY IS NOT WITHIN 100 OR 500 YEAR FLOOD PLAIN.  
 PROPOSED CONSTRUCTION IS A STORAGE BUILDING WITH PCC DRIVEWAY, GRADING AND STORM WATER MANAGEMENT.  
 10 PARKING SPACES EXIST, PROPOSED CONSTRUCTION WILL NOT INCREASE THE REQUIRED NUMBER OF PARKING SPACES.  
 EXISTING DRIVEWAY WILL ACCOMMODATE A SEMI-TRAILER FOR TURNING.  
 NO EMPLOYEES WILL BE ADDED DUE TO BUILDING CONSTRUCTION. BUILDING IS FOR STORAGE.  
 NO UNATTACHED SIGNAGE IS PROPOSED.  
 EXISTING IMPERVIOUS AREA = 25507 SF PROPOSED IMPERVIOUS AREA = 8757 SF.  
 TOTAL IMPERVIOUS AREA = 34264 SF.  
 SEWER AND WATER SERVICES ARE NOT PROPOSED.  
 GAS AND ELECTRIC SERVICES ARE PROPOSED FROM EXISTING SERVICES TO PROPERTY  
 NO KNOWN EASEMENTS EXIST WITHIN THE BUILDING AND STORM WATER MANAGEMENT FOOTPRINT.  
 NEW EASEMENTS ARE NOT PROPOSED.  
 NEW TRASH ENCLOSURE IS NOT PROPOSED.  
 SIGNAGE, EXCEPT AS ATTACHED TO EXISTING OFFICE BUILDING, DOES NOT EXIST AND IS NOT PROPOSED



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 WATERLOO, IA 50701

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 CEDAR FALLS, IOWA

DRAWN BY: EMW  
 APPROVED BY: JSB  
 DATE: AUGUST 2023  
 SCALE: AS NOTED

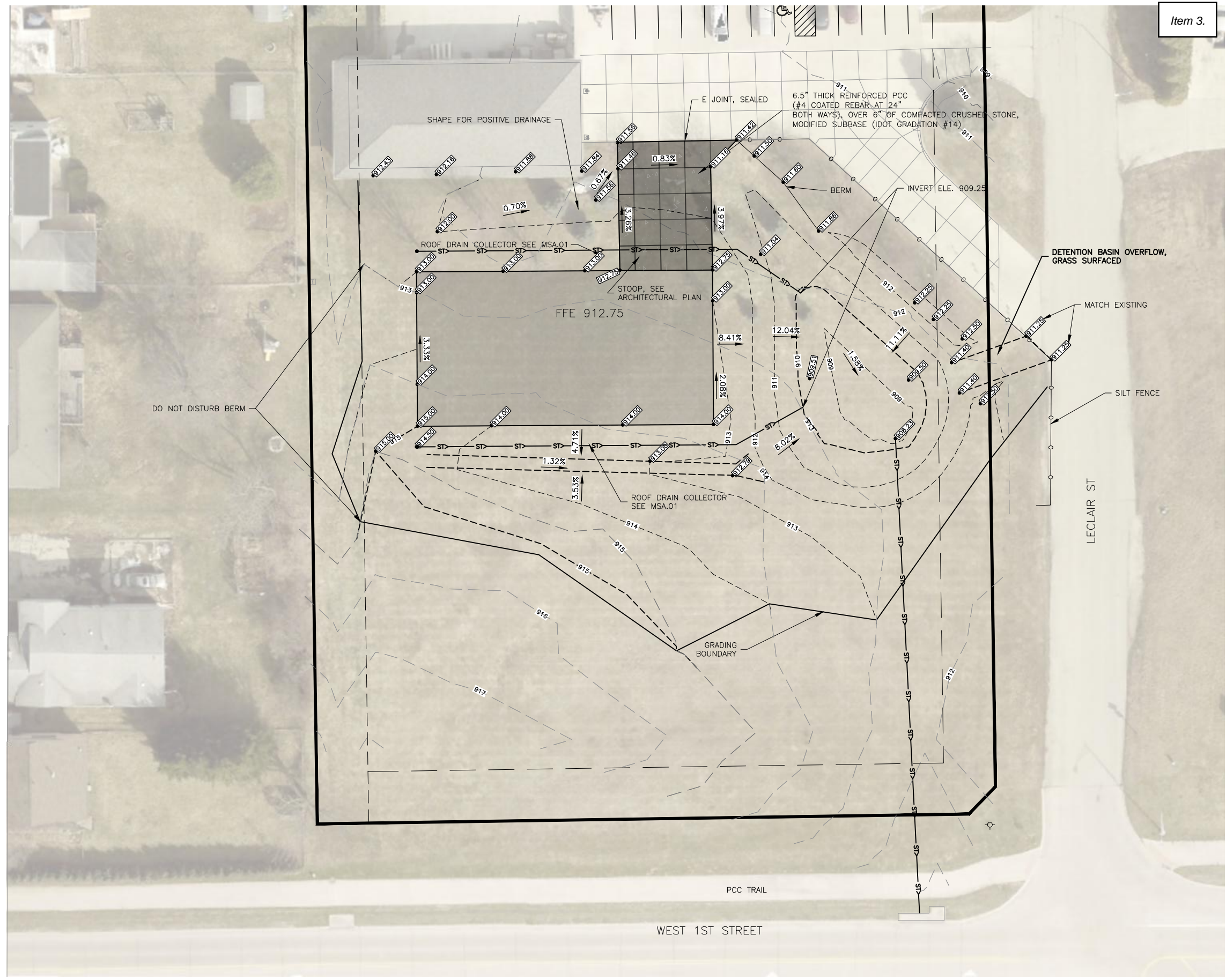
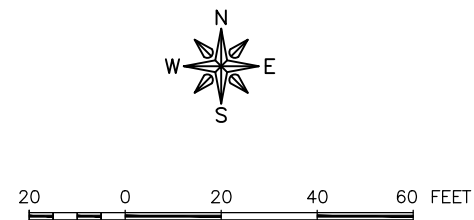
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REV. NO.	DESCRIPTION	DATE

DRAWING:  
 SITE PLAN  
 SET TYPE: FINAL

JOB NUMBER:  
 22-1118  
 SHEET  
 24



NOTES  
 STRIP AND SALVAGE TOPSOIL, REPLACE FOR MINIMUM THICKNESS OF 8" OF ALL DISTURBED, NON-HARD SURFACED AREA  
 SEED, FERTILIZE, MULCH ALL DISTURBED AREA WITH SUDAS LAWN MIX



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 901 BLACK HAWK RD  
 WATERLOO, IA 50701

PROJECT AND LOCATION:  
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DRAWN BY: EMW  
 APPROVED BY: JSB  
 DATE: AUGUST 2023  
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

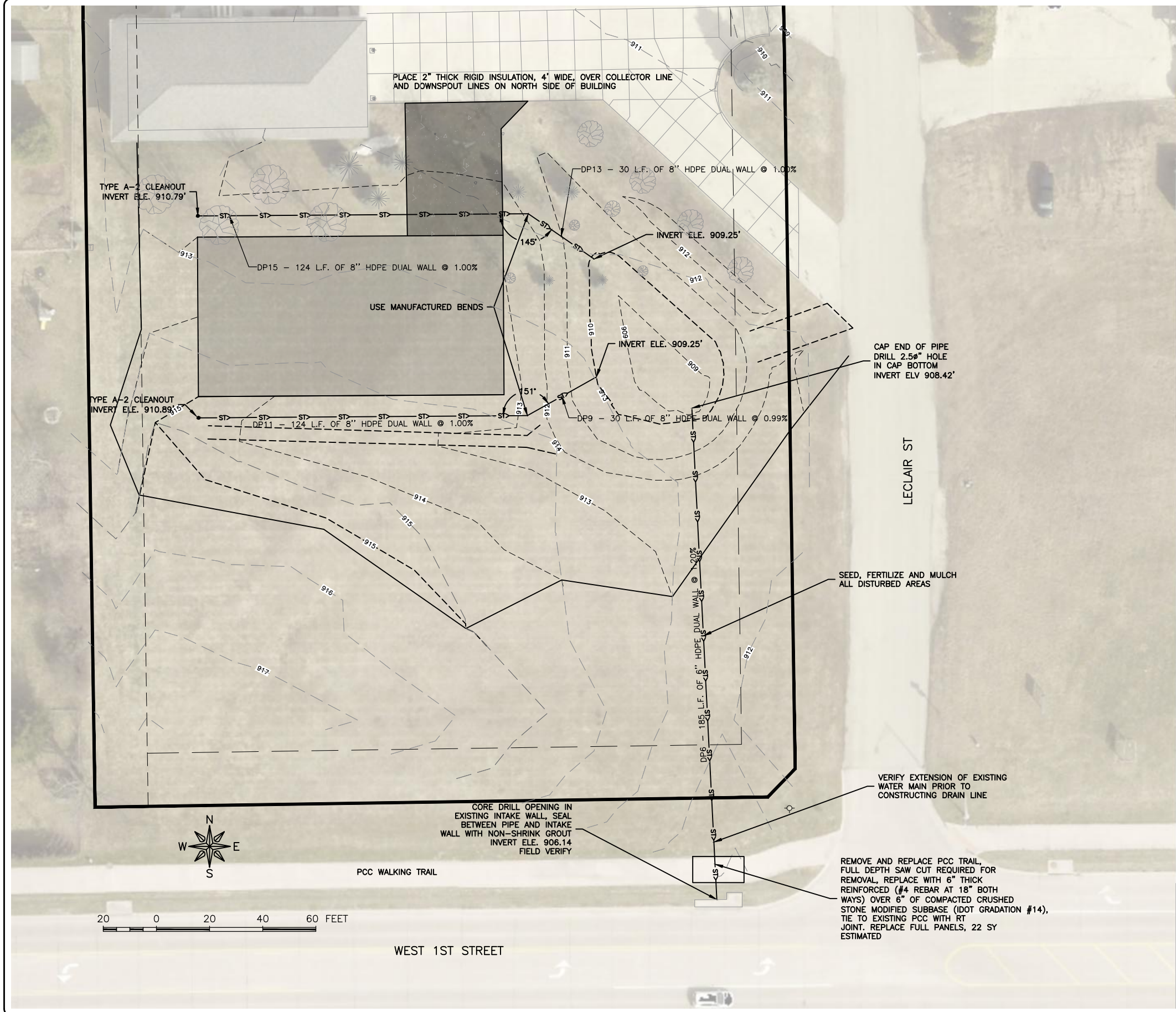
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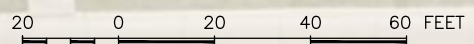
JOB NUMBER:  
 22-1118

SHEET  
 25





NOTES  
 CONNECT DOWNSPOUTS TO COLLECTOR LINE, 8X6 TEE, 6\"/>



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 ENGINEERING & ENVIRONMENTAL

ILLINOIS  
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 WATERLOO, IA 50701

PROJECT AND LOCATION:  
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 CEDAR FALLS, IOWA

DRAWN BY: EMW  
 APPROVED BY: JSB  
 DATE: AUGUST 2023  
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

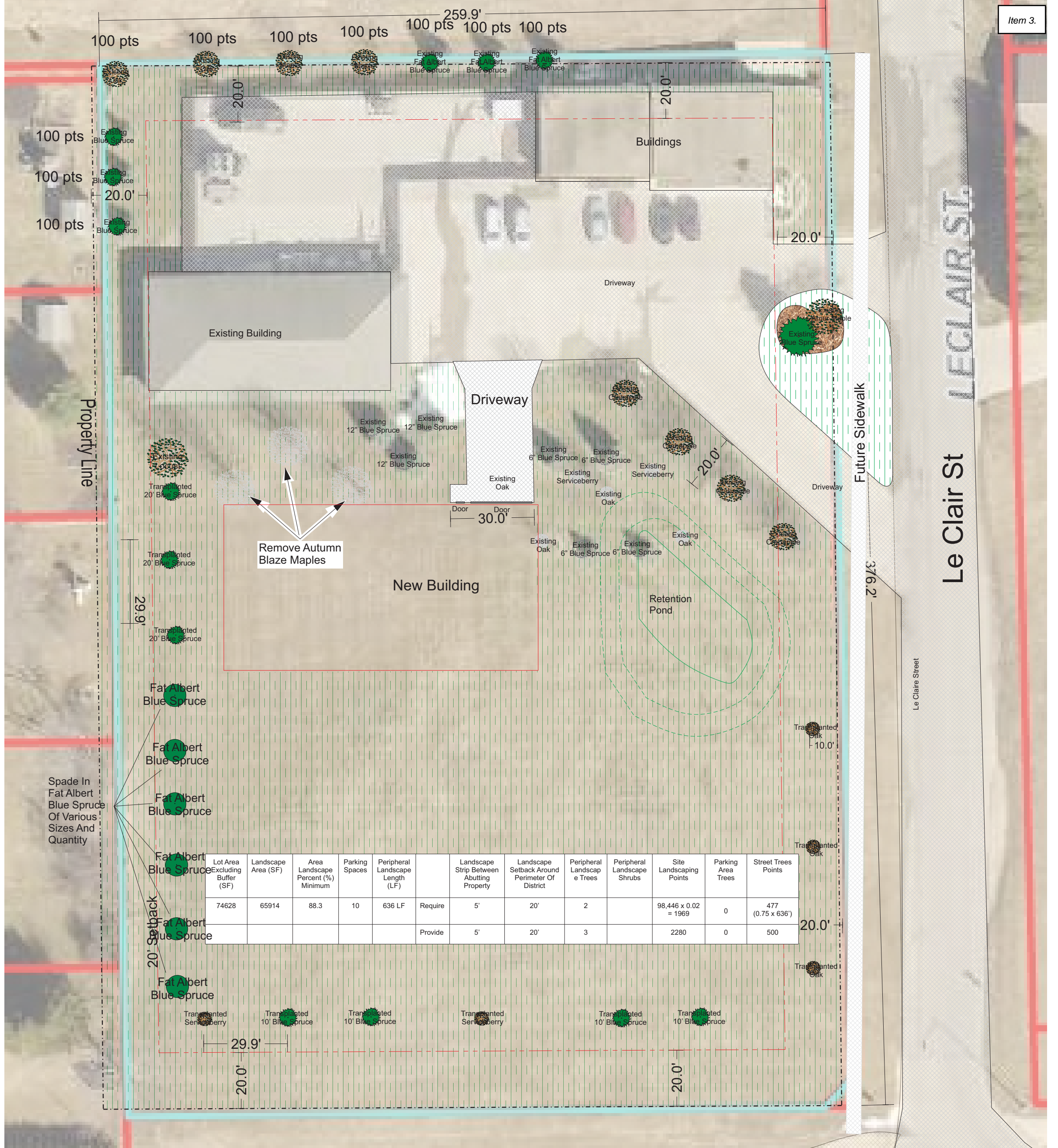
DRAWING:  
 STORM WATER MANAGEMENT

SET TYPE: FINAL

JOB NUMBER:  
 22-1118

SHEET  
 26





Lot Area Excluding Buffer (SF)	Landscape Area (SF)	Area Landscape Percent (%) Minimum	Parking Spaces	Peripheral Landscape Length (LF)	Landscape Strip Between Abutting Property	Landscape Setback Around Perimeter Of District	Peripheral Landscape Trees	Peripheral Landscape Shrubs	Site Landscaping Points	Parking Area Trees	Street Trees Points
74628	65914	88.3	10	636 LF	Require	5'	2		98,446 x 0.02 = 1969	0	477 (0.75 x 636')
					Provide	5'	3		2280	0	500

EVERGREEN TREES	QUANTITY	BOTANICAL/COMMON NAME	SIZE	SITE LANDSCAPING POINTS	STREET TREE
	8 (7 TRANSPLANT, 1 EXISTING)	BLUE SPRUCE	10' TALL	700	100
	3	BLUE SPRUCE	20' TALL	300	
	3	FAT ALBERT BLUE SPRUCE	10' TALL	300	
SHADE TREES					
	1	LOCUST	> 4" CALIPER	100	
	5 (3 TRANSPLANT, 2 EXISTING)	OAK	> 4" CALIPER	200	300
	2	MAPLE	> 4" CALIPER	200	
UNDERSTORY					
	2	SERVICEBERRY	> 2" CALIPER	80	
	1	AMUR MAPLE	> 4" CALIPER		100
	4	CRABAPPLE	> 4" CALIPER	400	
			TOTAL	2280	500



This plan, as an instrument of service, is the sole property of Maifeld Landscaping LLC. It may not be used in whole or part without their consent.

REVISIONS	<b>MAIFELD LANDSCAPING LLC</b>	
TITLE	Howe - ATS - New Building	
DRAWN BY:	Tyler Maifeld	
CHECKED BY:		
DATE:	08.03.2023	SHEET: 27
SCALE:	1" = 24'	OF SHEETS



# Advanced Technical Services Storage Building

## Drawing Sheet Index

AT	Sheet Index, Code, Exterior Images
A100	Main Floor, Roof Plan, Wall Section
A101	Exterior Elevations
S100	Footing & Foundation Plan
S101	Structural Framing Plan

## Code Review Summary

ADOPTED COMMERCIAL BUILDING CODES:

2012 INTERNATIONAL ENERGY CONSERVATION CODE  
 ZONE 6  
 PRESCRIPTIVE REQUIREMENTS COMPLIANCE PATH  
 R-VALUE COMPLIANCE AT  
 MASS WALLS: R7.5  
 SLABS: R15  
 ATTICS: R49  
 U VALUE COMPLIANCE METHOD (2012 IECC DOES NOT REQUIRE CONT. INSUL. WOOD FRAMED WALLS (USING U-VALUE) < OR = 0.091 PER TABLE C402.1, USING EXOTROPIC.COM U VALUE WALL CALCULATOR. TOTAL U VALUE IS U=0.045 (SEE DIAGRAMS THIS PAGE)  
 1. 3/8" LP COMPOSITE SIDING  
 2. WEATHER BARRIER  
 3. 1/2" WOOD SHEATHING  
 4. 2X8 STUDS @ 24" O.C. WITH 7.25 INCH MINERAL WOOL  
 5. 5/8" GYPSUM BOARD

2021 INTERNATIONAL BUILDING CODE:  
 OCCUPANCY TYPE S-2 FOR STORAGE OF STEEL CONCRETE EQUIPMENT AND OTHER MISCELLANEOUS STORAGE.  
 CONSTRUCTION TYPE TYPE V-B CONSTRUCTION  
 ALLOWED AREA 13,900 SQ.FT.  
 -ACTUAL AREA 6,900 SQ.FT.  
 -REQUIRED EXTERIOR WALL CLEARANCES FOR NO PROTECTION:  
 -EXTERIOR WALLS MUST BE GREATER THAN 10 FEET FROM PROPERTY LINE AND HALFWAY POINT BETWEEN STRUCTURES.

EGRESS  
 -OCCUPANT LOAD LESS THAN 30 REQUIRES ONLY ONE EXIT IN S-2  
 -COMMON PATH OF EGRESS TRAVEL IN NON-SPRINKLERED LIMITED TO 75 FEET. ALL COMMON PATHS FROM CORNER OF STRUCTURE TO EXIT DOOR

Assembly Properties: R 22.337 U 0.045  
 Exterior: OSBUM BOARD

Assembly Properties: R 22.337 U 0.045  
 Exterior: WEATHER BARRIER

Assembly Properties: R 22.337 U 0.045  
 Exterior: SIDING

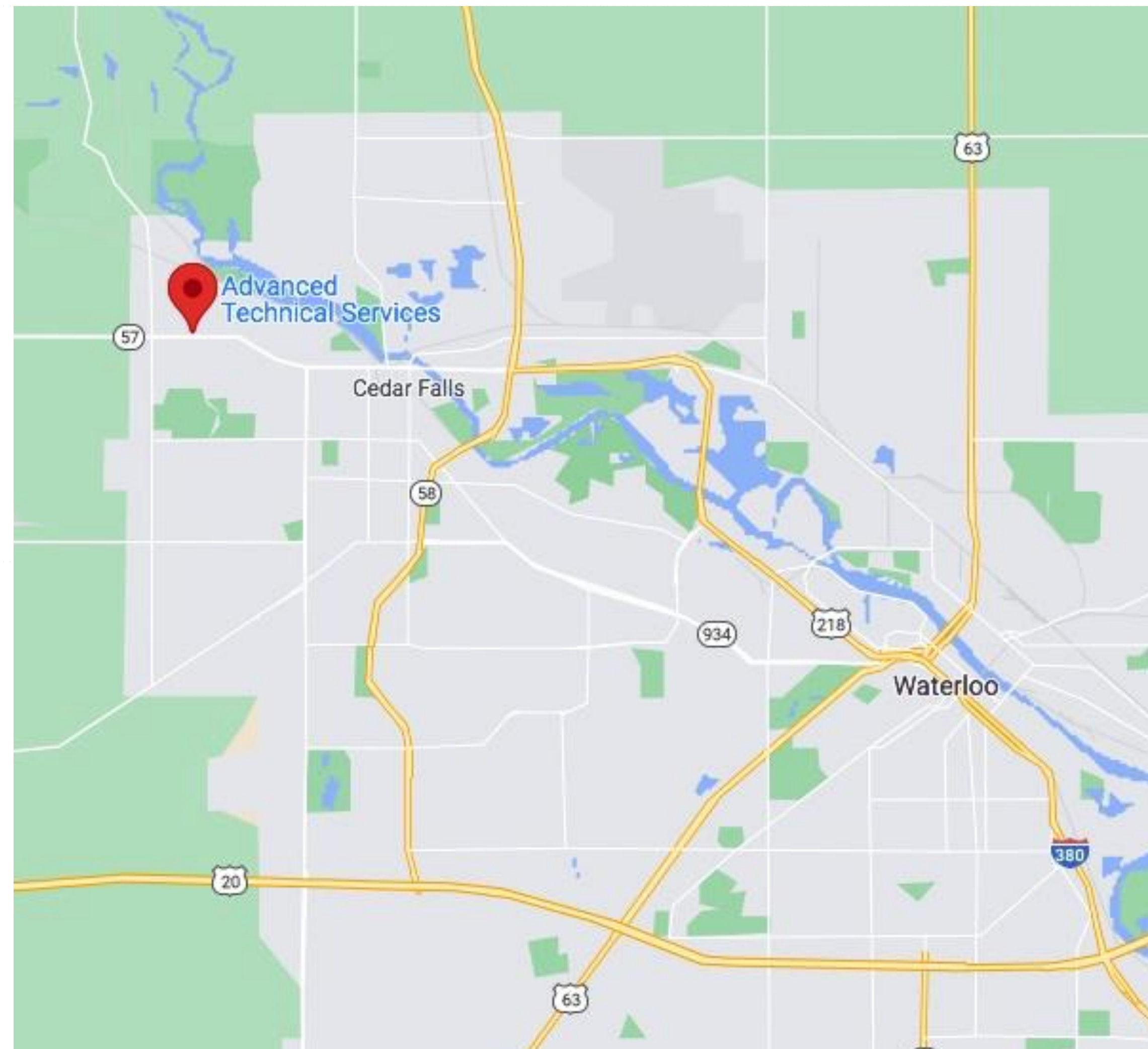
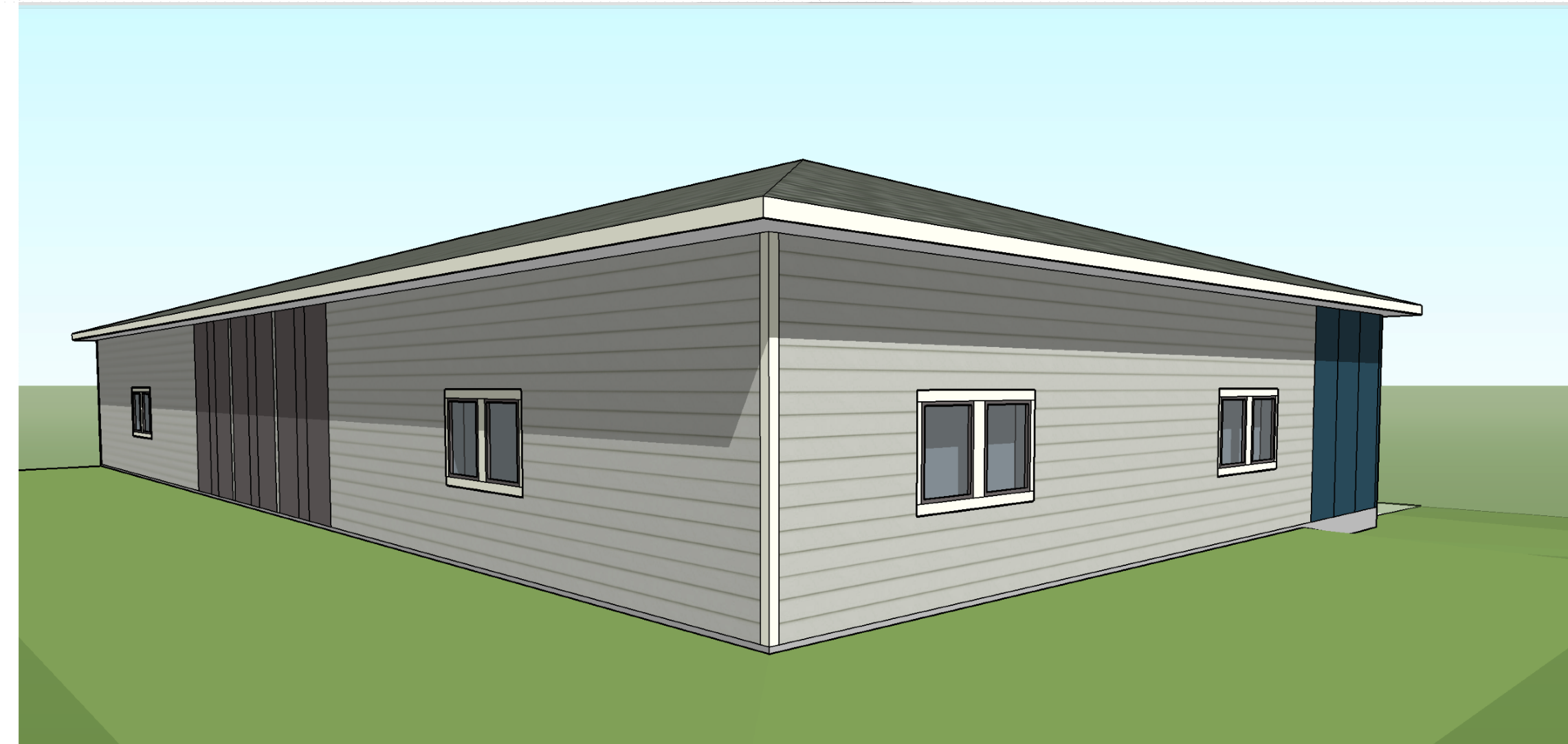
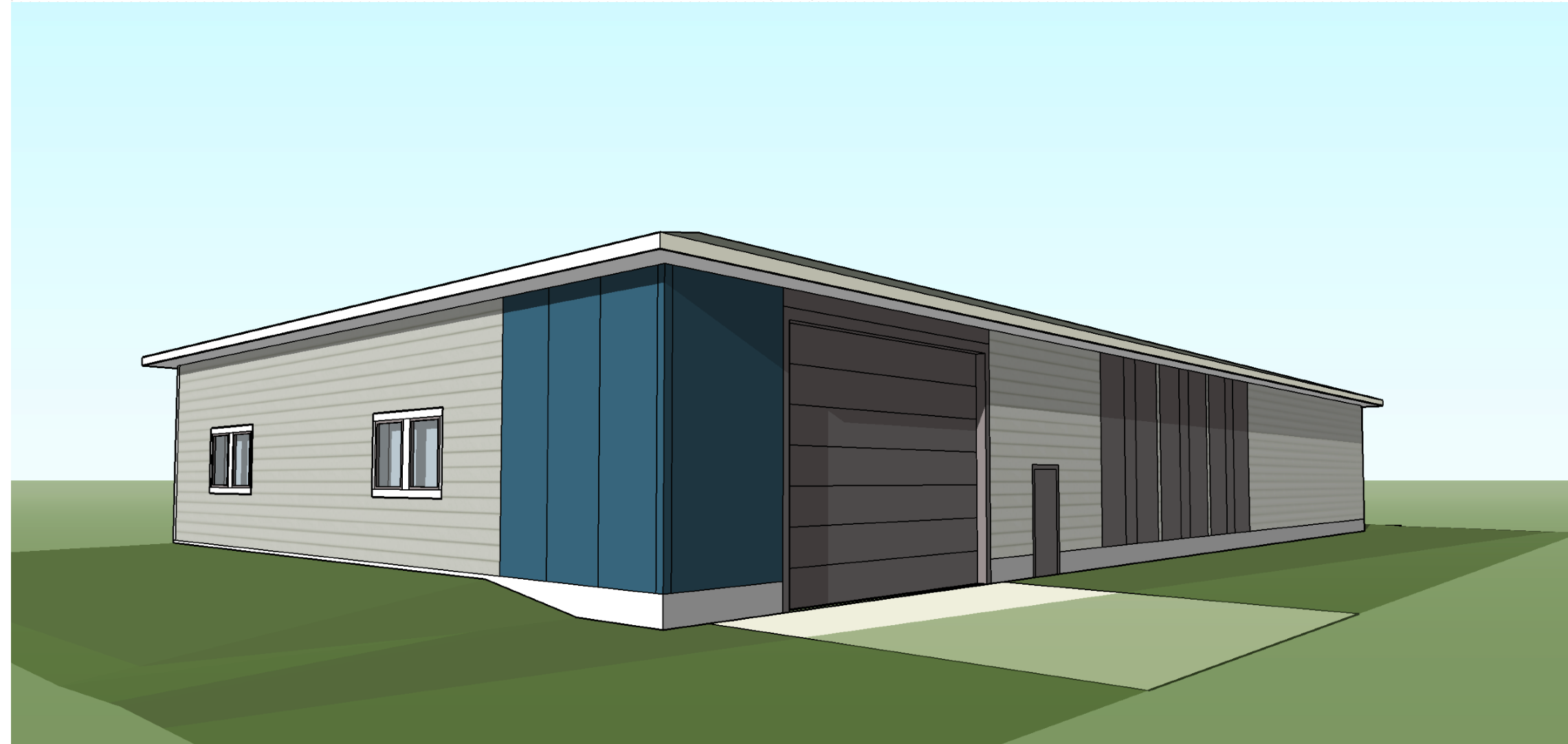
## Architect's Seal

The portion of this technical submission described below has been prepared under the direct supervision & responsible charge of the undersigned.

**Stephen M. Trost**  
 Discipline: Architect  
 Iowa Registration No.: 3603  
 Pages of Sheets covered by this seal: AT,A100, A101  
 Date of Issuance: August 24, 2023



702 Leclair Street  
 NOT TO SCALE



Location Map  
 NOT TO SCALE



project

Advanced Technical Services  
 Storage Building

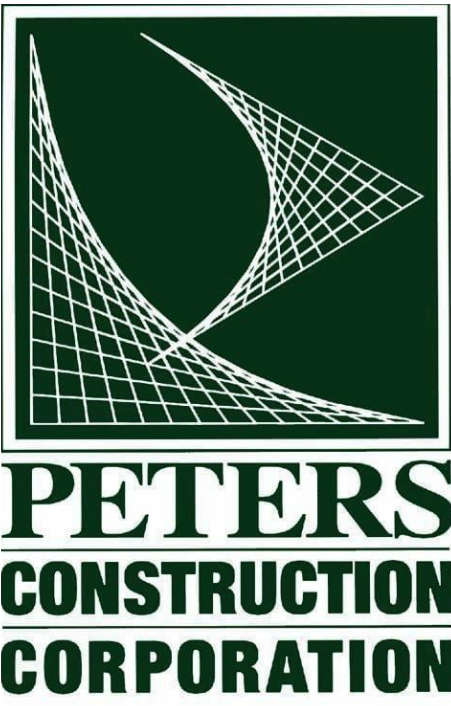
702 Leclair Street, Cedar Falls, Iowa

date  
 Thursday, August 24, 2023

sheet no.  
 AT



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project

# Advanced Technical Services Storage Building

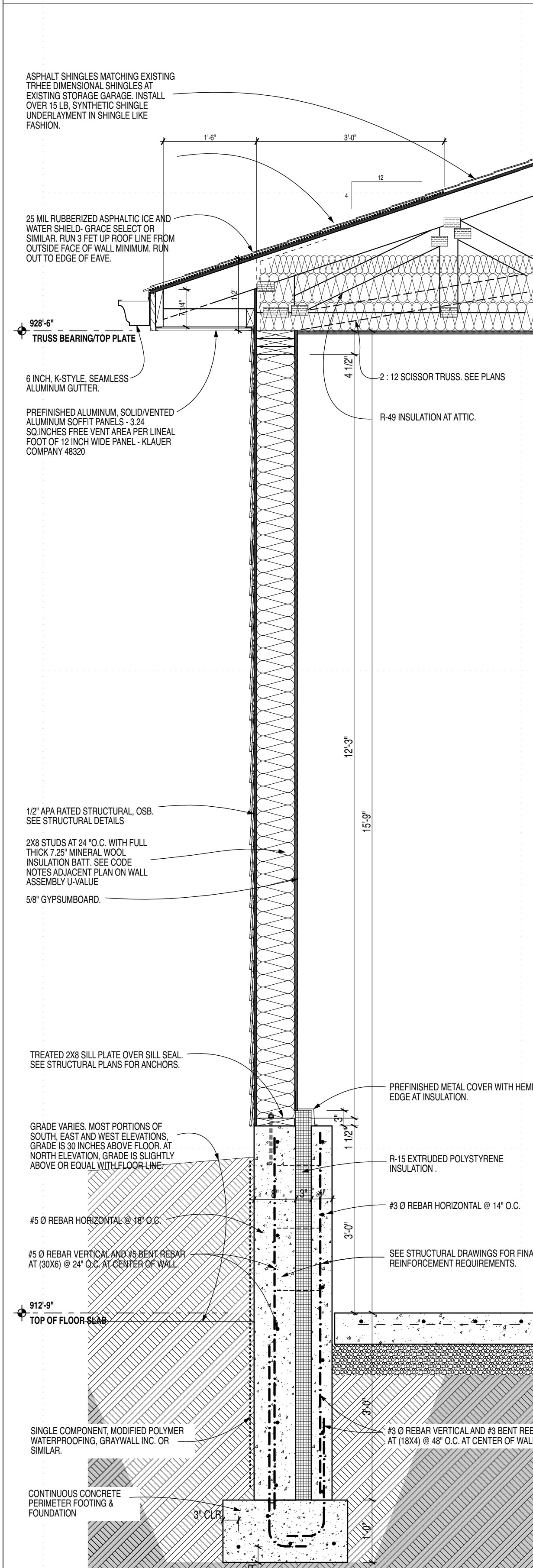
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date

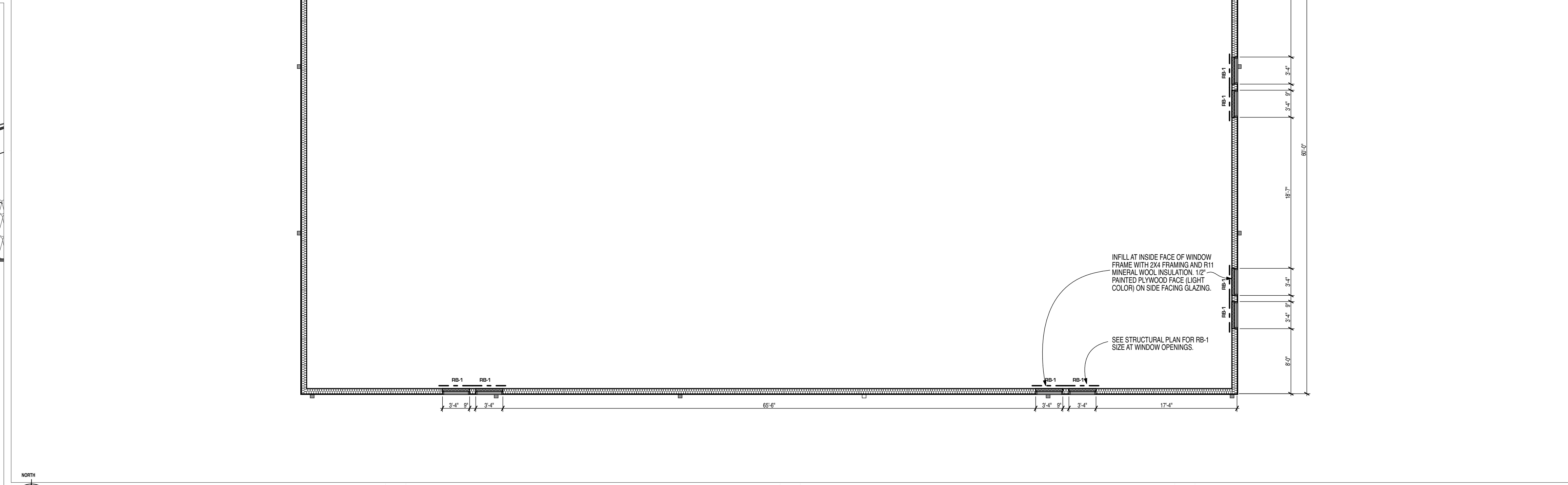
Thursday, August  
24, 2023

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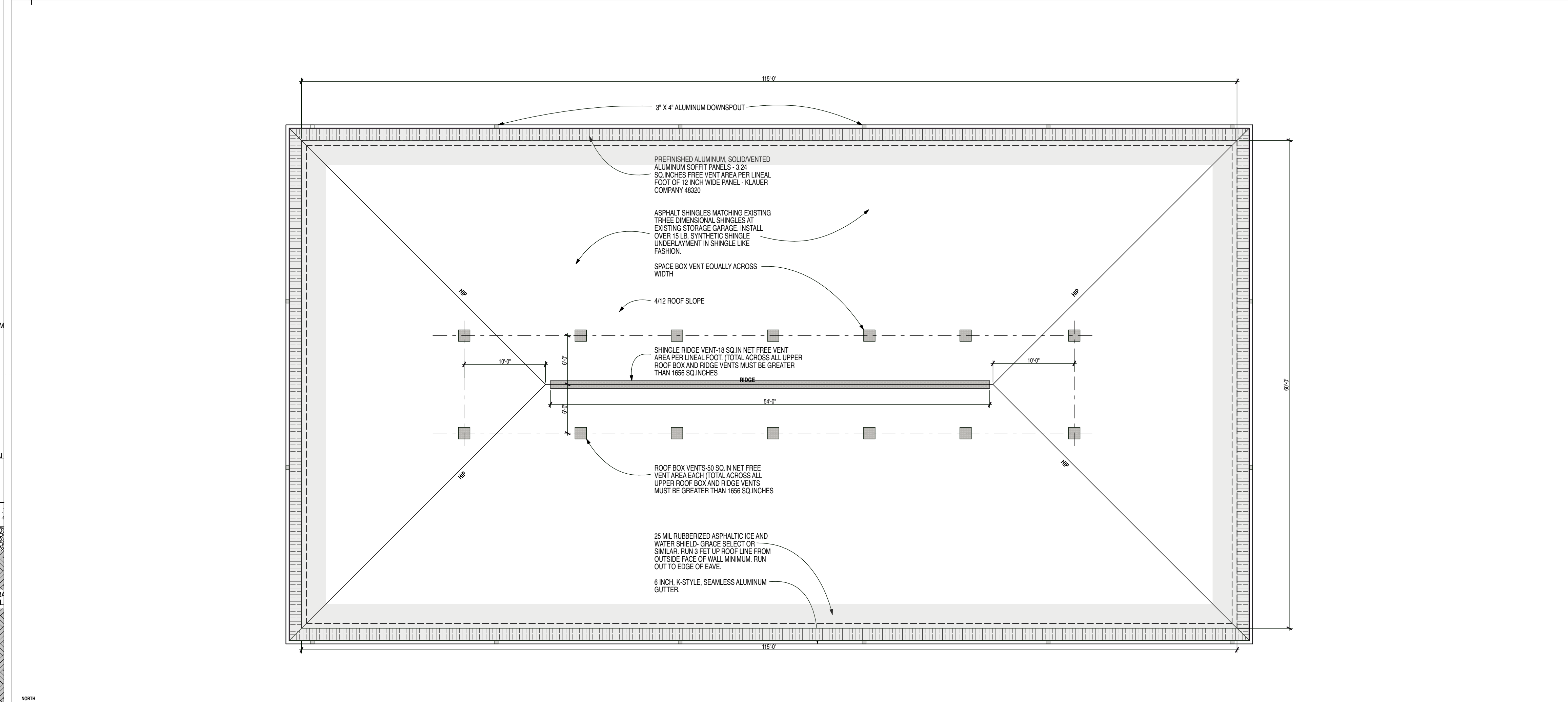
A100



1 Typical Wall Section  
Scale: 3/4" = 1'-0"



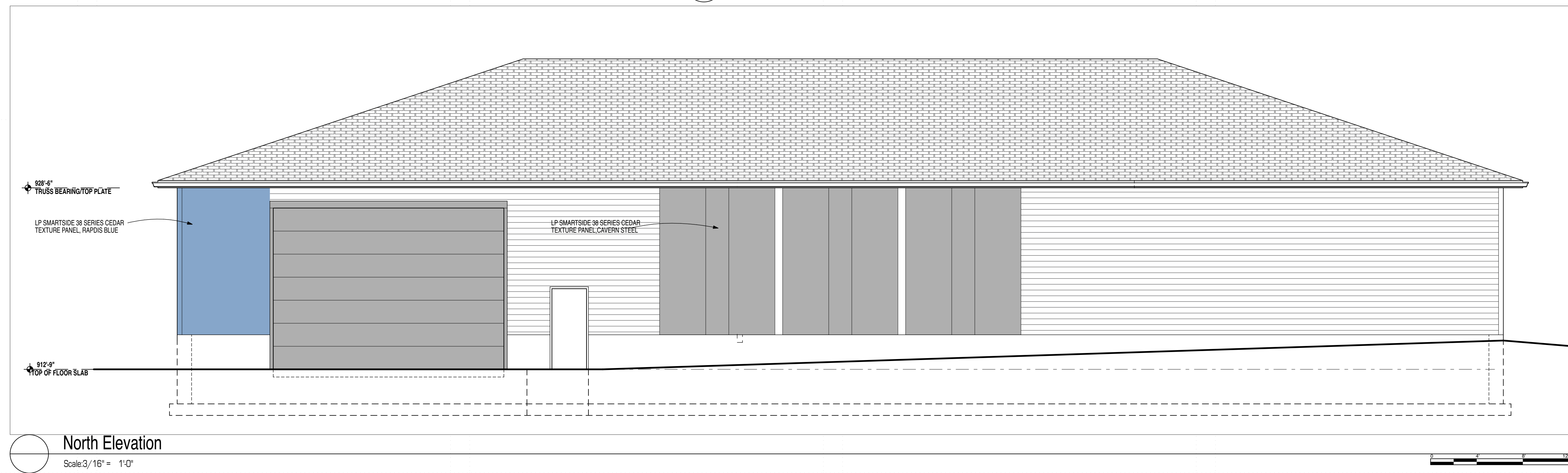
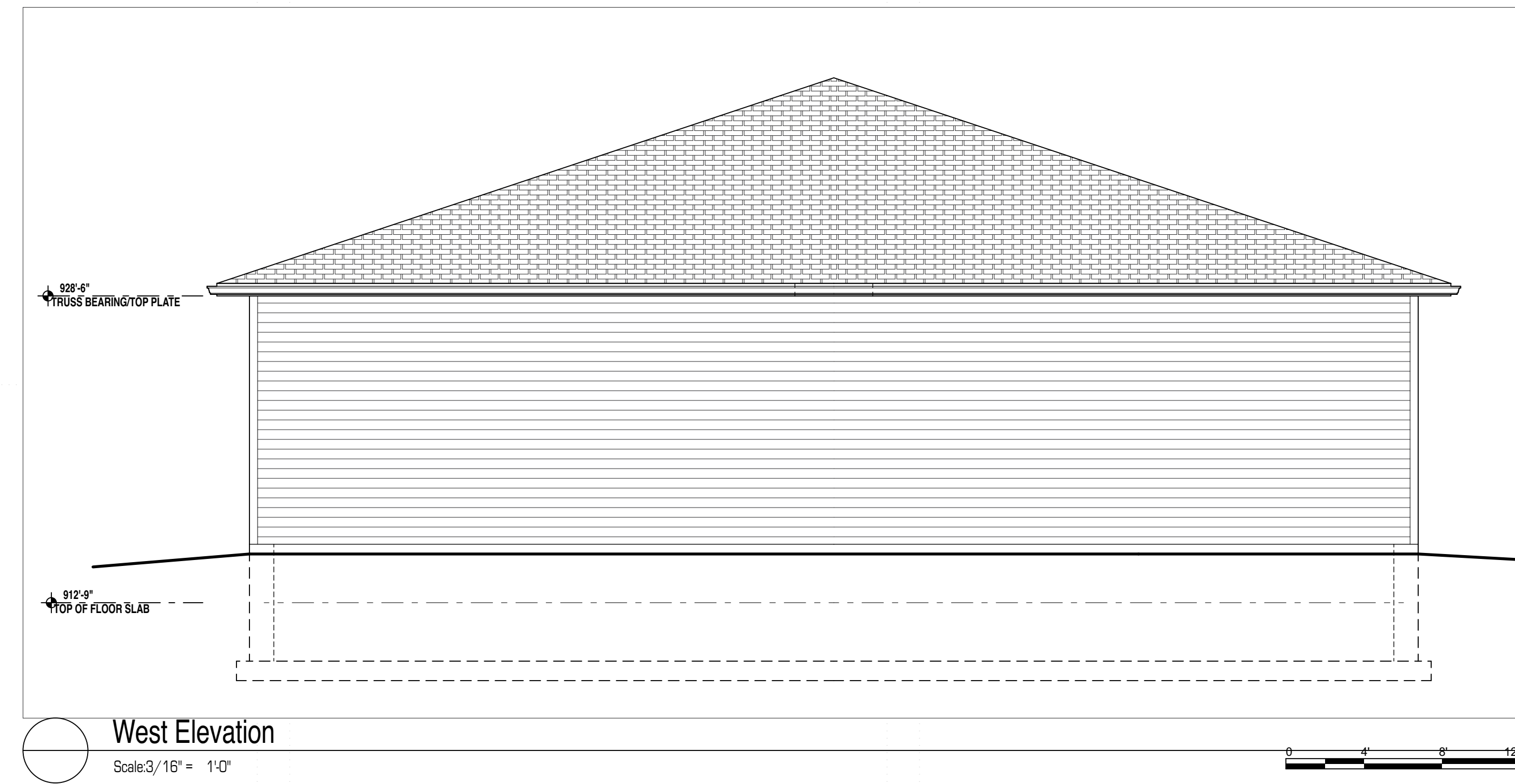
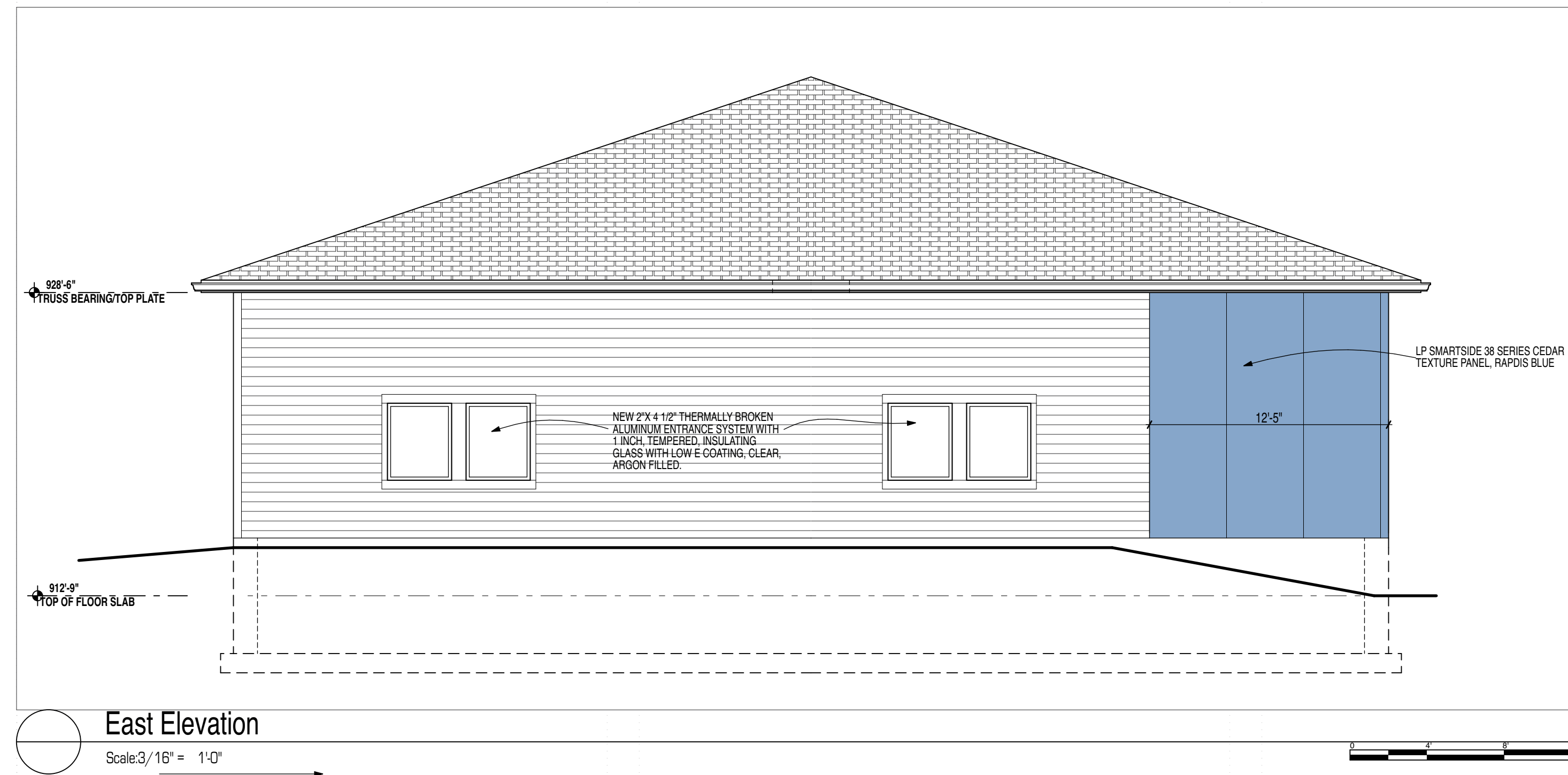
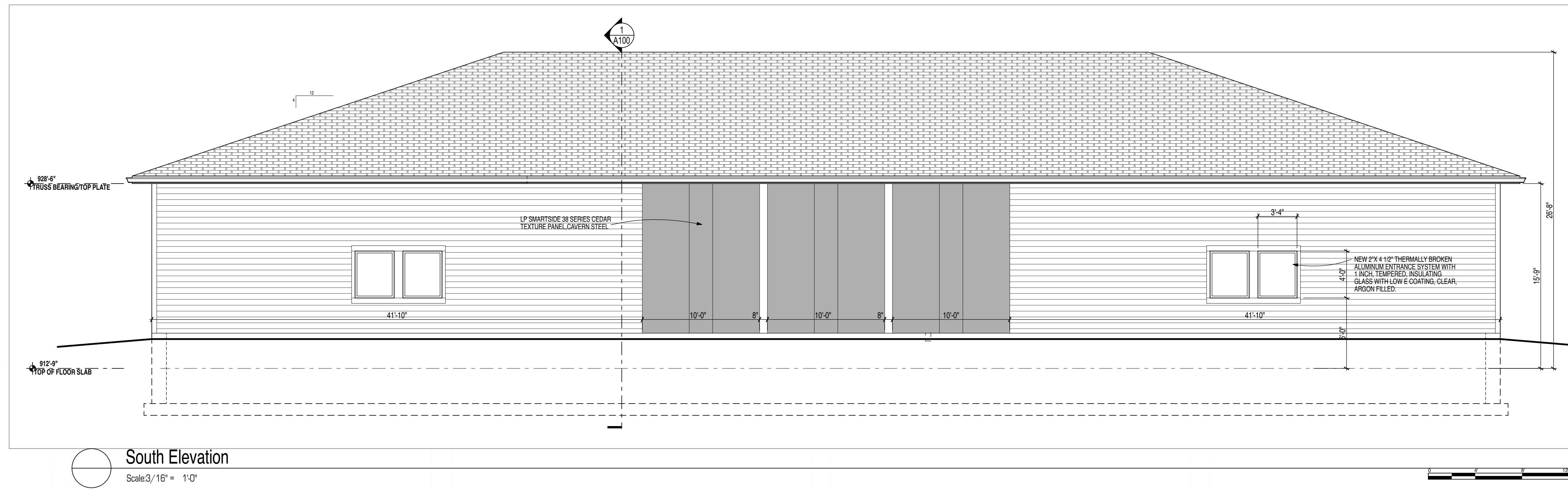
Main Floor Plan  
Scale: 1/8" = 1'-0"



Main Floor-Roof Framing Plan  
Scale: 1/8" = 1'-0"

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project



Advanced Technical Services  
Storage Building

702 Leclair Street, Cedar Falls, Iowa

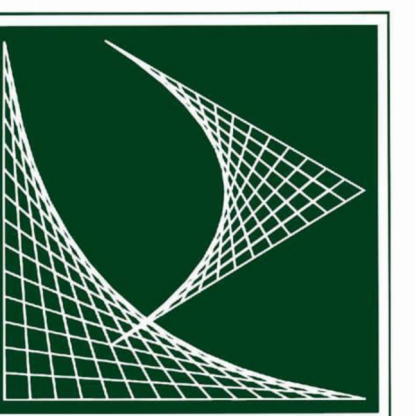
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Thursday, August  
24, 2023

sheet no.

A101





GENERAL STRUCTURAL NOTES

- Design Live Loads
  - Ground snow.....30 PSF
  - Flat roof snow.....30 PSF
  - Snow exposure factor.....1.0
  - Snow load importance factor.....1.0
  - Thermal factor.....1.0
- Wind per IBC 2018
  - V<sub>(ult)</sub>.....115 MPH
  - V<sub>(asd)</sub>.....90 MPH
  - Risk category.....II
  - Wind exposure.....B
  - Internal pressure coefficient.....0.18
- The assumed soil bearing capacity is 1500 PSF. This shall be verified by a qualified geotechnical engineer prior to placing concrete.
- Special Inspection
  - The following types of work require special inspection
    - Soil capacity
    - Rebar installation
    - Sheathing - 10 percent of sheathing fasteners
- Concrete 28 day compressive strengths.....4000 PSI
- Reinforcing Steel
  - #3 & smaller.....ASTM A615 Gr 40
  - #4 & larger.....ASTM A615 Gr 60
  - Welded wire fabric.....ASTM A185
- Provide corner bars (30 x 30) at all intersections of footings and walls, same size and spacing as the horizontal reinforcing.
- Elevations shown thus (+/-3'-0) are to the top of beams, slabs, footings, etc., unless noted otherwise.
- Roof trusses shall be designed and manufactured by the supplier for the loads shown on the plans and the Structural Notes. The shop drawings shall be certified by a structural engineer licensed in the state of Iowa.
- Exterior wall studs shall be:
  - 2 x 8's Douglas Fir-Larch No. 2 or better.
  - 2 x roof framing and wood beams shall be Douglas Fir-Larch No. 2 or better.
- Exterior wall sheathing shall be:
  - 7/16" APA rated sheathing 24/16
  - 8d nails at 6" O.C. at panel edges
  - 8d nails at 12" O.C. at intermediate supports
  - Blocking required at horizontal joints.

FLOOR SLAB NOTES

Provide 1/2" expansion joint material where a slab on grade abuts a vertical surface

Limit area of slabs bounded by a control or construction joint to 400 square feet.

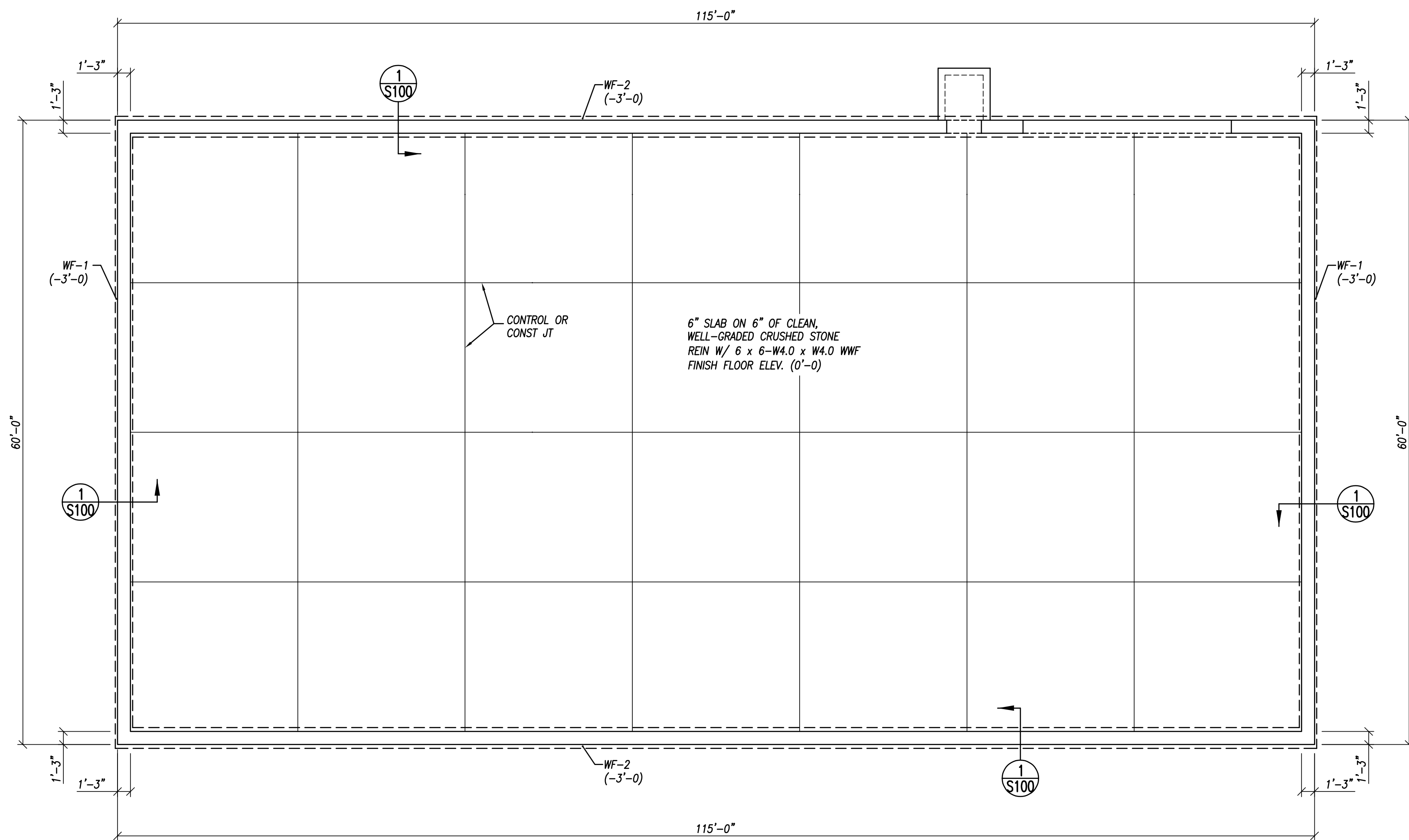
STOOP NOTES

4" slab on loose sand fill. Reinforce slab with #4's at 12" O.C. each way. #4 dowels (12 x 12) at 18" O.C. around perimeter of slab. Typical at stoops.

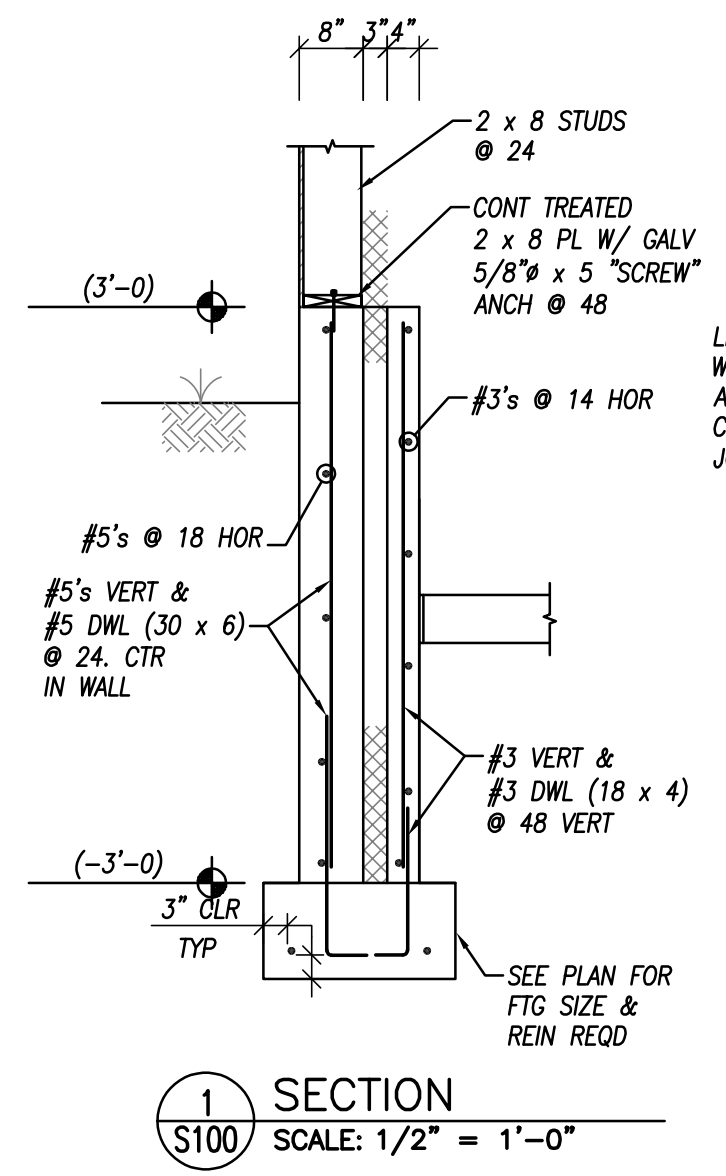
8" x 44" frost wall. Reinforce with (2) #5's continuous top and bottom. Dowel into end walls. Typical at stoops.

WALL FOOTING SCHEDULE

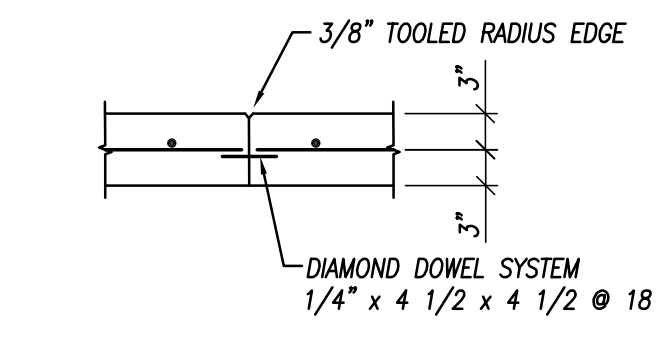
WF-1	1'-8" x 1'-0" CONT FTG
	2-#5's CONT
WF-2	2'-0" x 1'-0" CONT FTG
	2-#5's CONT



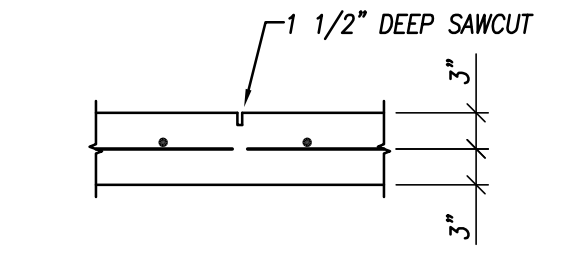
FOOTING AND FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"



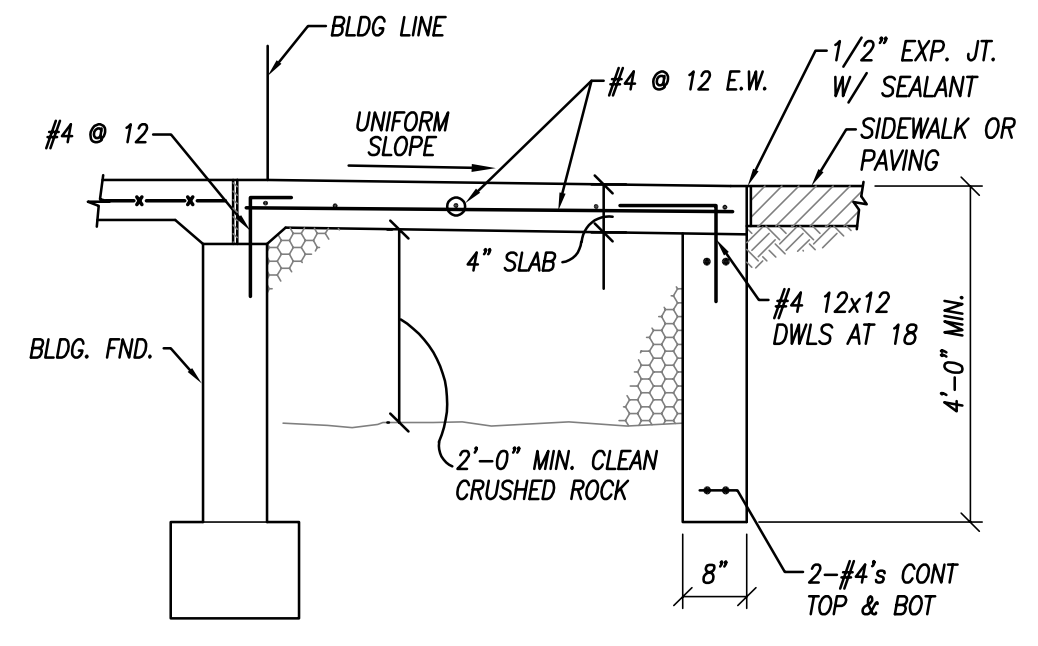
SECTION S100  
SCALE: 1/2" = 1'-0"



CONSTRUCTION JOINT



CONTROL JOINT



TYPICAL STOOP SLAB  
SCALE: 1/2" = 1'-0"

I hereby certify that the portion of this technical submission described below was prepared by me or under my supervision and responsible charges. I am a duly licensed engineer under the laws of the state of Iowa.

Lynn A Boettcher  
*Lynn A Boettcher*

Discipline - Structural Engineering  
Iowa License No. 7600



Pages or sheets covered by this seal  
Sheet S100 & S101  
Date of Issuance 8-4-23  
License renewal date 12-31-24

project

Advanced Technical Services  
Storage Building

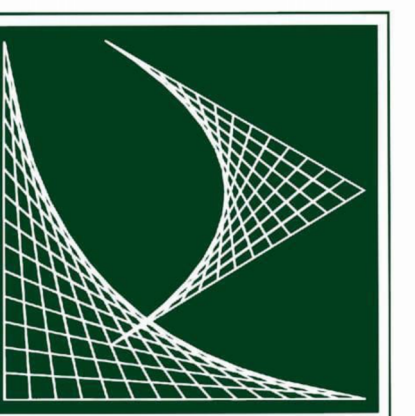
702 Leclair Street, Cedar Falls, Iowa

date

Monday, August 21, 2023

sheet no.

S100

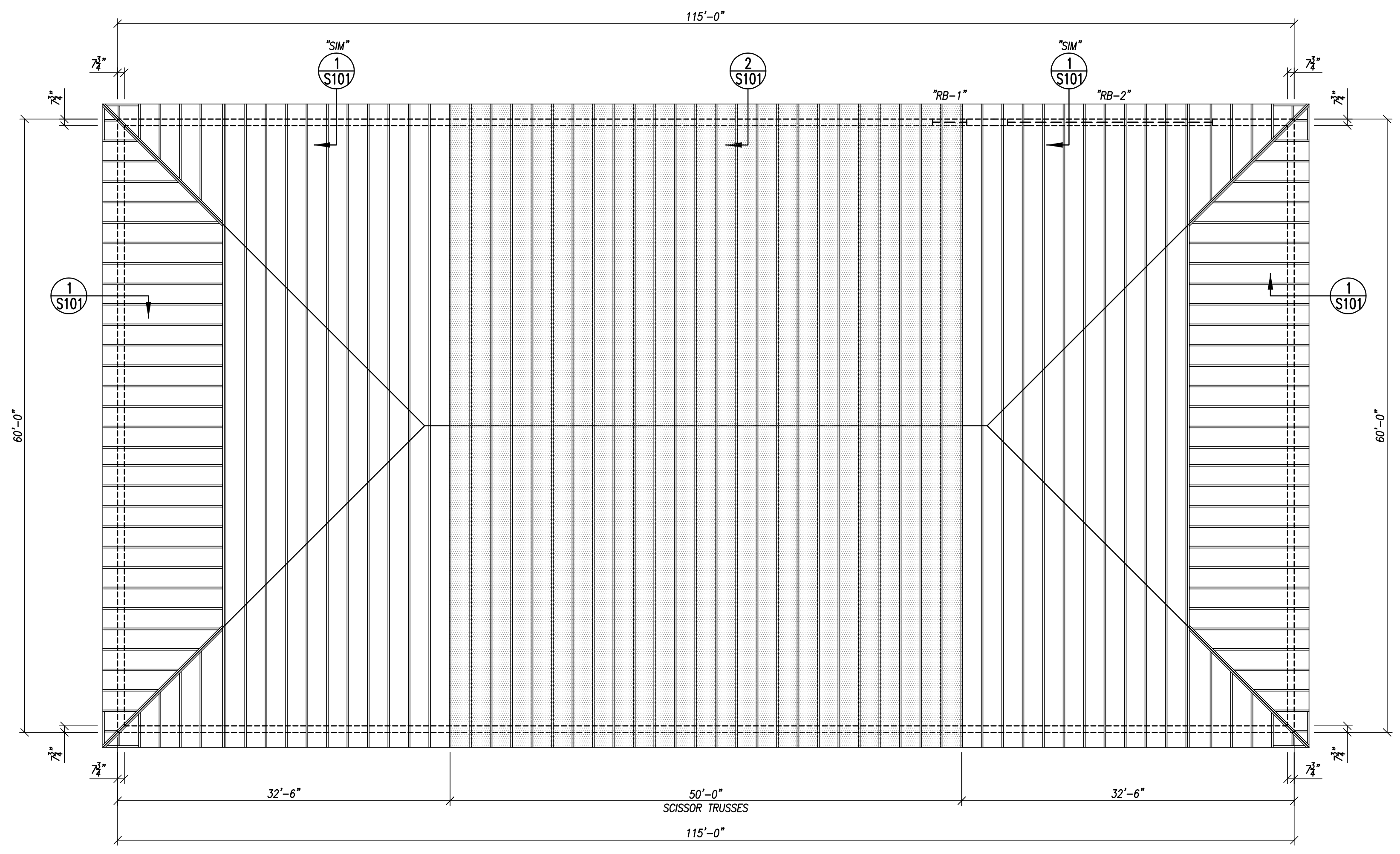


**PETERS  
CONSTRUCTION  
CORPORATION**

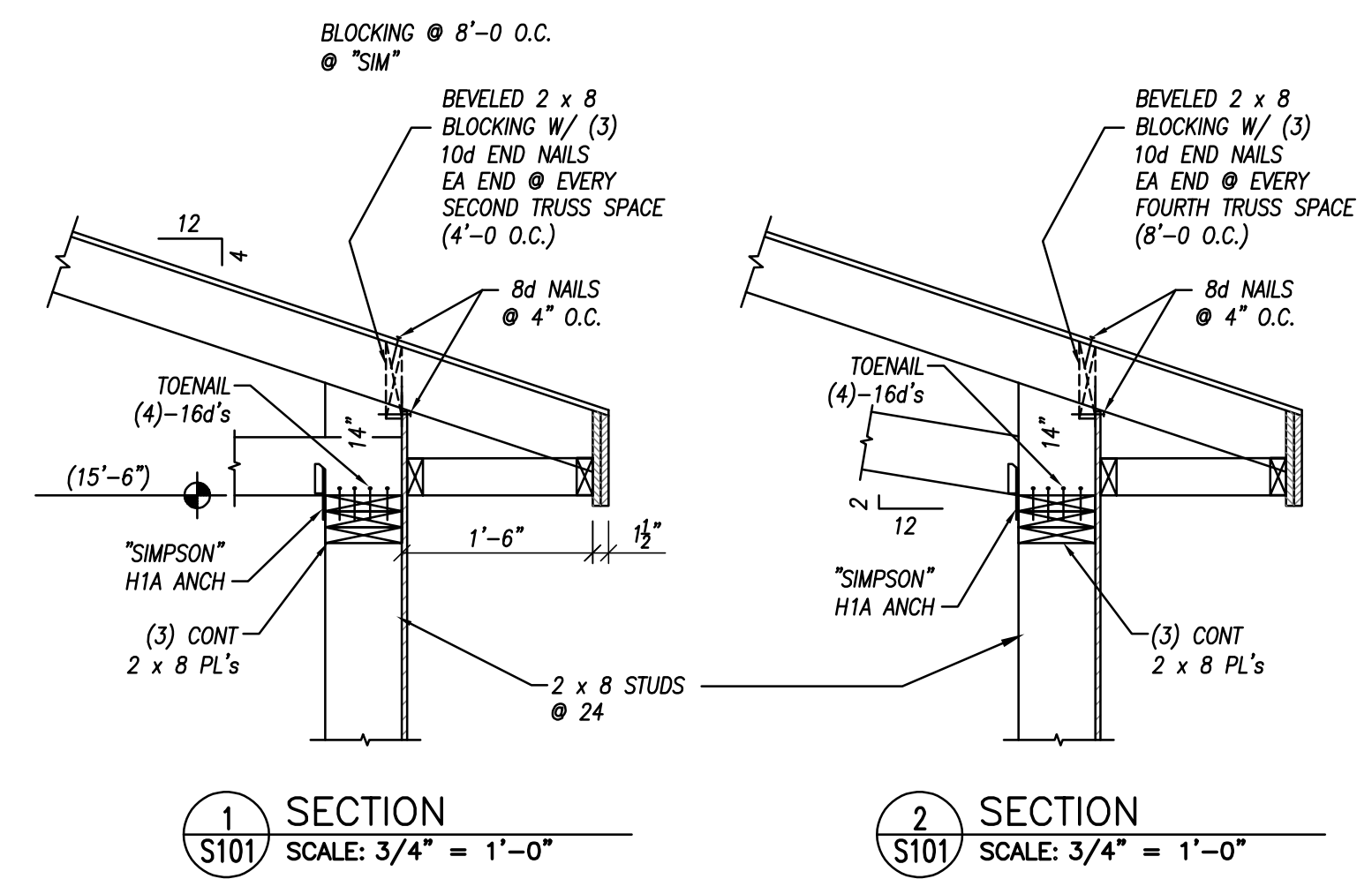
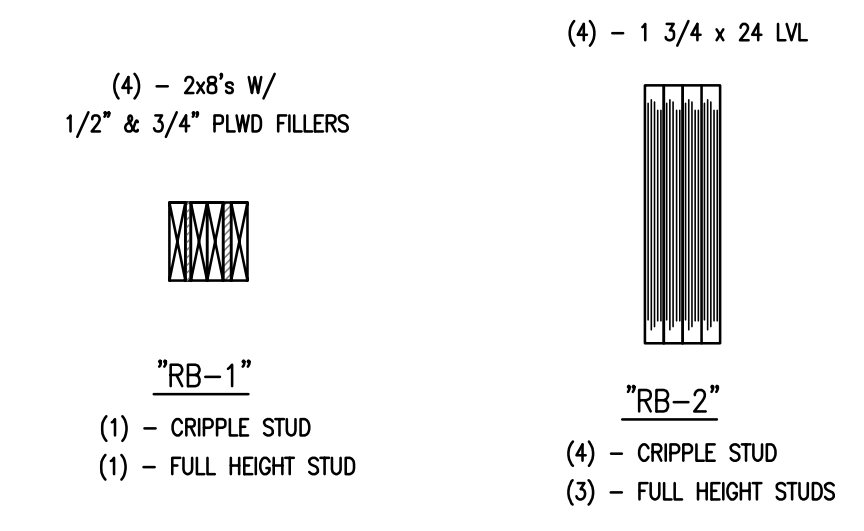
M2B Structural Engineers LLP  
422 Second Avenue S.E., Suite B, Cedar Rapids, Iowa 52401-1330  
Phone: 319/364-2866 Fax: 319/364-1456

**ROOF SHEATHING NOTES**  
1/2" APA rated sheathing 32/16  
8d nails at 6" O.C. at panel edges  
8d nails at 12" O.C. at intermediate supports  
Stagger joints parallel with trusses  
Use metal plywood sheathing clips

**ROOF TRUSS DESIGN LOADS**  
Top chord live load ..... 30 PSF  
Top chord dead load ..... 10 PSF  
Bottom chord dead load ..... 10 PSF  
Live load deflection less than L/360



**ROOF FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



project

**Advanced Technical Services  
Storage Building**  
702 Leclair Street, Cedar Falls, Iowa

date

Monday, August  
21, 2023

sheet no.

S101





## 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:** Jaydevsinh Atodaria (JD), AICP, City Planner I  
 Matthew Tolan, Civil Engineer II  
**DATE:** September 13, 2023  
**SUBJECT:** MU District Master Plan Amendment – Lot 2 of Pinnacle Prairie Townhomes, Ph. I

---

**REQUEST:** Request to amend the MU District Master Plan for Pinnacle Prairie Townhomes, Phase I (locally known as Whispering Pines) (MP23-004)

**PETITIONER:** BRL Development, LC., Owner and Applicant

**LOCATION:** SE corner of E. Greenhill Road and Oster Parkway

---

#### PROPOSAL

It is proposed to amend the MU master plan for Lot 2 of Pinnacle Prairie Townhomes Phase 1 subdivision (locally known as Whispering Pines), which was originally approved in 2006. The proposed change includes a reduction in the number of units from the previously approved 52 units to 42 units. Since there have been several changes over the years to the approved MU Plan and the need to plan the future development in the remaining area of the subdivision, it is important to update the master plan for the entire development, so that it reflects changes made in previously built areas and future desired development.

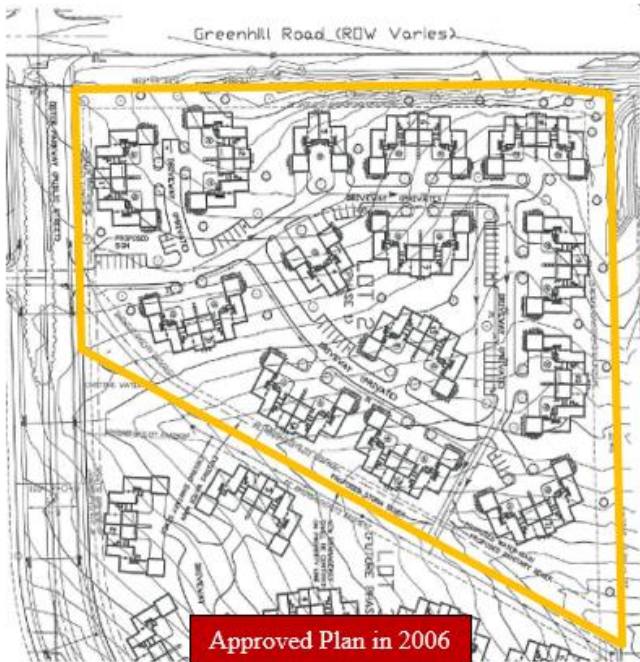
#### BACKGROUND

The subject property is Lot 2 of the Pinnacle Prairie Townhomes Phase I final plat, which was approved in 2006. The preliminary Plat and the Site plan for Lot 2 of the Pinnacle Prairie Townhomes Phase I was also approved in 2006, which showed that 52 townhome units would be established on the subject property. As per the approved site plan (master plan) for the subject property, the development contained a total of 52 units, which will be a combination of 4-plexes and duplex residential units. The approved plan was to have a 2-car garage each unit, limited curb openings, on-street parking provision, and a 26-foot-wide private access drive..

Over the last 17 years, development has been in progress on the subject property, with the last homes constructed in 2015. The development that occurred after the approval of the master plan in 2006, did not go entirely according to the approved plan including changing proposed unit types from 4-plexes and duplexes to a mix of single-family, duplexes, and 4-plexes. The approved design idea of having a limited number of curb cuts has also not been strictly followed

and some of the units also do not meet the minimum 20-foot spacing requirement between units. In sum, they have built 33 units so far, including 3 (4-plexes), 6 (duplexes), and 9 (single-family units).

Since 2015, no new development has progressed on the subject property, but they do have some undeveloped land. The applicant is requesting to amend the master plan so they can build out the remaining land and to update it to match what has been built to date, so that moving forward all development will meet the requirements and match an approved master plan.



To develop the remaining area, the applicant is proposing three different scenarios for future development with a mix of single-family units, duplex units, and a set of detached garage buildings. As per MU District regulations, any proposed changes in land use, building location, and residential density are termed as substantial change, which needs to be considered in the same manner as originally required, in other words, needs the approval of the Planning and Zoning Commission and City Council. Since the Whispering Pines development is almost built out, staff recommends consideration of the proposed master plan also as a site plan., As such all the details including setback information, unit plans, and designs have been submitted with the proposal. This will avoid having to review the site plan again through an additional review process. Staff notes that once the master plan is approved, the developer can proceed with constructing the houses as planned by submitting building permits for review.

## ZONING

The purpose of the MU Mixed Use Residential District is to encourage innovative development that incorporates high-quality building design, careful site planning, and preservation of unique environmental features with an emphasis on the creation of open spaces and amenities that enhance the quality of life of residents.

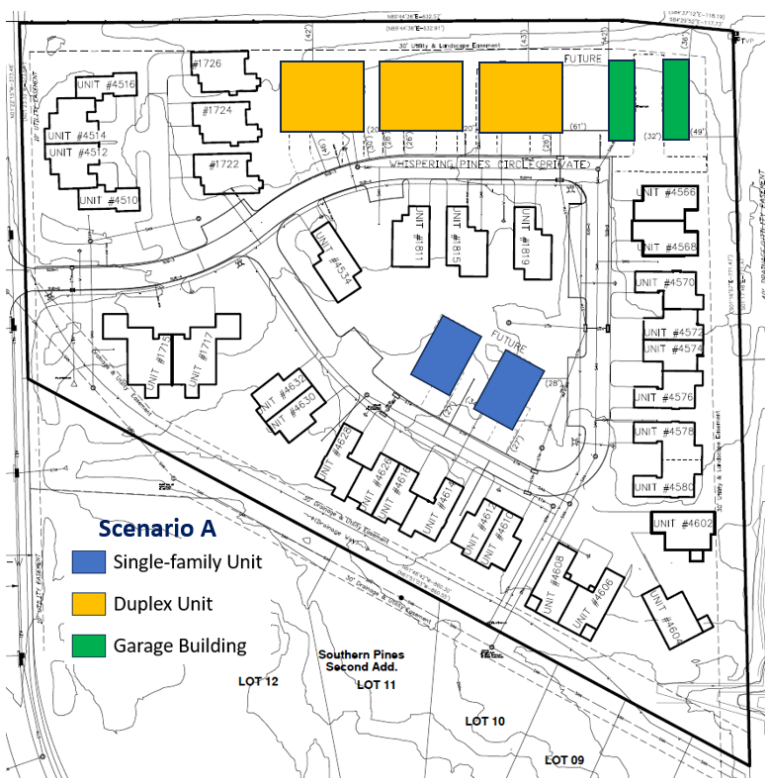
The subject property is 9.93 acres in size. The property and its surrounding area were rezoned to MU, Mixed Use Residential District in 2004, where in the site was a part of the Pinnacle Prairie MU Master Plan. The subject property was indicated as an area reserved for

Townhomes on the approved 2004 MU Master Plan. Following the rezoning, a preliminary and final plat for the subject property was approved in 2006 alongside the approval of the MU District Site plan for the subject property. A portion of the subject property is also in the HCG Highway Corridor and Greenbelt Overlay District, which is intended to regulate the development within Highway 58 and Greenhill Road Corridor to promote the health, safety, and welfare of the citizens of the city.

**STAFF ANALYSIS**

The proposed Master Plan amendment exhibit submitted shows three different scenarios of possible development in the remaining undeveloped area. The developer would like all three options approved, so they can build out the remaining area according to market demand. The proposed three scenarios are described below. Note that the master plan scenarios submitted show existing development as built (not as originally proposed in 2006) and the applicant requests retroactive approval of the changes that were made.

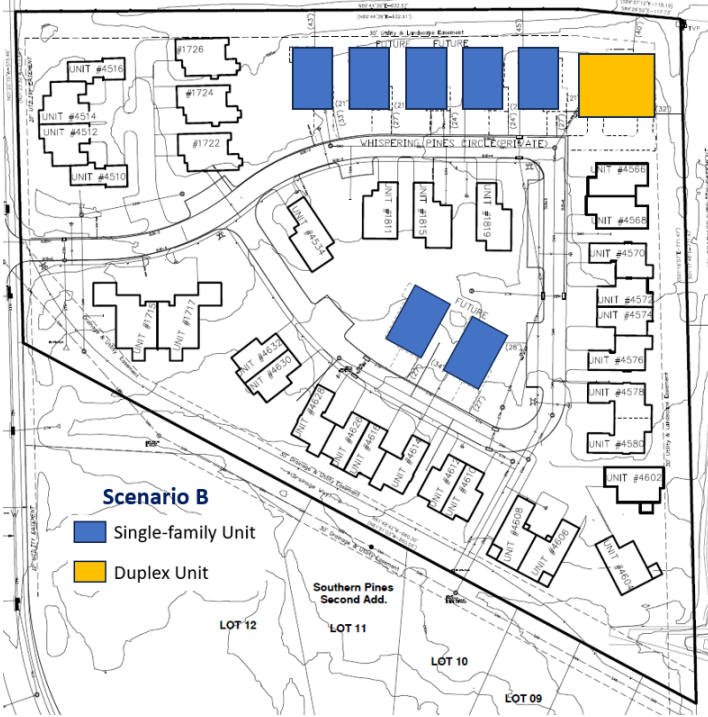
**Master Plan Amendment Scenario A:**



- Proposal: This scenario includes the proposal of 2 (two) single-family units, 3 (three) duplex units, and a detached garage building, comprising 12 independent garages in the NE corner of the Whispering Pines development.
  - Building setbacks: Required 20 feet setback from internal road, and minimum 20 feet separation between units. The proposed building setback for all new buildings meets the required minimum setbacks and separation requirements of the MU District.
  - Building design: Both the single-family units and duplex units are designed to accommodate two-stall attached garages. The building elevation of both unit types and the garage building will have stone cladding in the lower segment of the building as per the approved master plan for the area.



**Master Plan Amendment Scenario B:**



- Proposal: This scenario includes the proposal of 7 (seven) single-family units and a duplex unit building in the left-over area of the Whispering Pines development.
  - Building setbacks: Required 20 feet setback from internal road, and minimum 20 feet separation between units. The proposed buildings meet the required minimum setbacks and separation requirements of the MU District.
  - Building design: Both the single-family unit and duplex units are designed to accommodate two-stall attached garages. The building elevation of both unit types and the garage building will have stone cladding in the lower segment of the building as per the approved master plan for the area.

**Master Plan Amendment Scenario C:**



- Proposal: This scenario proposes 7 (seven) single-family units and a detached garage building, comprising 12 independent garages in the NE corner of the Whispering Pines development.
  - Building setbacks: Required 20 feet setback from internal road, and minimum 20 feet separation between units. The proposed building setbacks and spacing between all new buildings meet the required minimum setbacks and separation requirements for the MU District.
  - Building design: Single-family units are designed to accommodate two stalls attached to garages. The building elevation of both the single-family unit and the garage building will have stone cladding in the lower segment of the building as per the approved master plan for the area.

**Street Connectivity**

As per the original approved master plan, the Whispering Pines development was developed with a private loop drive (Whispering Pines Circle) which is 26 feet wide and accommodates several on-street parking spaces for visitors in the neighborhood. The development was built with only one main access point from Oster Parkway. No changes are being proposed to this street layout.



### Residential Density and Housing Types

The proposal includes decreasing the overall density from the approved 2006 site plan for the area, from 52 units to 42 units on a total site area of 9.93 acres. The approved density for the subject property was 5.24 units per acre and with the proposed amendment, the density of the subject property will be 4.23 units per acre.

The approved master plan for the subject property showed that the area will be developed with a combination of duplex and four-plex unit types. However, the development today does not entirely follow the approved master plan but rather has a combination of single-family, duplex, and four-plex unit types. With the proposed amendment, the subject property will have a combination of single-family, duplex, and four-plex unit types. Staff notes that the MU District is intended for a mix of housing types to meet the needs of the community. Provided all new development follows this master plan and moving forward the buildings are carefully placed to meet the building separation and setback requirements of the MU District, staff finds all three scenarios to be consistent with the intent and requirements of the zoning district.

### Building Design:

As per MU District regulations, all structures established within the district shall be reviewed for architectural compatibility with surrounding structures. All the existing buildings built to date in the development are designed with architectural shingle roofs, shake siding in the roof, stone cladding in the lower half of front facades, front entrance canopy supported by architectural columns, and lap siding. The proposed new buildings will be designed with similar architectural characteristics and features. See attached elevations for reference. Staff finds that the proposed building design of the unit types will be similar to the existing buildings in the development.

### Street and Sidewalk Connections

As per the approved master plan, there are no internal sidewalks within the development, and the established private drive (Whispering Pines Circle) is used for both vehicular and pedestrian movements. A public sidewalk along Oster Parkway and E Greenhill Road does exist bordering the subject property for providing pedestrian access points to the neighborhood. No new street or sidewalk is being added with the proposed amendment.

### Notification of Surrounding Property Owners:

City Staff sent a courtesy notice to the surrounding property owners on 6<sup>th</sup> September 2023.

### STAFF RECOMMENDATION

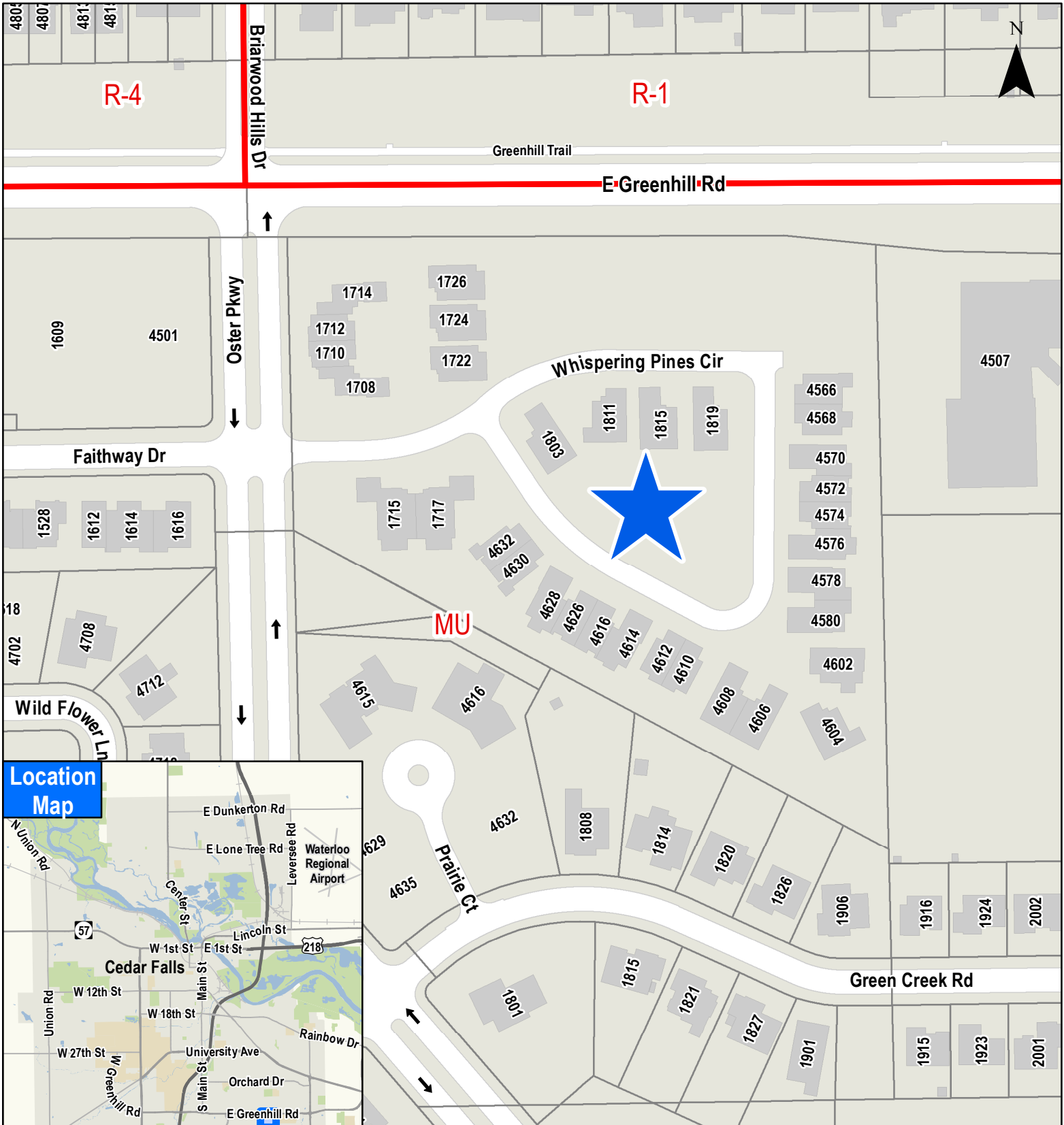
Staff recommends approval of (MP23-004), a master plan amendment for Lot 2 of Pinnacle Prairie Townhomes Phase I (Whispering Pines) located at SE corner of E. Greenhill Road and Oster Parkway, subject to compliance with the conditions noted in the staff report above and any comments or direction specified by the Planning and Zoning Commission.

### PLANNING & ZONING COMMISSION

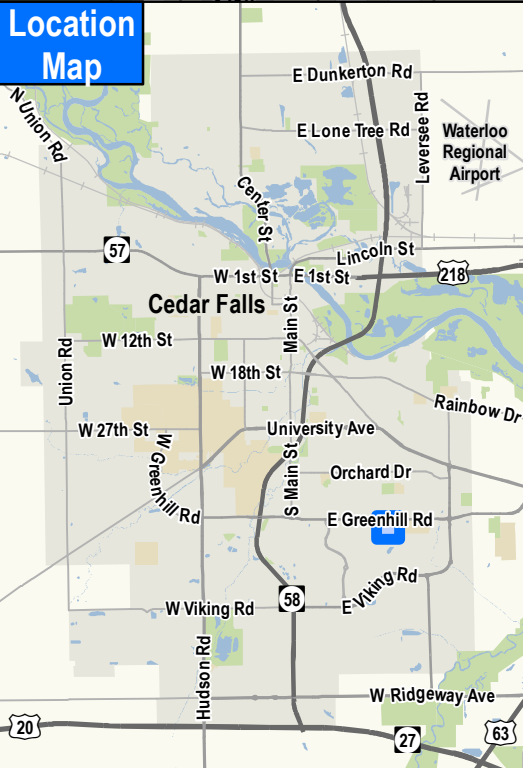
Discussion  
& Vote  
P&Z  
9/13/2023

# Cedar Falls Planning and Zoning Commission September 13, 2023

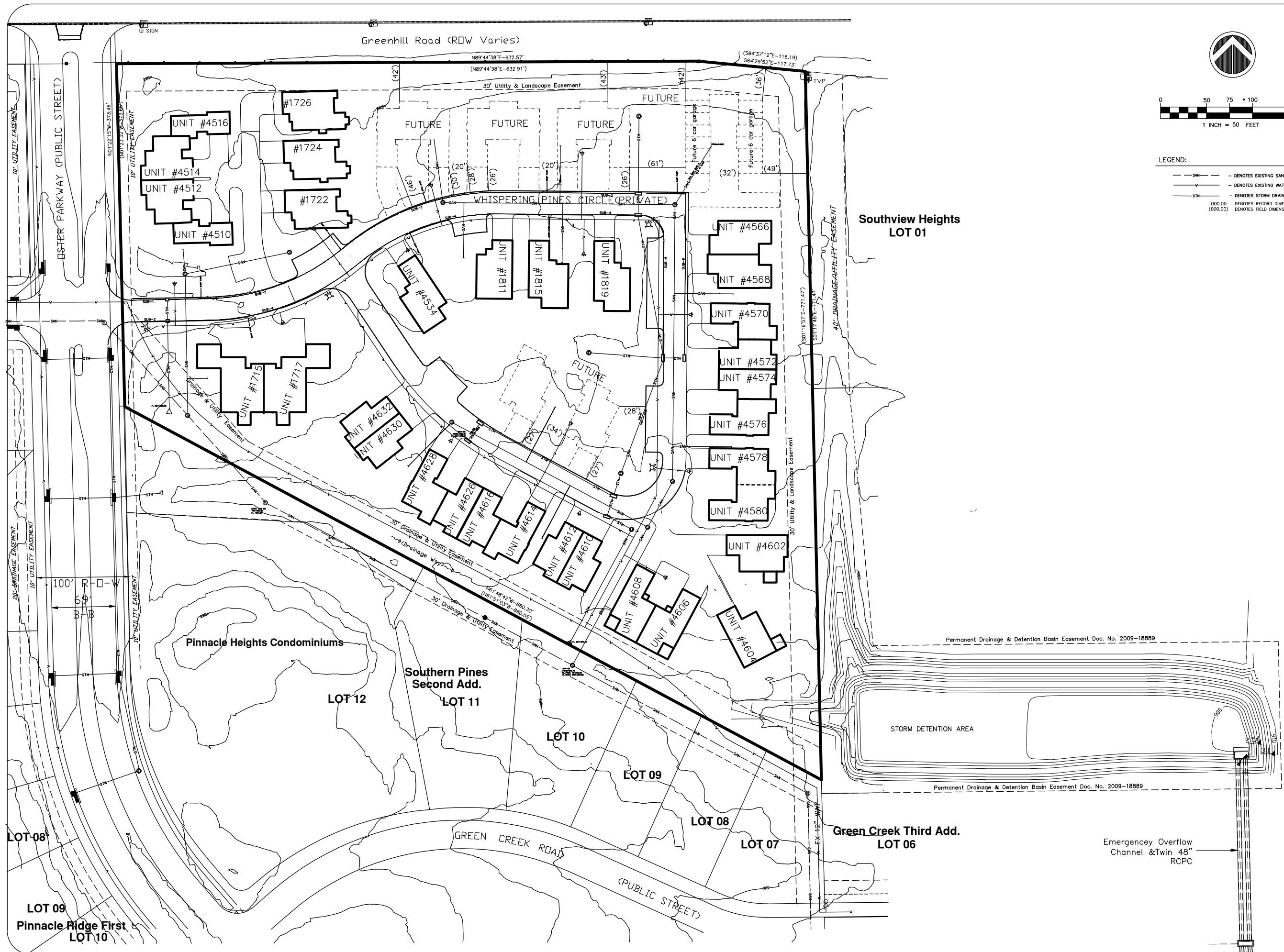
Item 4.



**Location Map**



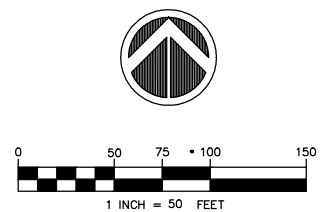
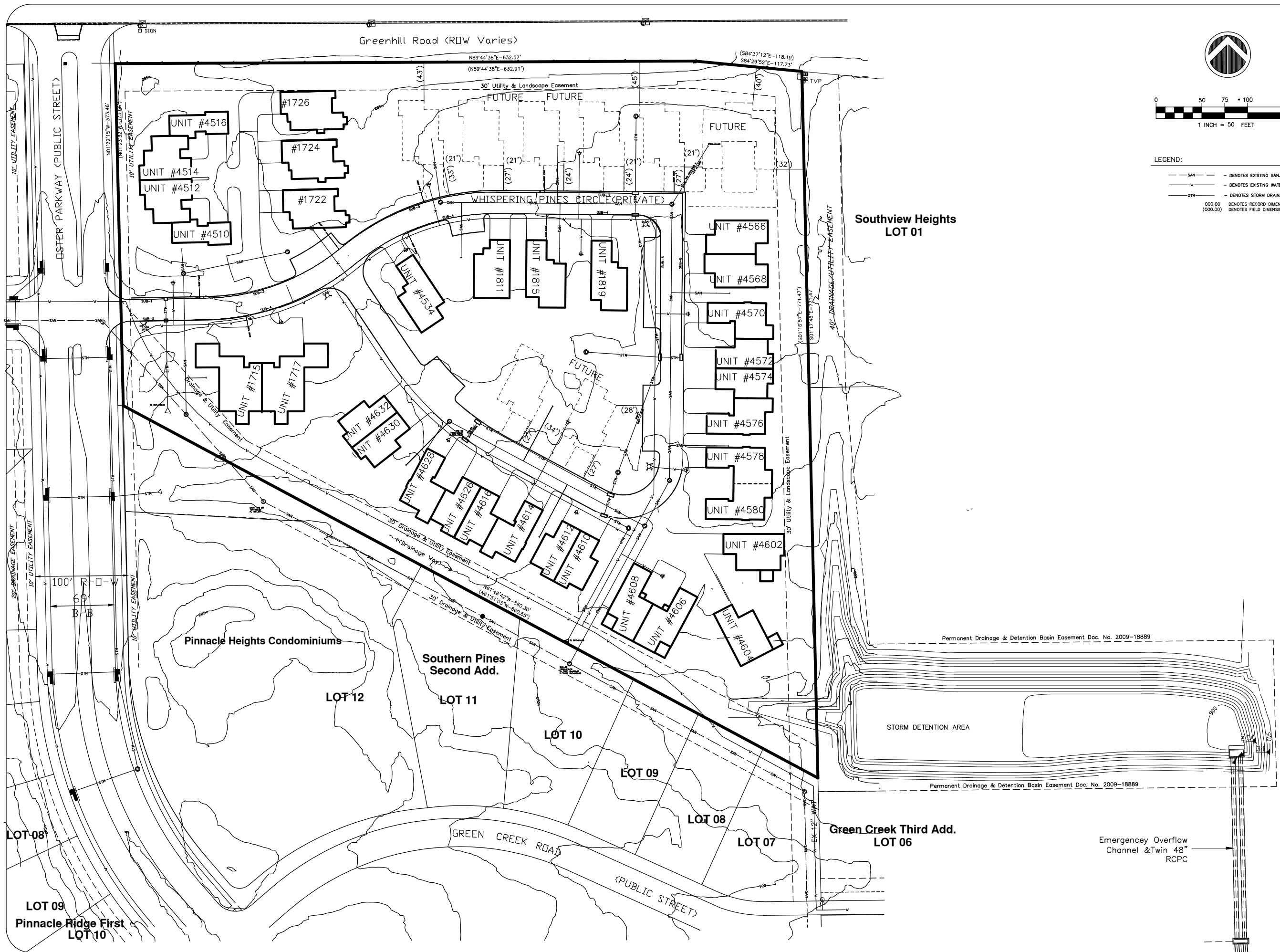
## Master Plan Amendment for Whispering Pines Development (MP23-004)



**Wayne Claassen Engineering and Surveying, Inc.**  
 2705 University Avenue • P.O. Box 898 • Waterloo, Iowa 50202  
 Phone: (319) 235-6294 • Fax: (319) 235-0028

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FILE NO.	CK'D	DATE	DATE
DATE PLOTTED: 08-21-2023	FILENAME:	REVISIONS:	
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**Master Plan - Option A**  
**Whispering Pines Condominiums**  
**Cedar Falls, Iowa**  
**LOT 2, Pinnacle Prairie Townhomes Phase I**



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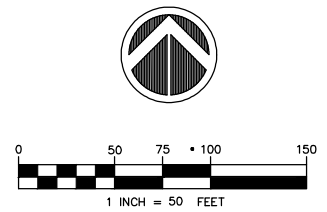
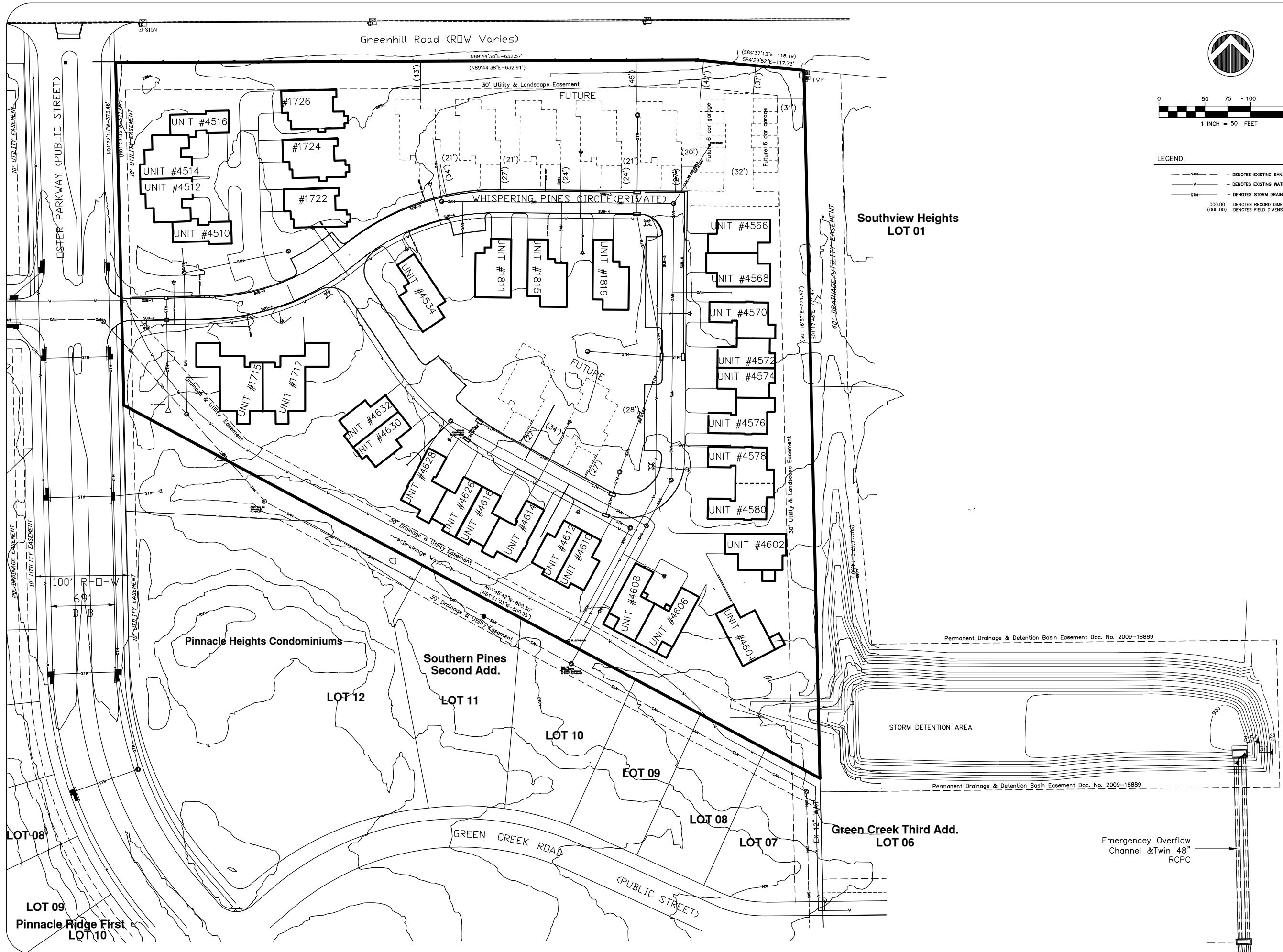
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- W - DENOTES EXISTING WATER MAIN
- STH - DENOTES STORM DRAINAGE
- 000.00 - DENOTES RECORD DIMENSION
- (000.00) - DENOTES FIELD DIMENSION

**Wayne Claassen Engineering and Surveying, Inc.**  
 2705 University Avenue • P.O. Box 898 • Waterloo, Iowa 50201  
 Phone: (319) 235-6294 • Fax: (319) 235-0028

**CE S**

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**Master Plan - Option B**  
**Whispering Pines Condominiums**  
**Cedar Falls, Iowa**  
**LOT 2, Pinnacle Prairie Townhomes Phase I**



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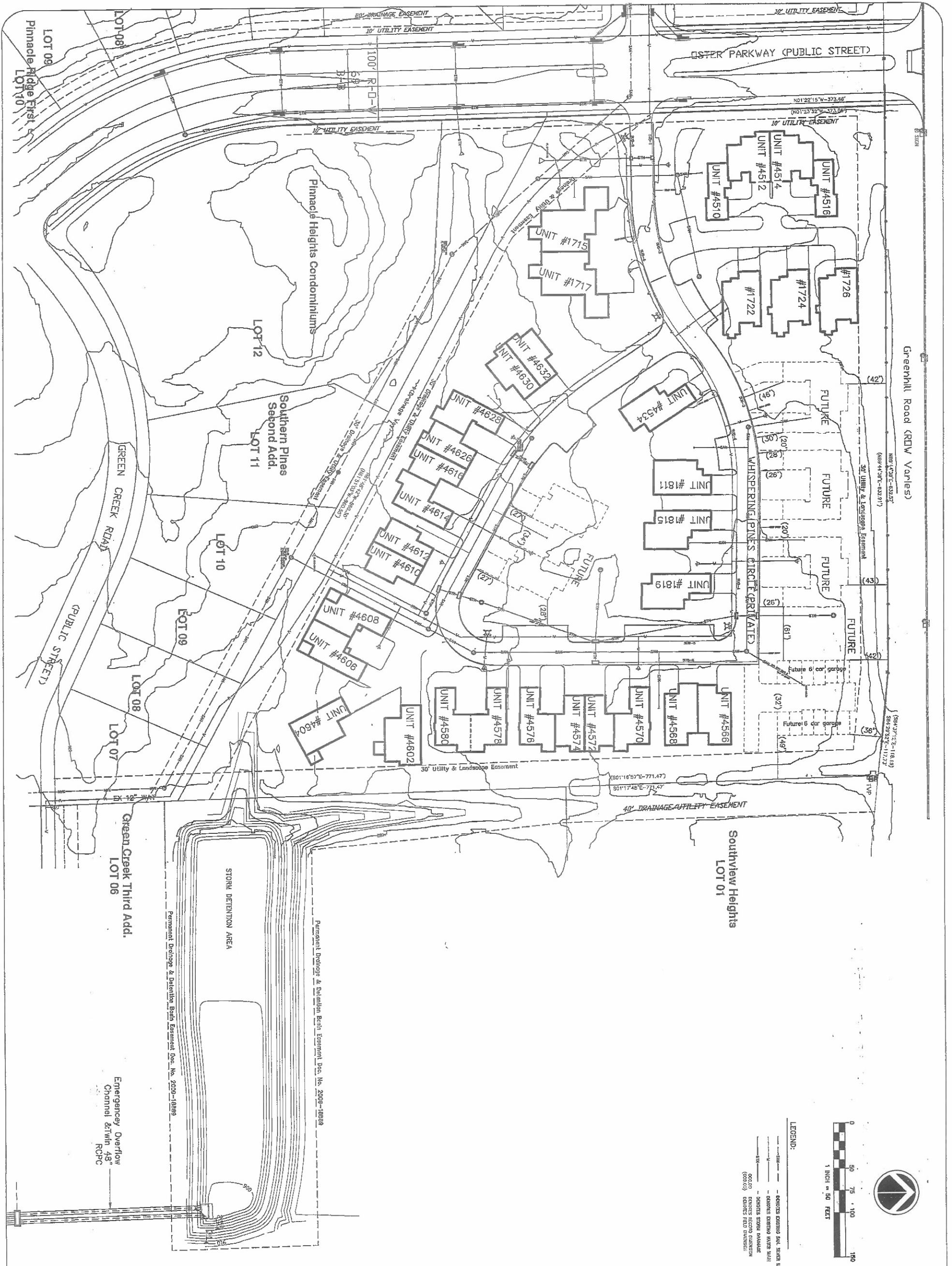
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- V - DENOTES EXISTING WATER MAIN
- STH - DENOTES STORM DRAINAGE
- 000.00 DENOTES RECORD DIMENSION
- (000.00) DENOTES FIELD DIMENSION

**Wayne Claassen Engineering and Surveying, Inc.**  
 2705 University Avenue • P.O. Box 898 • Waterloo, Iowa 50202  
 Phone: (319) 235-6294 • Fax: (319) 235-0028

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FILE NO.	OK'D	DATE
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**Master Plan - Option C**  
**Whispering Pines Condominiums**  
**Cedar Falls, Iowa**  
**LOT 2, Pinnacle Prairie Townhomes Phase I**





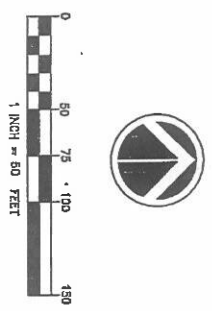
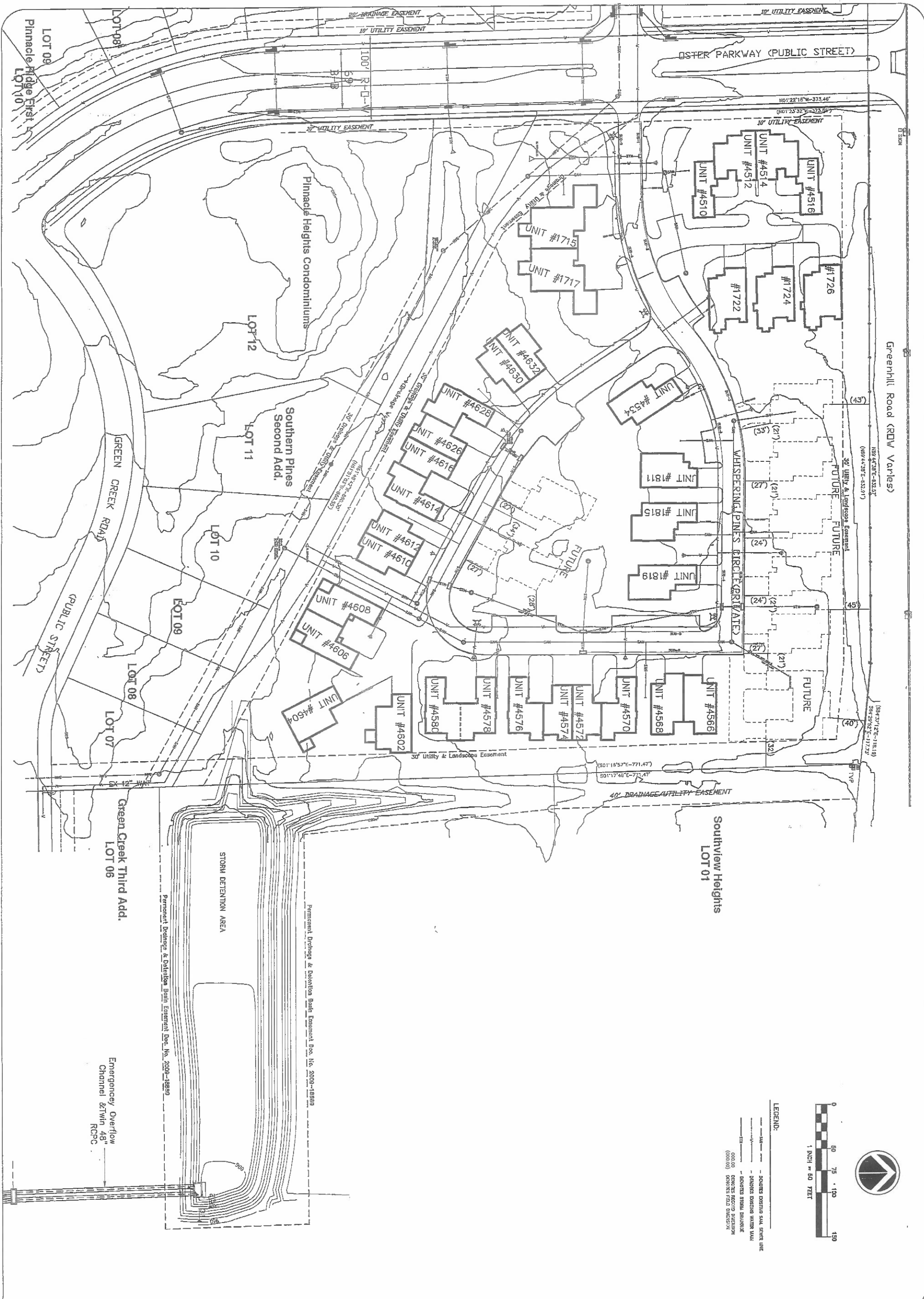
**Master Plan - Option A**  
**Whispering Pines Condominiums**  
**Cedar Falls, Iowa**  
**LOT 2, Pinnacle Prairie Townhomes Phase I**

sheet  
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**Wayne Claassen Engineering and Surveying, Inc.**  
 2705 University Avenue • P.O. Box 898 • Waterloo, Iowa 50701  
 Phone: (319) 235-6294 • Fax: (319) 235-0028





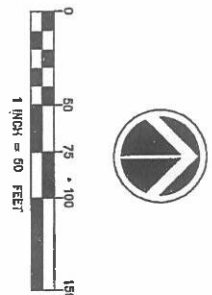
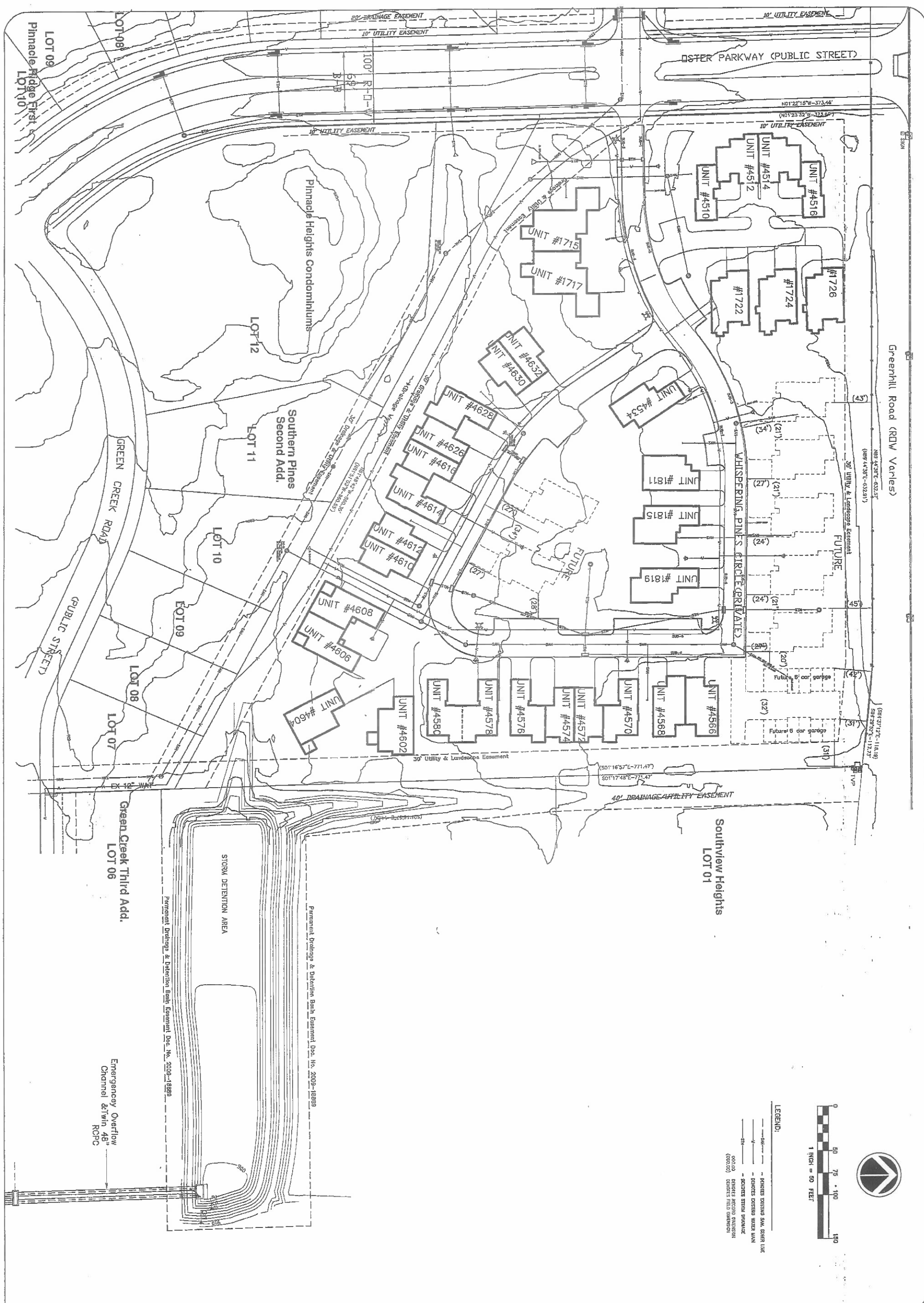
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 --- EXISTING FUTURE DRAINAGE  
 --- EXISTING FUTURE DRAINAGE  
 --- EXISTING FUTURE DRAINAGE

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**CES** Wayne Claassen Engineering and Surveying, Inc.  
 2705 University Avenue • P.O. Box 898 • Waterloo, Iowa 50701  
 Phone: (319) 235-6294 • Fax: (319) 235-0028

Master Plan - Option B  
 Whispering Pines Condominiums  
 Cedar Falls, Iowa  
 LOT 2, Pinnacle Prairie Townhomes Phase I

sheet  
 1 of 1



**LEGEND:**

- PROPOSED EXISTING SAN. SEWER LINE
- PROPOSED EXISTING WATER MAIN
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE
- PROPOSED FUTURE PROVISION (NOT TO BE CONSTRUCTED)
- EXISTING FIELD DRAINAGE

**Master Plan - Option C**  
**Whispering Pines Condominiums**  
**Cedar Falls, Iowa**  
**LOT 2, Pinnacle Prairie Townhomes Phase I**

sheet  
1 of 1

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FILE NO. _____	CK'D: _____	DATE: _____	
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**CES** Wayne Claassen Engineering and Surveying, Inc.  
 2705 University Avenue • P.O. Box 898 • Waterloo, Iowa 50701  
 Phone: (319) 235-8294 • Fax: (319) 235-0028

CUSTOMER:

**WHISPERING PINES  
 ON SLAB - DELLA CAFARO**

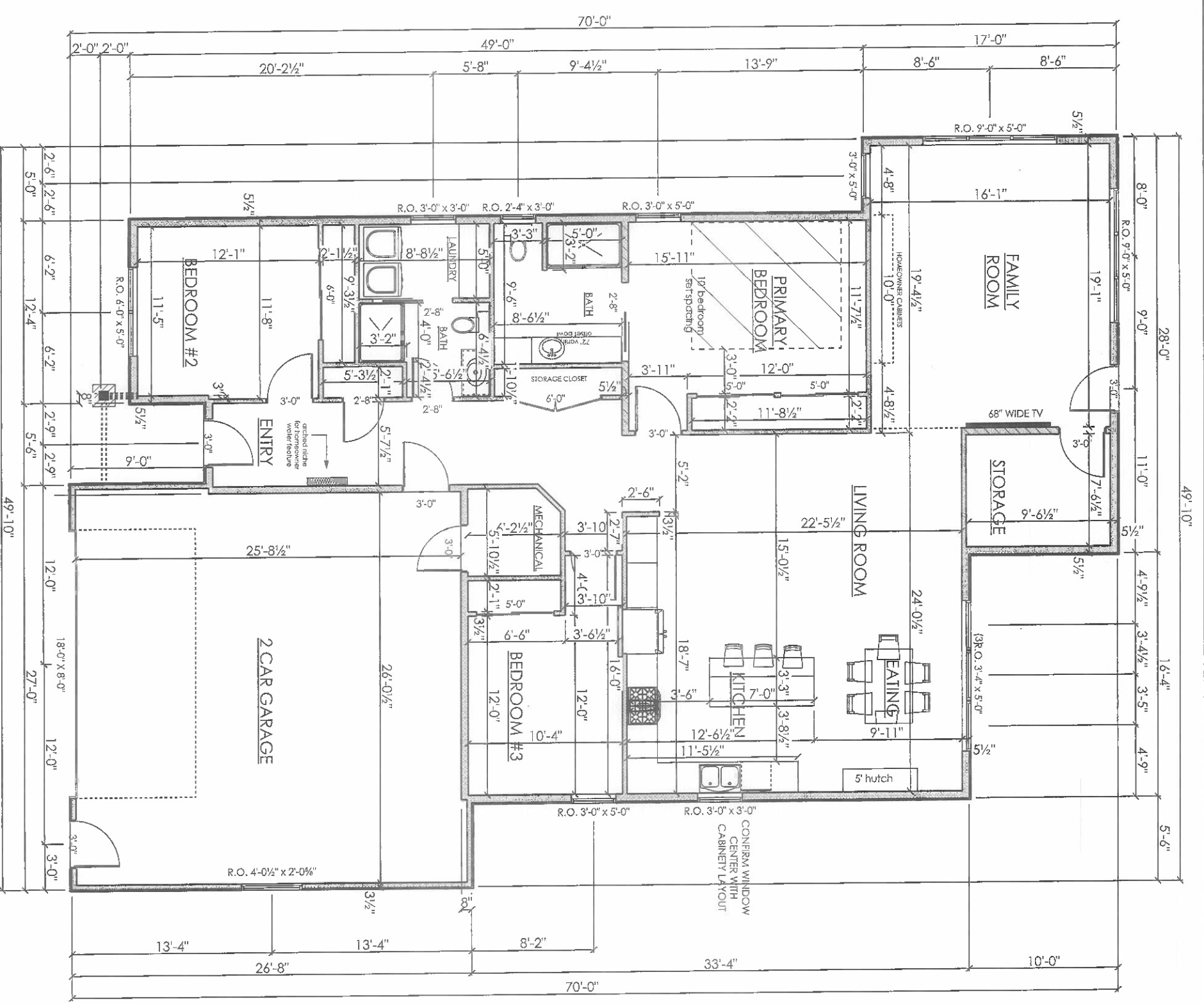
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REVISIONS:  
06-14-2023

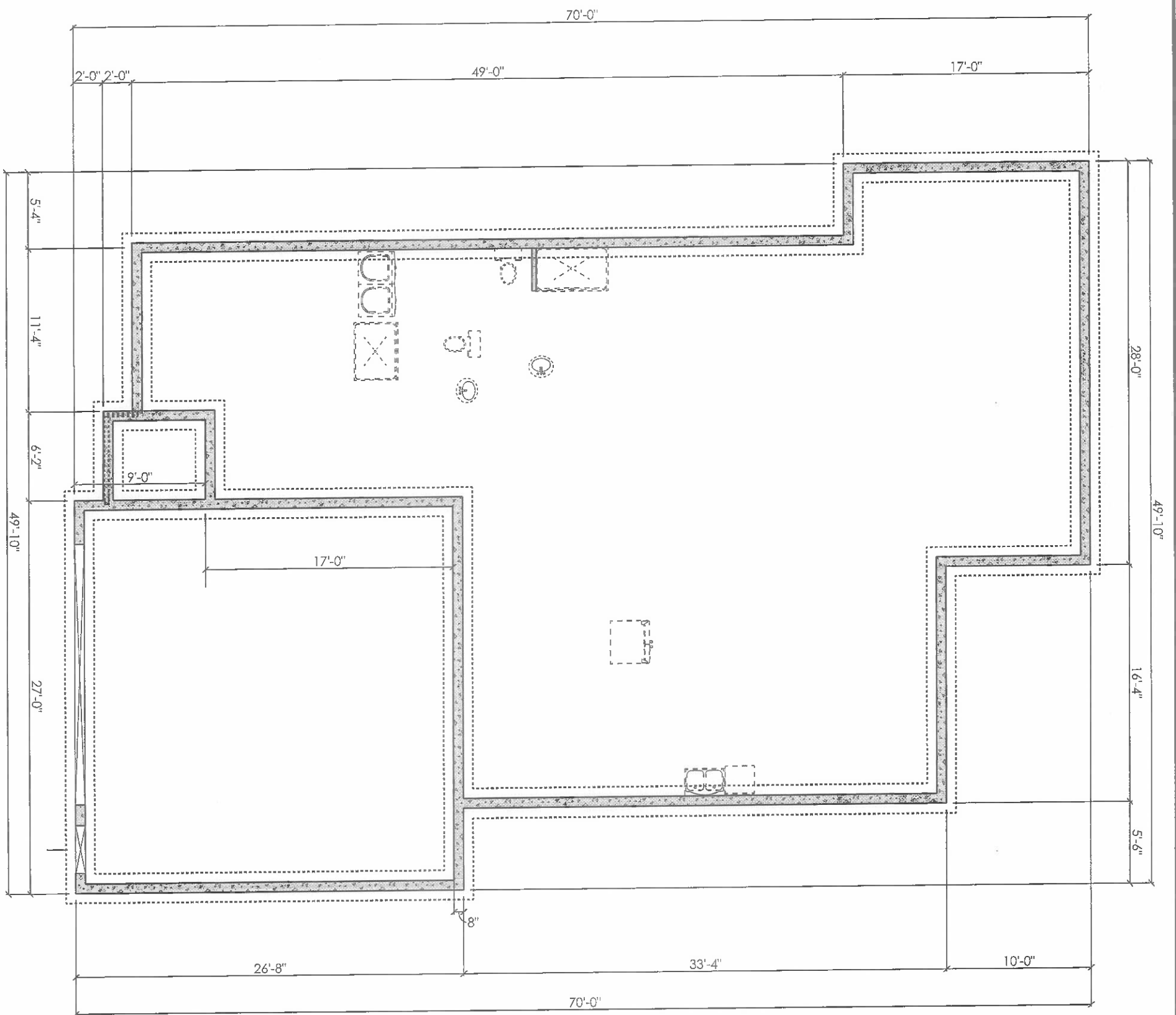
DRAWING TYPE  
2028 SQ. FT.  
MAIN FLOOR

DRAWN BY:  
Janean

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- \*\*NOTES\*\***
- ~ Ceiling Height: 9'-1-1/8" unless otherwise noted
  - ~ See window schedule for R.O.'s
  - ~ See cabinetry details per cabinet supplier



THESE PLANS ARE INTENDED BY BUILDERS AS A GUIDE TO THE CONSTRUCTION OF THE BUILDING. THE BUILDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE BUILDERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANS AND FOR THE CORRECTION OF ANY ERRORS HEREON OR FOR ANY OMISSIONS OR INADEQUACIES IN THE PLANS. THE BUILDERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANS AND FOR THE CORRECTION OF ANY ERRORS HEREON OR FOR ANY OMISSIONS OR INADEQUACIES IN THE PLANS.

**BUILDERS SELECT**  
*Serving the Cedar Valley with Quality Building Materials*  
 2120 Main Street  
 Cedar Falls, IA  
 319-266-2668

CUSTOMER:

# WHISPERING PINES ON SLAB - DELLA CAFARO

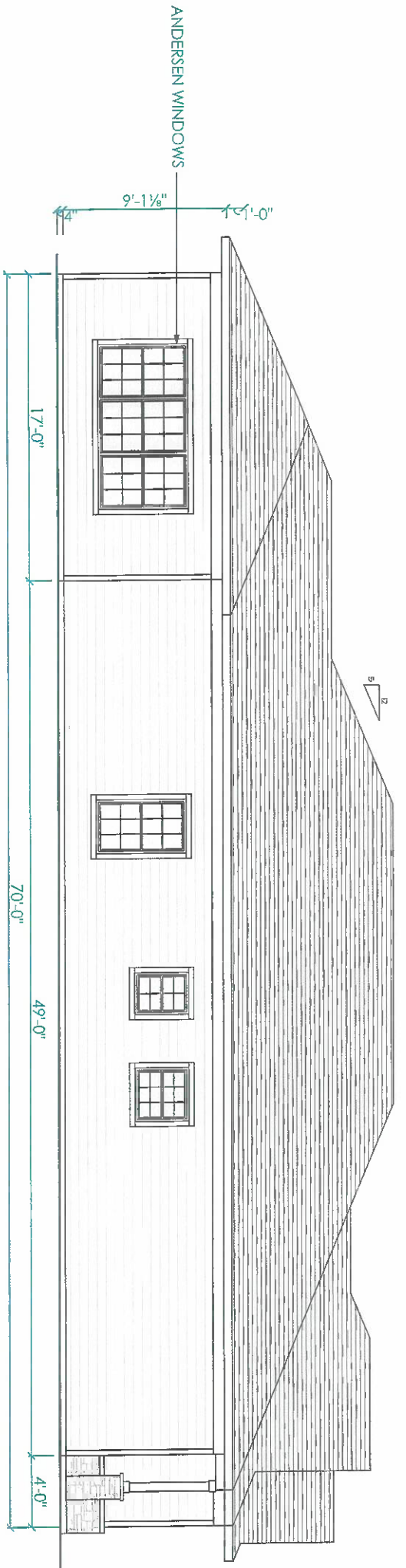
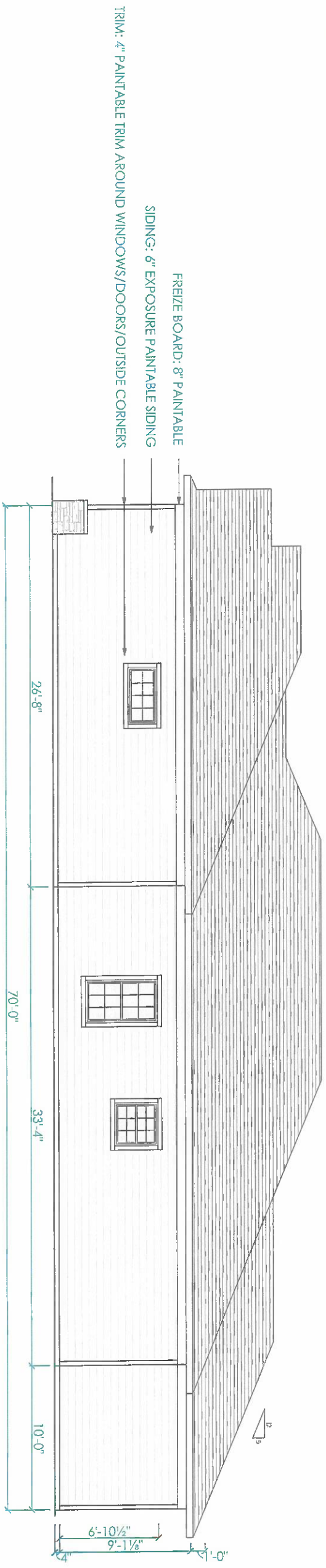
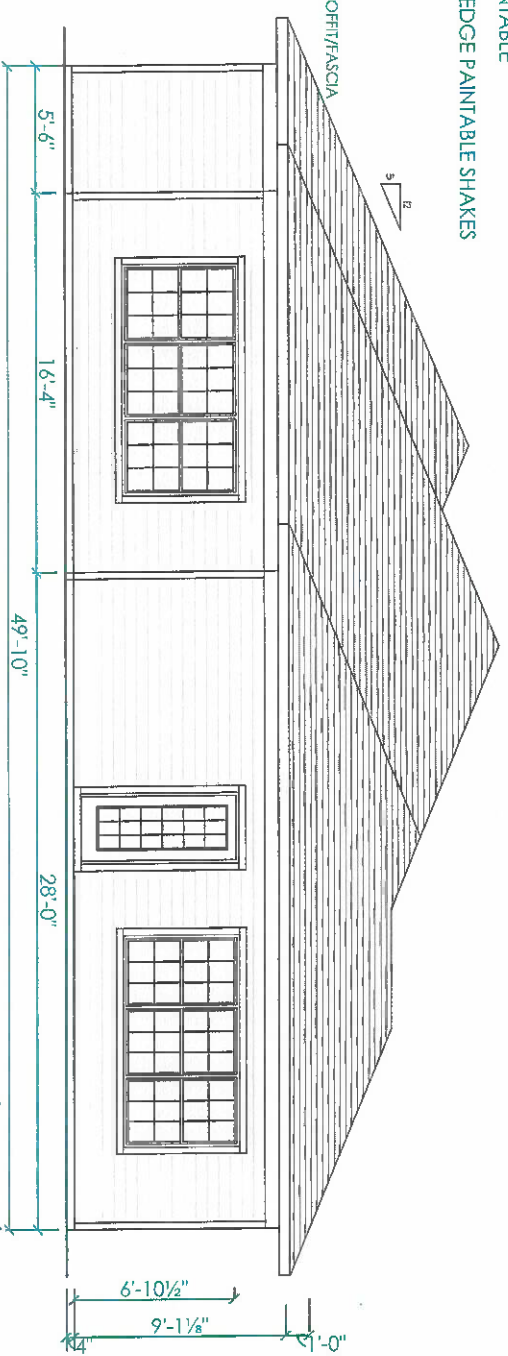
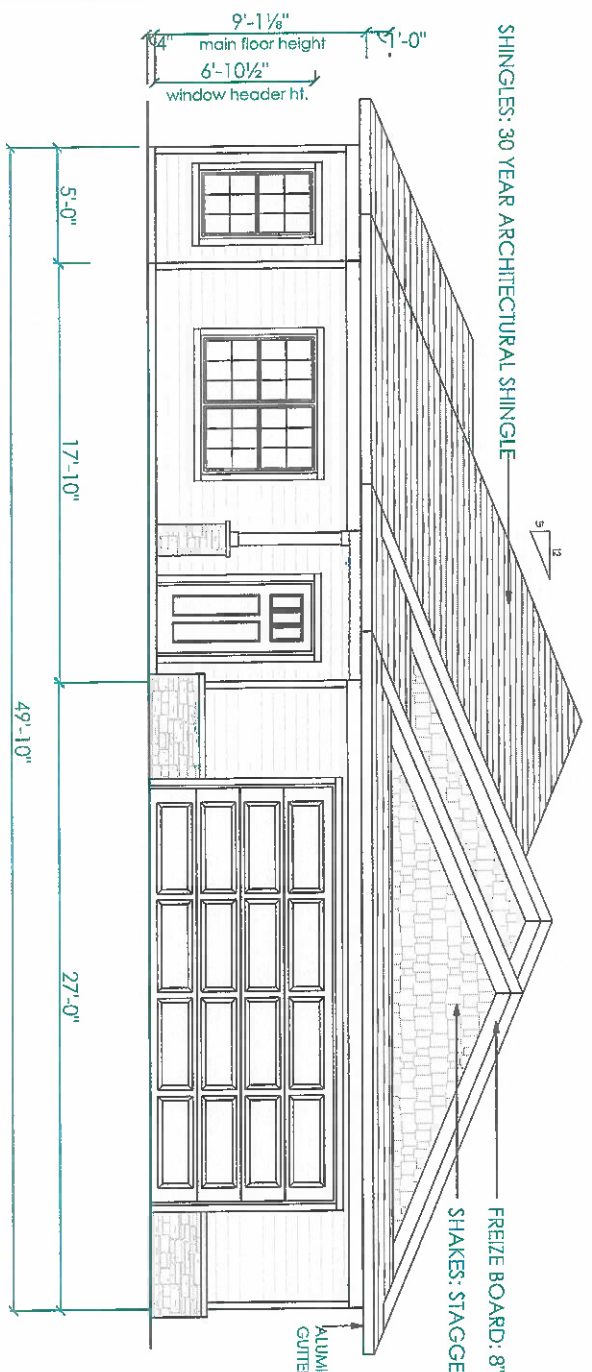
START DATE:  
06-08-2023

REVISIONS:  
06-14-2023

DRAWING TYPE  
UNIT ON  
SLAB

DRAWN BY:  
Jameon





**WHISPERING PINES  
ON SLAB - DELLA CAFARO**

CUSTOMER:

**BUILDERS  
SELECT**  
*Saving the Cedar Valley  
with Quality Building Materials*  
2120 Main Street  
Cedar Falls, IA  
319-266-2668

START DATE:  
06-08-2023

REVISIONS:  
06-14-2023

DRAWING TYPE  
ELEVATIONS

DRAWN BY:  
Jamean

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CUSTOMER:

# WHISPERING PINES ON SLAB - DELLA CAFARO

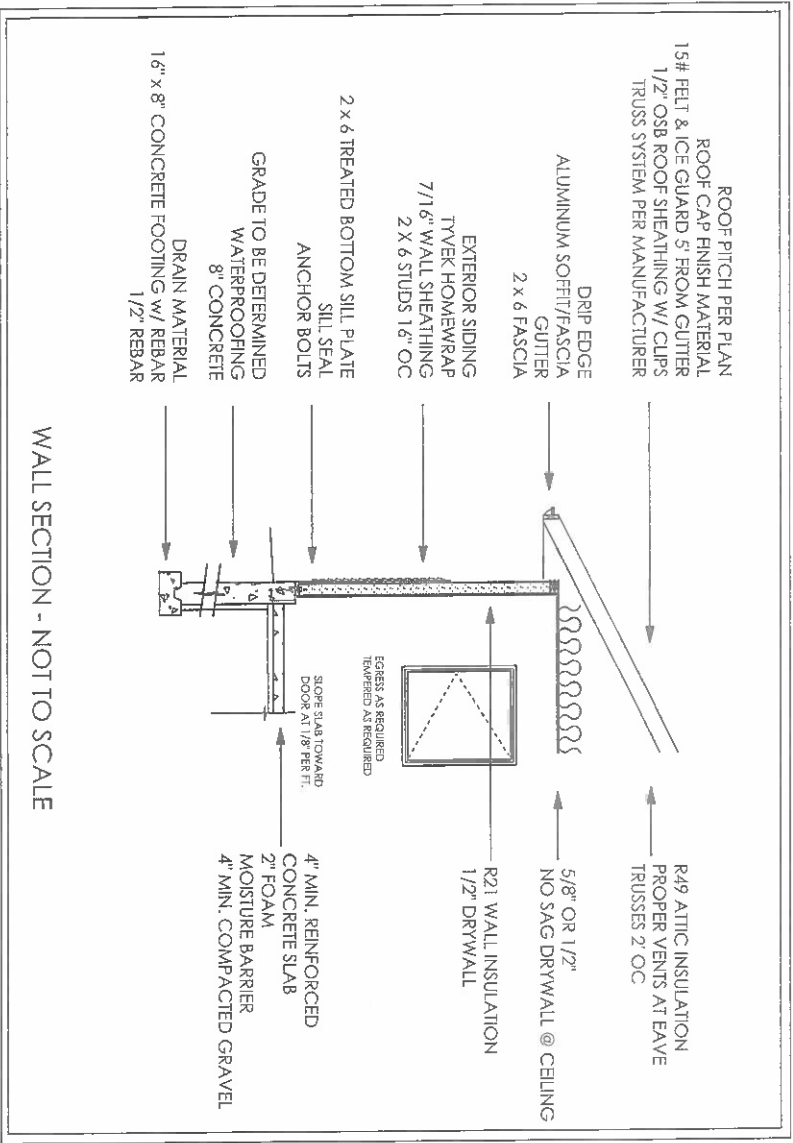
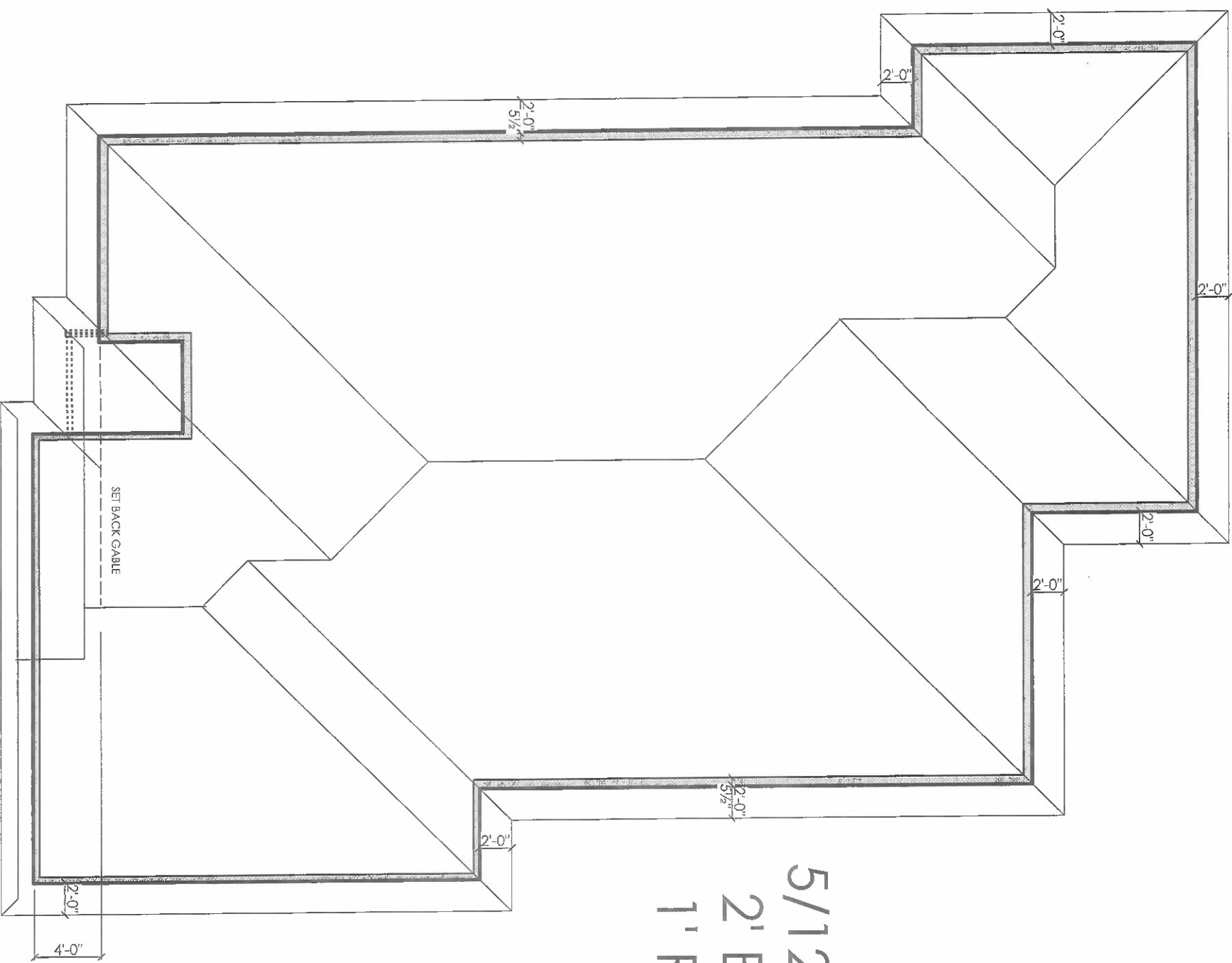
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REVISIONS:  
06-14-2023

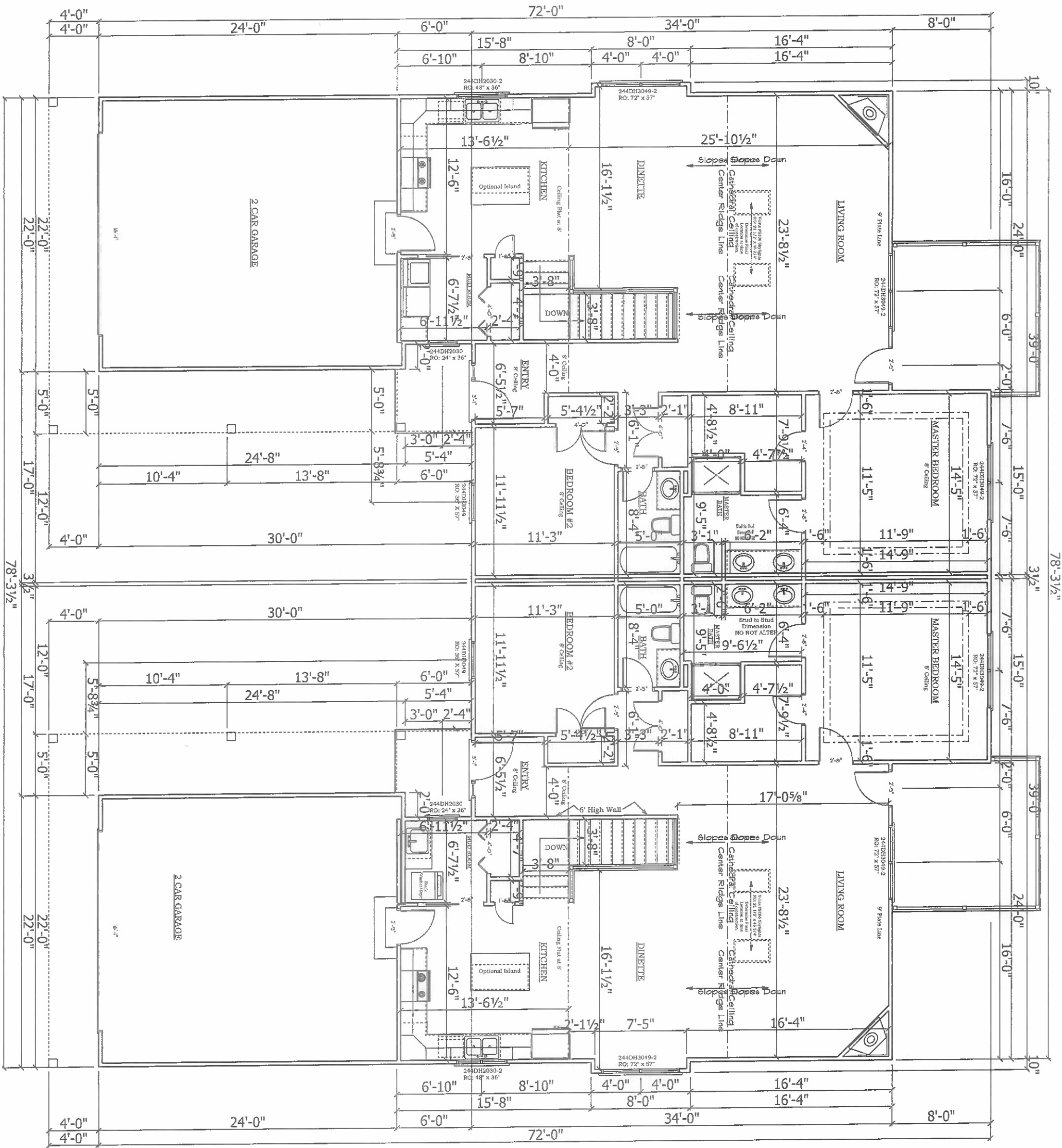
DRAWING TYPE  
ROOF  
OVERVIEW

DRAWN BY:  
Janeqn

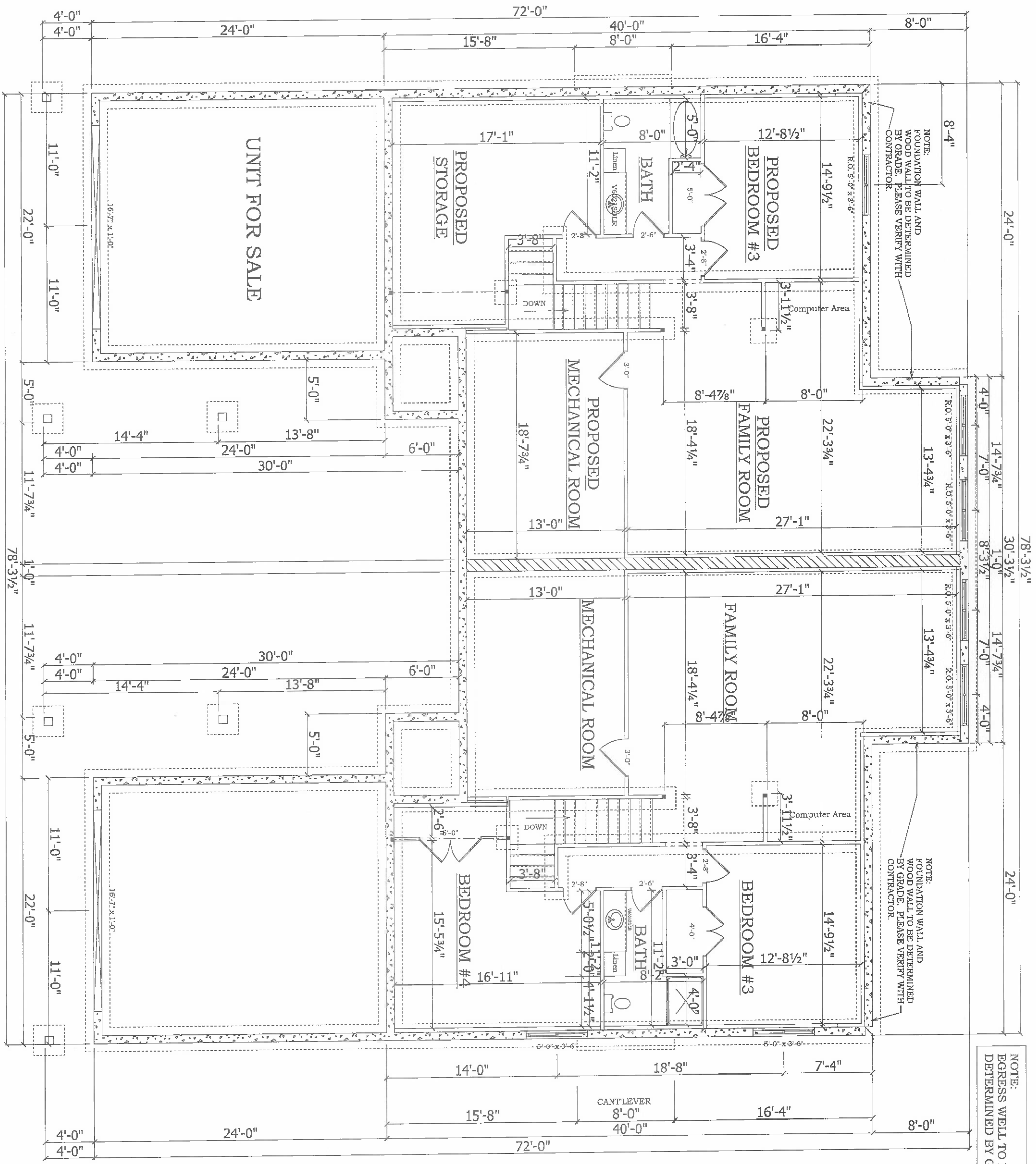
## 5/12 PITCH 2' EAVES 1' RAKES



THESE PLANS ARE DRAWN BY BUILDERS SELECT IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC). BUILDERS SELECT IS NOT A LICENSED ARCHITECT AND DOES NOT ASSUME ANY LIABILITY OR RESPONSIBILITY FOR ANY ERRORS HEREIN OR FOR APPROVED CONSTRUCTION BY THE USER OF THESE PLANS.



**Whispering Pines**  
**Proposed Twin Home**  
 The Carmel: 1575 Sq ft Ranch - Left and Right



NOTE:  
FOUNDATION WALL AND  
WOOD WALL TO BE DETERMINED  
BY GRADE. PLEASE VERIFY WITH  
CONTRACTOR.

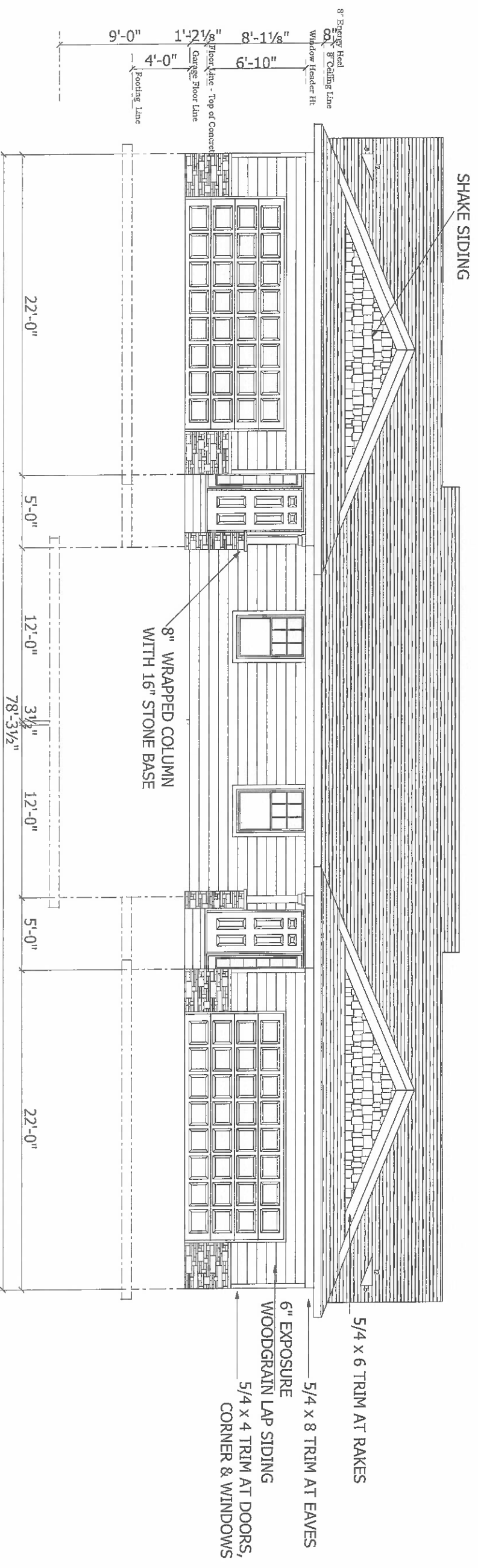
NOTE:  
FOUNDATION WALL AND  
WOOD WALL TO BE DETERMINED  
BY GRADE. PLEASE VERIFY WITH  
CONTRACTOR.

NOTE:  
EGRESS WELL TO BE  
DETERMINED BY GRADE

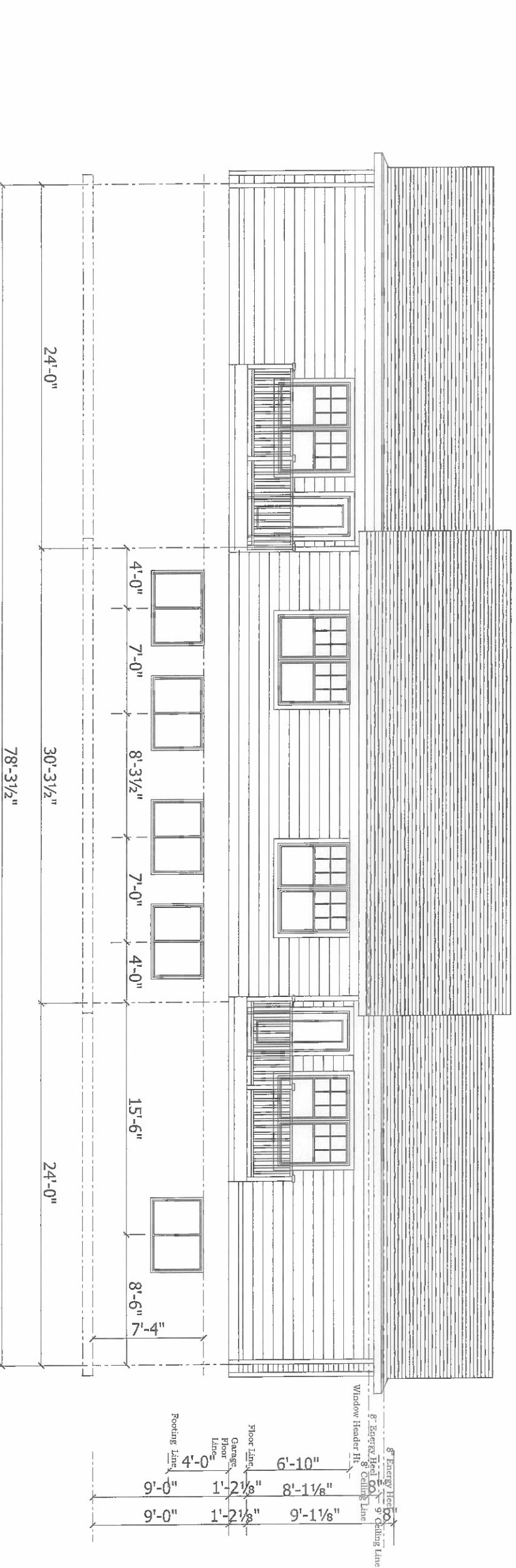
NOTE:  
ALL LOWER LEVEL WINDOW UNITS  
TO HAVE TOP OF R.O. SET AT 88"  
FROM THE TOP OF THE FOOTING.

**Whispering Pines  
Proposed Twin Home**  
The Carmel: 1575 Sq ft Ranch - Left and Right

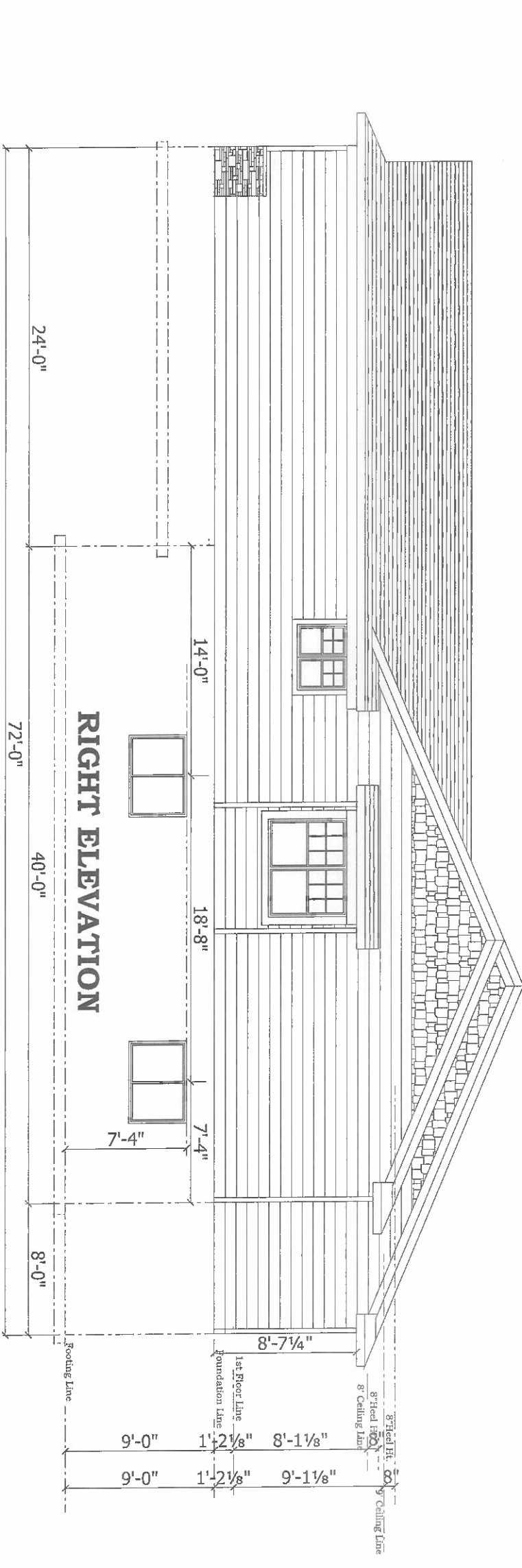
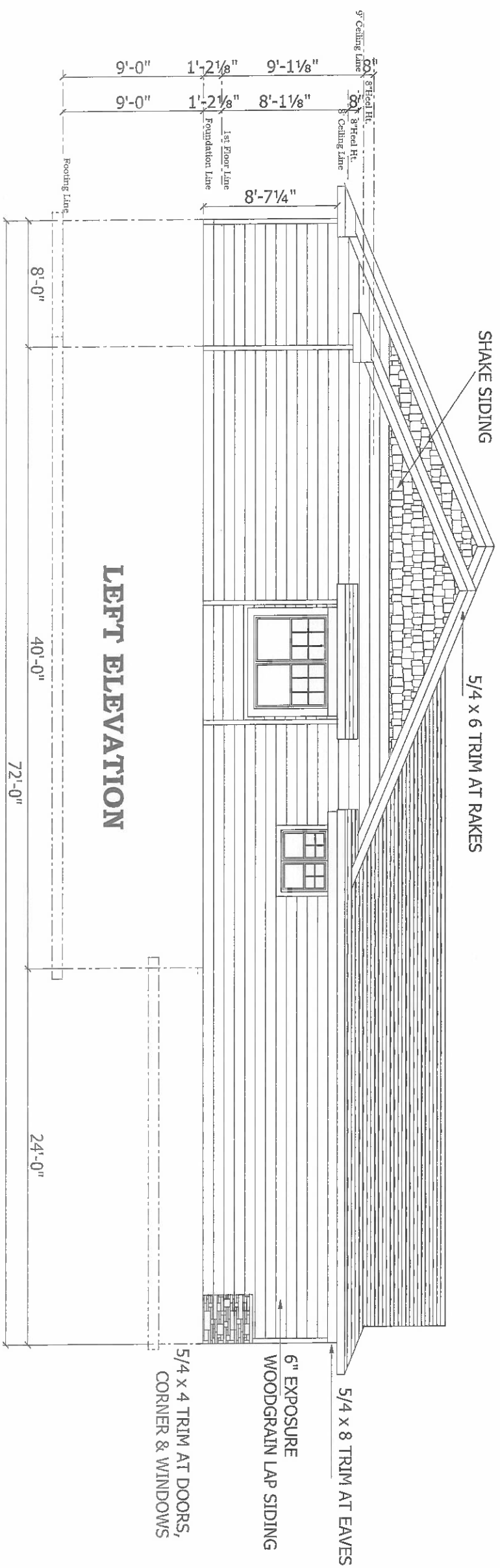
JANAURY 30, 2008 **FOUNDATION PLAN** SCALE: 1/8" = 1'



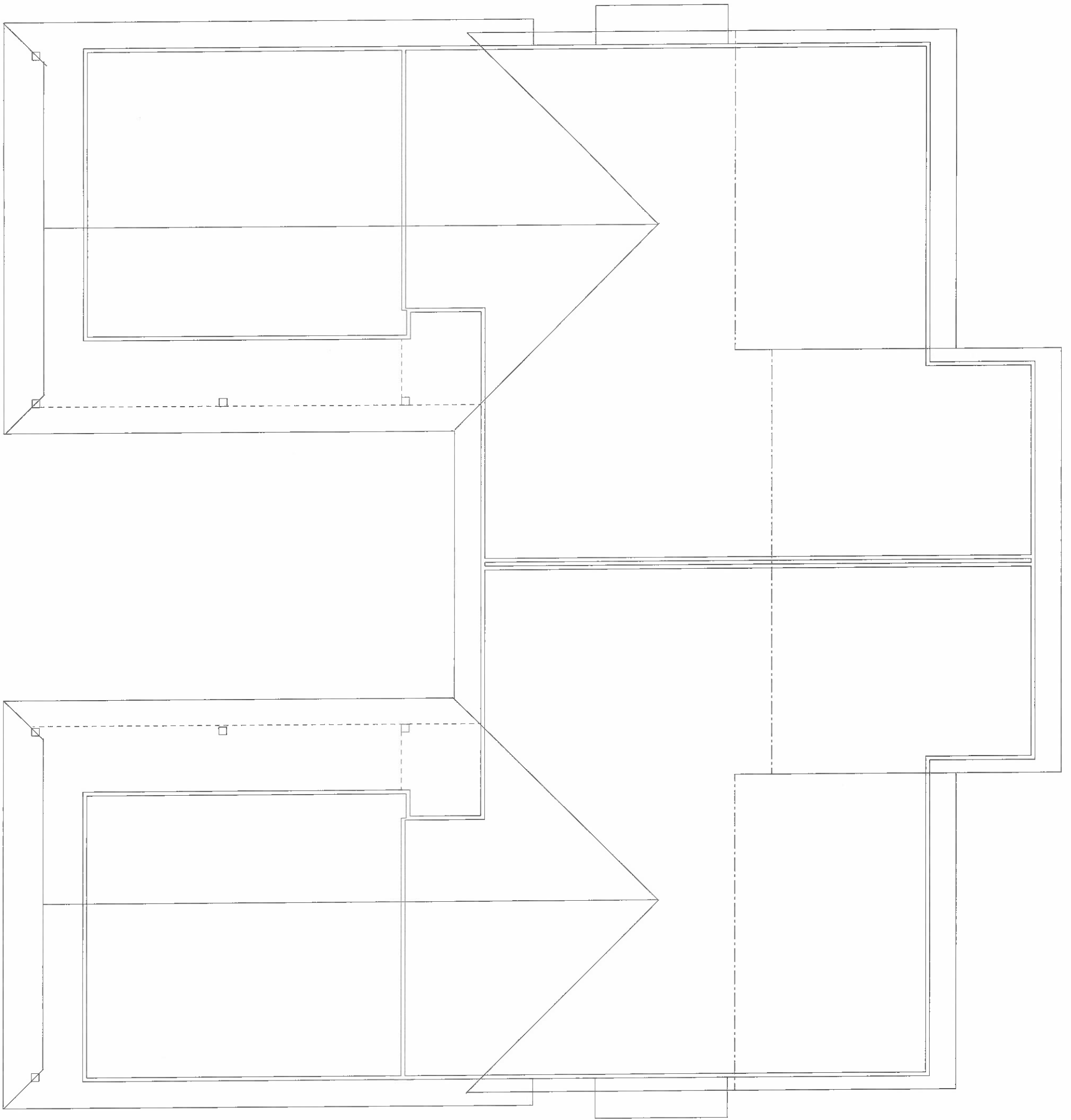
**FRONT ELEVATION VIEW**



**REAR ELEVATION VIEW**

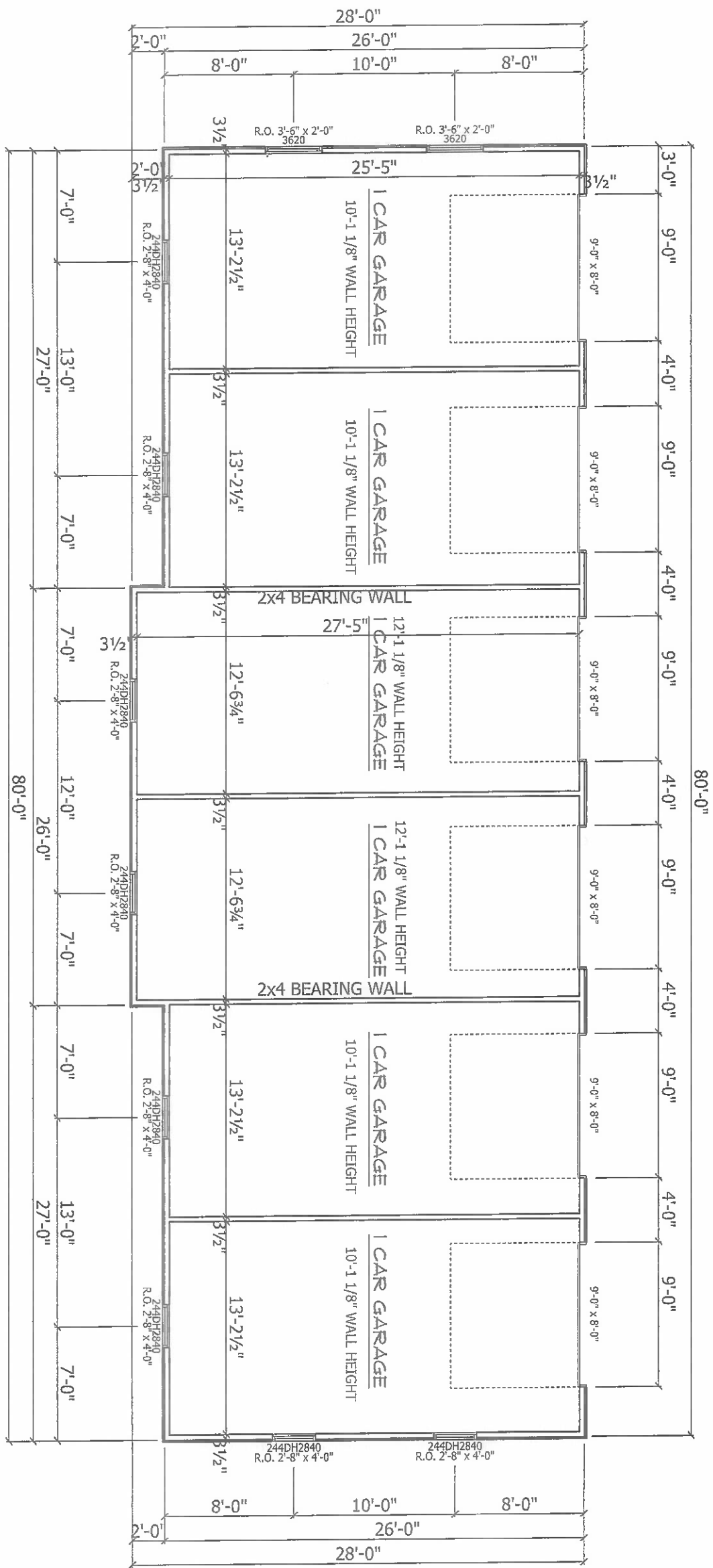






**Whispering Pines Proposed Twin Home**  
The Carmel

October 30, 2007      **ROOF OVERVIEW**      SCALE: 3/16" = 1'



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11x17 SCALE: 1/8" = 1'  
24x36 SCALE: 1/4" = 1'

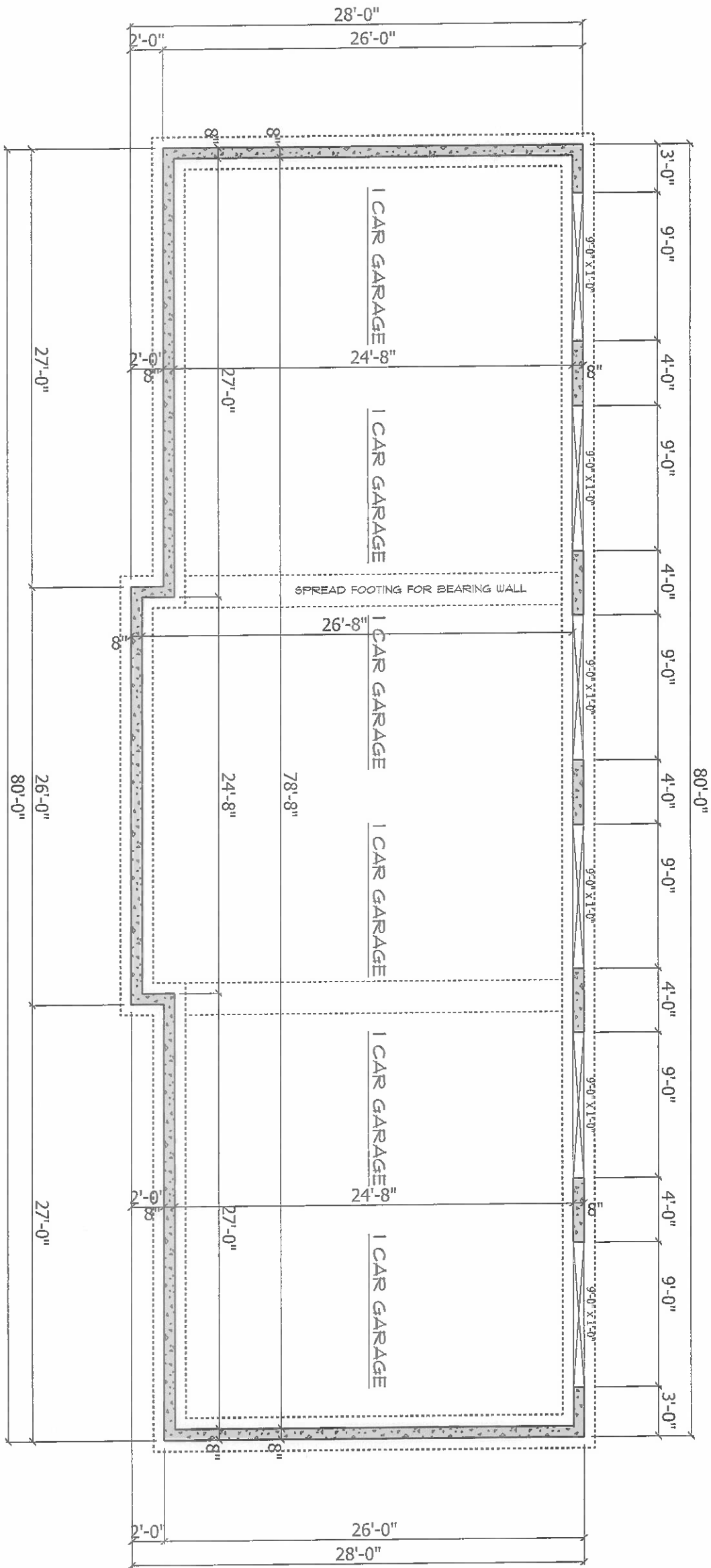
DRAWN BY: ERIN K.

SALESMAN: Lynn Trask

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### Whispering Pines Garage Multiplex Floor Plan

DATE: 6-6-23  
9-09-22  
7-25-22  
7-05-22



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24x36 SCALE: 1/4" = 1'

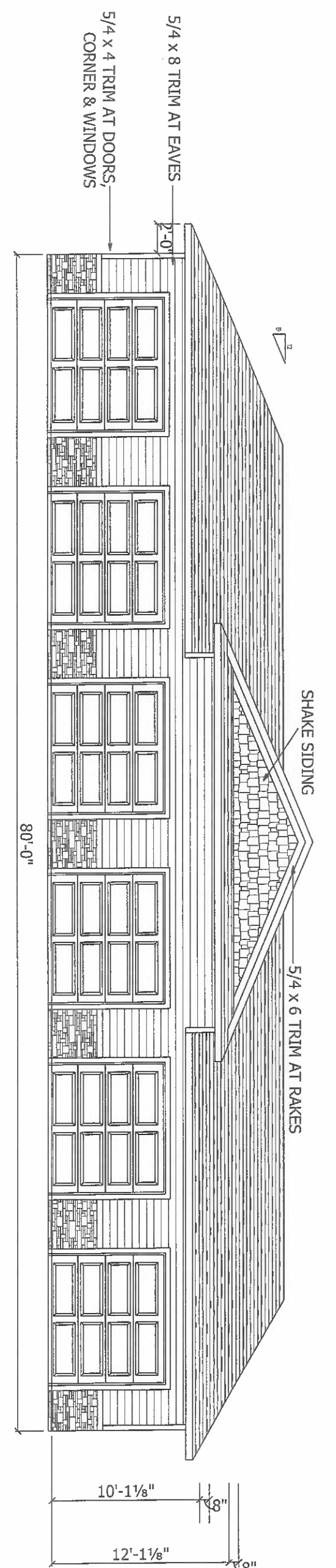
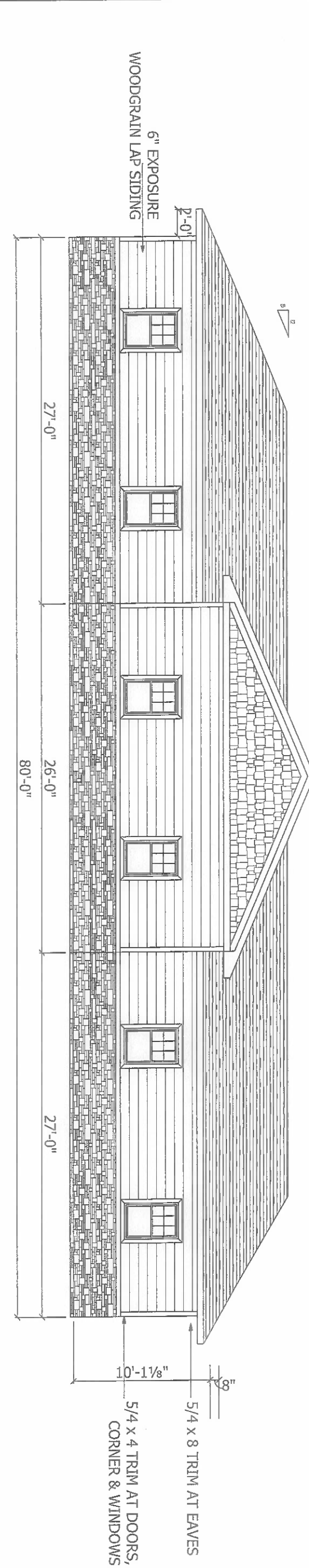
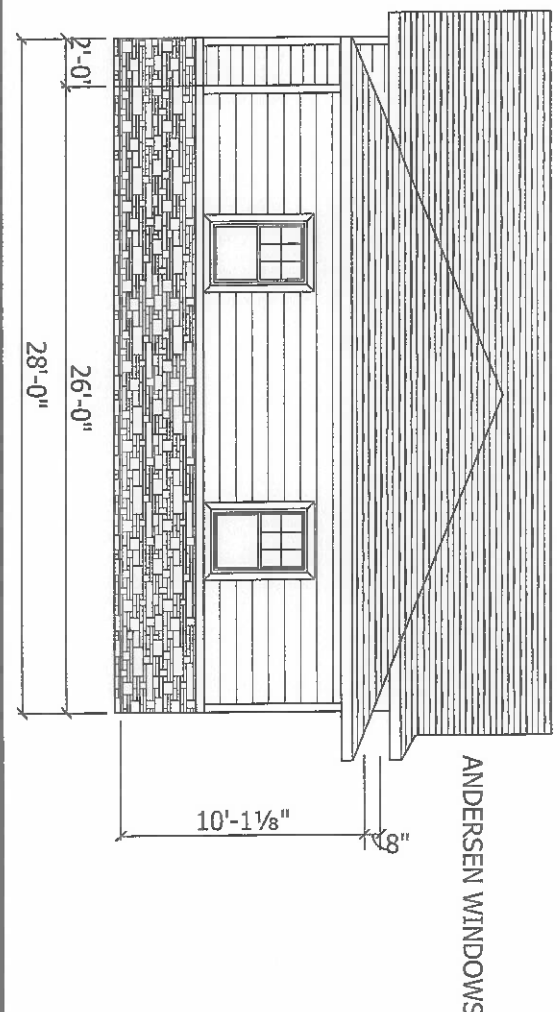
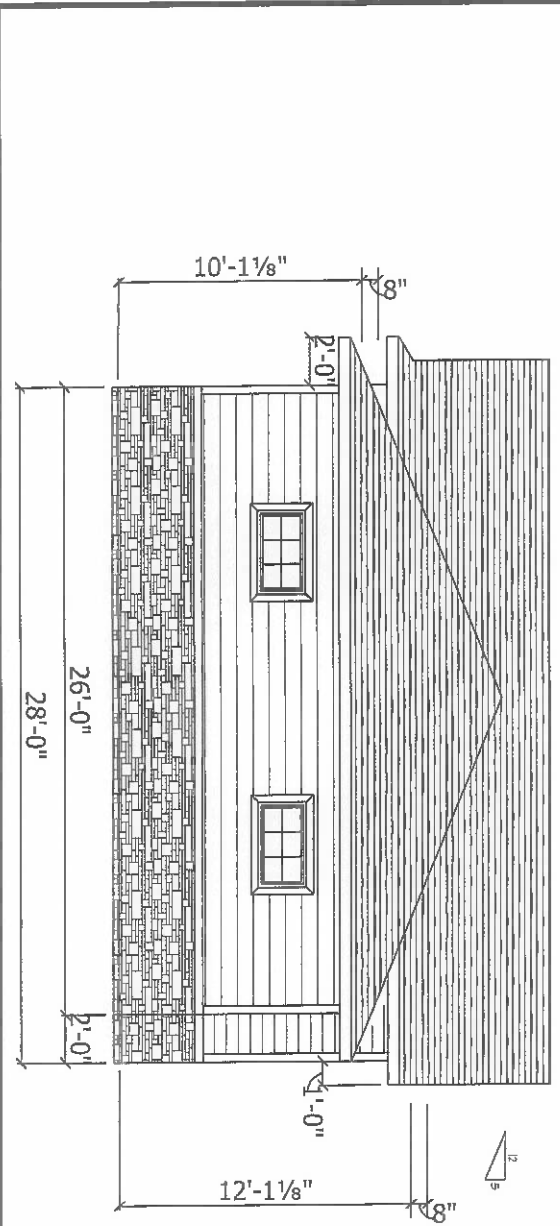
DRAWN BY: ERIN K.

SALESMAN: Lynn Trask

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### Whispering Pines Garage Multiplex Foundation Plan

DATE: 6-6-23  
9-09-22  
7-25-22  
7-05-22



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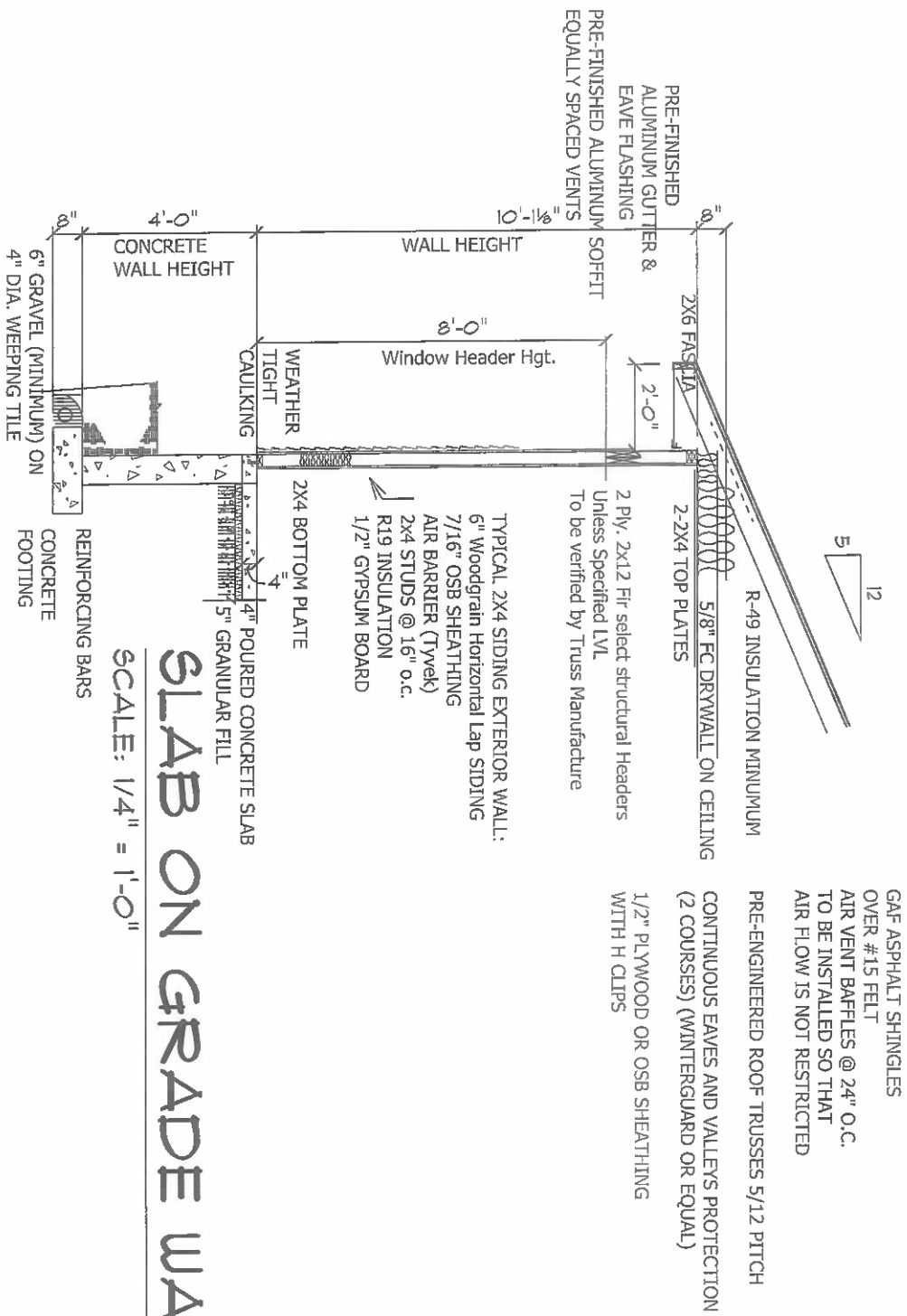
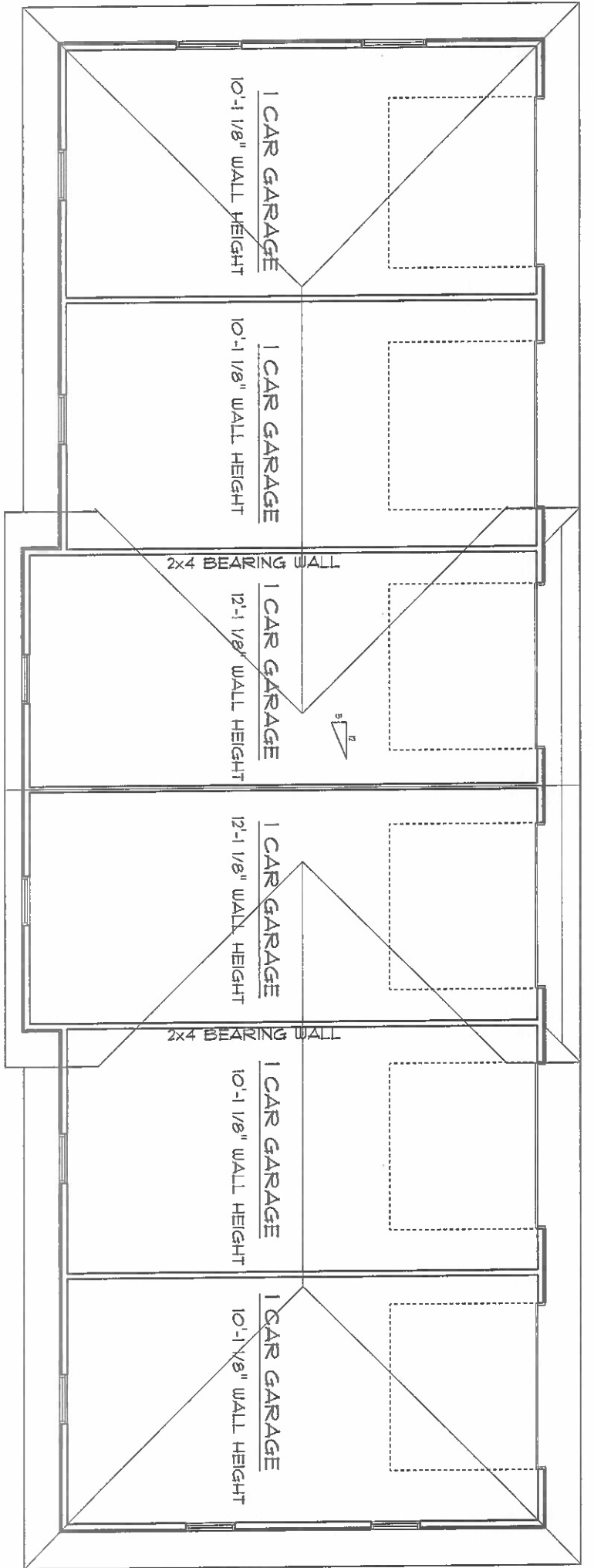
11x17 SCALE: 1/8" = 1'  
 24x36 SCALE: 1/4" = 1'  
 DRAWN BY: ERIN K.  
 SALESMAN: Lynn Trask

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### Whispering Pines Garage Multiplex Elevation Views

DATE: 6-7-23  
 6-6-23  
 9-09-22  
 7-25-22  
 7-05-22





# SLAB ON GRADE WALL SECTION

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

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11x17 SCALE: 1/8" = 1'  
24x36 SCALE: 1/4" = 1'

DRAWN BY: ERIN K.

SALESMAN: Lynn Trask

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## Whispering Pines Garage Multiplex Roof Plan

DATE: 6-7-23  
6-6-23  
9-09-22  
7-25-22  
7-05-22



Greenhill Road (ROW Varies)



**GENERAL NOTES FOR PHASE 1 DEVELOPMENT:**

1. THE PROPOSED BUILDING LOCATIONS ARE SHOWN ON THE ABOVE DRAWING. BUILDINGS ARE TO BE EITHER 4-PLEX OR 2-PLEX RESIDENTIAL STRUCTURES.
2. ALL DRIVEWAYS WITHIN THE DEVELOPMENT SHALL BE 24' WIDE WITH PC CONCRETE CURB AND GUTTER.
3. EACH UNIT SHALL HAVE (2) GARAGE PARKING STALLS AND (2) DRIVEWAY PARKING STALLS. AN ADDITIONAL 52 PARKING STALLS SHALL BE LOCATED AT VARIOUS LOCATIONS ON-SITE FOR GUEST PARKING, BRINGING THE TOTAL NUMBER OF PARKING STALLS PROVIDED FOR THIS DEVELOPMENT TO 260 (OR 5 PER UNIT).
4. SEE ARCHITECTURAL RENDERINGS OF PROPOSED BUILDINGS AS PROVIDED BY THE DEVELOPER.
5. SEE PLAN ABOVE FOR EXPECTED SIGN LOCATION.
6. EXPECTED USES WITHIN THIS DEVELOPMENT INCLUDE MULTIPLE FAMILY CONDOMINIUM/TOWNHOUSE DWELLINGS.
7. STORMWATER DETENTION FOR THIS DEVELOPMENT SHALL BE ROUTED TO A REGIONAL PONDING AREA LOCATED OFF-SITE SOUTH OF GREEN CREEK ADDITION, EAST OF THE FUTURE EXTENSION OF ROWND STREET. THE DESIGN OF THIS DETENTION AREA WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR THIS PROJECT.

**8. LANDSCAPING REQUIREMENTS:**

LANDSCAPING/OPEN SPACE:	0.02 X 432,550 S.F.	= 8,651 POINTS
STREET TREE PLANTING:	0.75 X 1,419 L.F. (PRIVATE DRIVEWAYS)	= 1,064 POINTS
	0.75 X 750 L.F. (GREENHILL ROAD)	= 563 POINTS
	0.75 X 373 L.F. (OSTER PARKWAY)	= 280 POINTS
PARKING AREAS:	6 X 52 STALLS	= 312 POINTS
<b>TOTAL REQUIRED POINTS FOR SITE:</b>		<b>= 10,870 POINTS</b>

**PROPOSED LANDSCAPING IMPROVEMENTS:**

STREET TREES-	2.5" C = 80 POINTS	25 EACH	= 2,000 POINTS
SHADE TREES-	2.5" C = 80 POINTS	26 EACH	= 2,080 POINTS
EVERGREEN TREES-	6' HT. = 80 POINTS	22 EACH	= 1,760 POINTS
ORNAMENTAL TREES-	6' HT. = 40 POINTS	26 EACH	= 1,040 POINTS
DECIDUOUS SHRUBS-	5 GAL. = 10 POINTS	1,460 EACH	= 14,600 POINTS
EVERGREEN SHRUBS-	5 GAL. = 10 POINTS	234 EACH	= 2,340 POINTS
<b>TOTAL PROPOSED POINTS FOR SITE:</b>			<b>= 23,820 POINTS</b>

9. RESIDENTIAL DENSITY FOR PHASE 1 IS 52 UNITS LOCATED ON 9.93 ACRES (5.24 UNITS PER ACRE).
10. EXISTING WATERMAIN AND SANITARY SEWER AND THE PROPOSED WATERMAIN, SANITARY SEWER AND STORM SEWER IS SHOWN ON THIS PLAN. FINAL UTILITY LOCATIONS WILL BE DETERMINED UPON THE COMPLETION OF THE SITE CONSTRUCTION PLANS.
11. THIS DEVELOPMENT IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS INDICATED ON FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 190017 0006 B, DATED FEBRUARY 1, 1985.
12. **EROSION CONTROL PLAN:** A DETAILED EROSION CONTROL PLAN AND NPDES PERMIT WILL BE COMPLETED DURING THE CONSTRUCTION PLAN PHASE.
13. THIS DEVELOPMENT IS LOCATED WITHIN THE MU (MIXED USE RESIDENTIAL) ZONING DISTRICT.

**Site Development Plan  
Pinnacle Prairie Townhomes Phase 1  
City of Cedar Falls, Iowa  
June 2006**

**Wayne Claassen Engineering and Surveying, Inc.**  
2705 University Avenue • P.O. Box 898 • Waterloo, IA  
Phone: (319) 235-6294 • Fax: (319) 235-0028  
Email: claassen@wceinc.com

DR. M.A.R.	DATE	06.06	
CKD	W.A.C.	DATE	06.06
FILE NO.	4165	FILENAME	PLAN.DWG
DATE PLOTTED:	06.21.06	REVISIONS	
1.			
2.			
3.			
4.			
5.			





DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM
Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Chris Sevy, AICP Planner I
DATE: September 13, 2023
SUBJECT: Easement Vacation - West Viking Road Industrial Park Phase V, Lots 17 & 18

REQUEST: Request to vacate a 28-foot-wide drainage easement Case #VAC23-002

PETITIONER: City of Cedar Falls

LOCATION: 28-foot-wide drainage easement along the east boundary of Lots 17 & 18 at Northeast block of the intersection of Technology Parkway and Innovation Drive

PROPOSAL

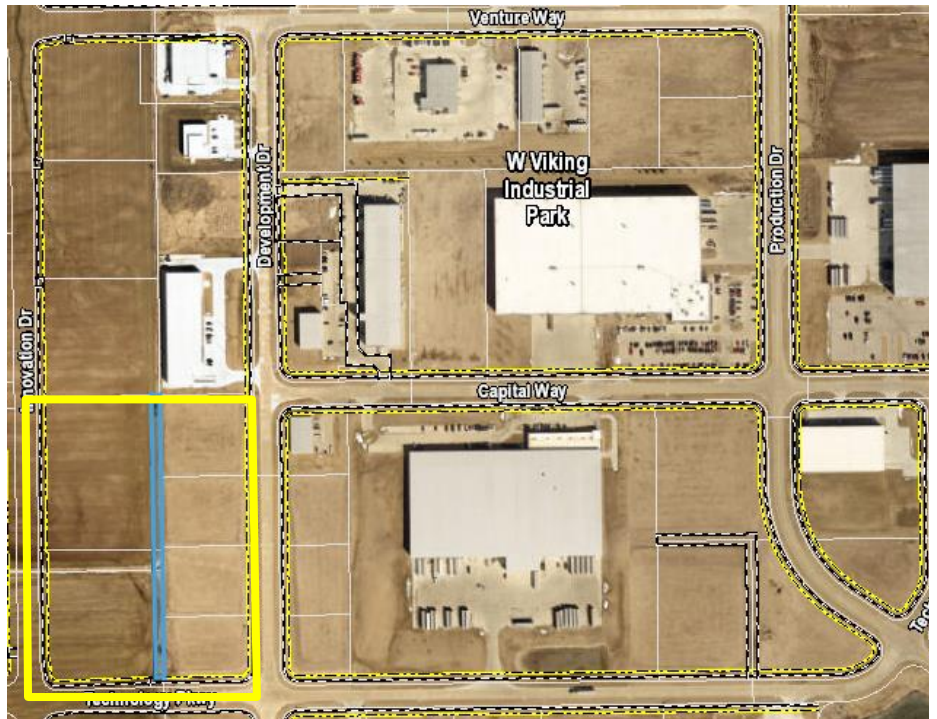
This request includes the vacation of a 28-foot-wide drainage easement along the eastern edge of Lots 17 & 18 at northeast block of the intersection of Technology Parkway and Innovation Drive.

BACKGROUND

A 28-foot-wide drainage easement lies across the eastern edge of Lots 17 and 18 at northeast block of the intersection of Technology Parkway and Innovation Drive. This easement is identified in the West Viking Road Industrial Park Phase V. The property is currently owned by the City.

ANALYSIS

There is a company looking to locate a distribution center in the Industrial Park that requires the combining of all lots within the yellow box on





the right. The blue highlighted strip is the 28-foot easement that will need to be vacated to allow a large facility to be built on these lots. The original intent of the drainage easement was to provide drainage access to all east and west adjacent properties allowing water to drain southward and into the basin located on the south side of Technology Parkway. Since these lots are anticipated to be combined into one development lot under one owner, the centrally located drainage easement no longer makes sense and unnecessarily encumbers the lot. The developer will be responsible for demonstrating on their site plan how stormwater will be managed and directed to the storm sewer according to City requirements.

#### TECHNICAL COMMENTS

City technical review staff does not have any concerns with the vacation of the 28-foot-wide drainage easement along the east side of Lots 17 and 18 at northeast block of the intersection of Technology Parkway and Innovation Drive. The 25 by 40-foot storm sewer easement on the south end will remain as noted on the attached plat.

#### STAFF RECOMMENDATION

Staff recommends approval of VAC23-002, the vacation of a 28-foot drainage easement on Lots 17 and 18 of the W. Viking Road Industrial Park, Phase V.

#### PLANNING & ZONING COMMISSION

Discussion/Vote  
9/13/2023

**INDEX LEGEND**

SURVEYOR'S NAME / RETURN TO:  
 WALTER T. HURLBUTT  
 SNYDER & ASSOCIATES, INC.  
 900 BELL DRIVE SW  
 CEDAR RAPIDS, IOWA 52404  
 319-362-9394  
 WHURLBUTT@SNYDER-ASSOCIATES.COM

SURVEY LOCATED:  
 LOTS 17 & 18  
 WEST VIKING ROAD INDUSTRIAL PARK PHASE V

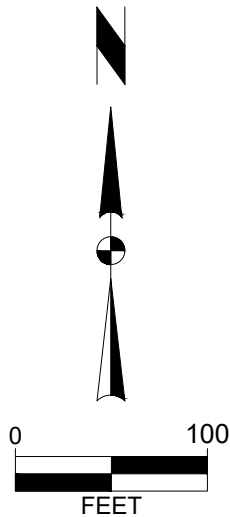
REQUESTED BY:  
 CITY OF CEDAR FALLS

PROPRIETOR:  
 CITY OF CEDAR FALLS

Item 5.

AREA ABOVE RESERVED FOR RECORDER

**EASEMENT VACATION EXHIBIT**



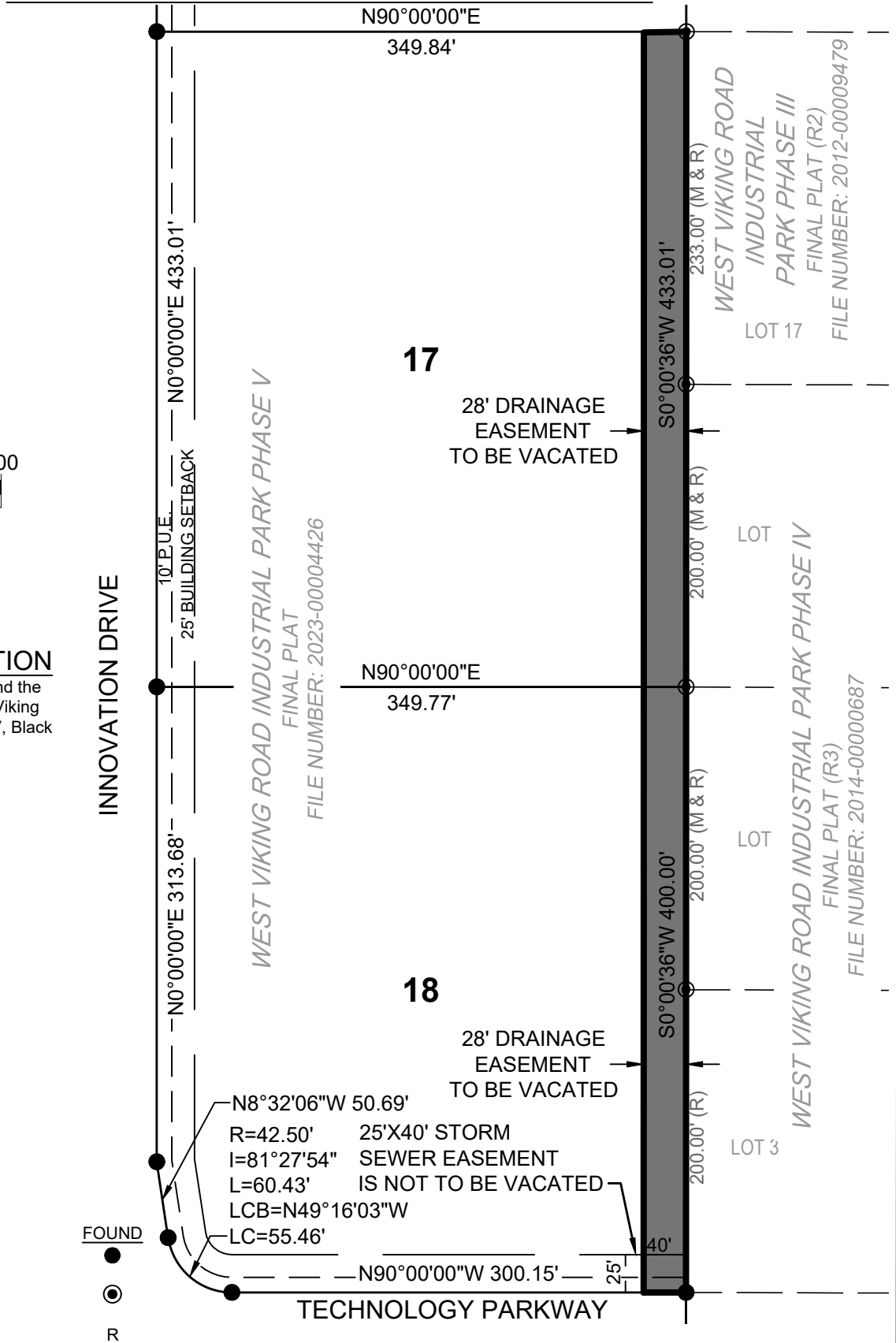
**LEGAL DESCRIPTION**

The East 28 feet of Lot 17, and the East 28 feet of Lot 18, West Viking Road Industrial Park Phase V, Black Hawk County, Iowa.

**LEGEND**

**FEATURES**  
 1/2" Rebar, Cap #22020  
 w/Yellow Plastic Cap  
 1/2" Iron Rod, Cap #8505  
 w/Yellow Plastic Cap  
 Record Distance

FOUND  
 ●  
 ○  
 R



**EASEMENT VACATION EXHIBIT**

LOTS 17 & 18, WEST VIKING ROAD INDUSTRIAL PARK PHASE V

SHEET 1 OF 1
PN: 118.1174.08B
T-R-S:T89N-R14W-34
DATE: 08/28/2023
PM/TECH: WTH



900 BELL DRIVE SW  
 CEDAR RAPIDS, IOWA 52404 (319)362-9394



## DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
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 www.cedarfalls.com

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning & Zoning Commission

**FROM:** Karen Howard, AICP, Planning & Community Services Manager

**DATE:** September 13, 2023

**SUBJECT:** Petition from City Council to Amend parking requirements in the Downtown Character District (TA23-004)

On March 20, 2023, the City Council considered the Planning and Zoning Commission's recommendation regarding their request to eliminate the shared parking requirements in the Downtown Character District (CD-DT). The Commission recommended against eliminating the shared parking requirements and on a split vote, the ordinance amendment failed to pass at Council, so the shared parking requirements remain unchanged. At that same meeting, the Council made a referral to petition the Planning and Zoning Commission to consider amending the zoning code to eliminate the provision that allows on-street parking that directly abuts a property to count toward the shared parking requirement for any new development on the property that requires shared parking.

### Background

In the Downtown Character District, for a new development project that contains apartments or upper floor commercial uses, a certain number of shared parking spaces must be provided. These are in addition to the required parking spaces for the project. The shared parking requirement is intended to provide a small amount of publicly available parking to the downtown area for visitors and customers to use in locations where public parking is in short supply. To help alleviate the cost of making this contribution to the supply of publicly available parking and to prevent this requirement from becoming so onerous on tight development sites that it prevents projects from occurring, the ordinance is written to provide flexibility on how the shared parking requirement is met. To that end, shared parking spaces may be located on the development site or on another private property within a 600-foot walking distance from the site (approximately 2 blocks). In addition, any on-street parking that directly abuts the property may be counted toward the development's shared parking requirement. This last provision was intended to mirror how the parking requirements were administered in the Central Business District Overlay (CBD) prior to adoption of the new code. In the previous CBD Overlay the parking requirements for upper floor residential uses were rather ambiguous and were thus established through a review at P&Z and Council. In practice, any on-street parking spaces that directly abutted the property counted toward the visitor parking requirement. The thinking was that if parking was already available for visitors next to the site, the developer didn't need to provide extra parking on the private property for visitors.



The City Council has requested that the Commission consider eliminating the provision in the Downtown Character District Code that allows on-street parking to count toward a development’s shared parking requirement.

Specifically, delete Section 26-196E., Special Parking Standards.

If eliminated, the shared parking requirement would have to be provided on the private development site and/or on another private property within 600 feet walking distance. The latter would require a binding agreement between the two properties to ensure the shared parking spaces were available to the public to use during the designated times as approved by the City.

**RECOMMENDATION:**

Staff recommends that the Commission hold the public hearing, discuss, and make a recommendation to the City Council regarding their petition to delete City Code Section 26-196E., Special Parking Standards.

PLANNING & ZONING COMMISSION MINUTES

Introduction  
07/23/23

The first item of business became a zoning code text amendment regarding on-street parking as shared parking. Acting Chair Hartley introduced the item and Ms. Howard provided background information. She explained that this is related to on-street parking being counted toward shared parking in the downtown area that City Council has petitioned to eliminate. She provided background and spoke about information that has been discussed at previous meetings. There were no comments or questions.

Ms. Grybovych made a motion to set public hearing for August 9, 2023. Mr. Larson seconded the motion. The motion was approved with 6 ayes (Alberhasky, Crisman, Grybovych, Hartley, Larson and Moser), and 1 nay (Leeper).

Re-set public hearing  
8/23/2023

The next item for consideration by the Commission was a Zoning Code Text Amendment regarding On-Street Parking as Shared Parking. Chair Lynch introduced the item and Ms. Howard provided background information. She explained that the Commission needed to reset the public hearing because the Courier failed to publish the required notice according to the City’s requirements.

Mr. Leeper made a motion to set the public hearing for September 13, 2023. Mr. Stalnaker seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Larson, Leeper, Lynch, Moser and Stalnaker), and 0 nays.

Public hearing and Vote  
9/13/2023



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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 220 Clay Street  
 Cedar Falls, Iowa 50613  
 Phone: 319-273-8606  
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### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning and Zoning Commission

**FROM:** Jaydevsinh Atodaria (JD), AICP, City Planner 1  
 Matthew Tolan, Civil Engineer II

**DATE:** September 13, 2023

**SUBJECT:** The Autumn Ridge Master Plan Amendment (MP23-002)

#### **BACKGROUND**

This case was reviewed at the Planning and Zoning Commission meetings on June 14<sup>th</sup>, June 28<sup>th</sup>, and July 26, 2023. At the July 26<sup>th</sup> Planning and Zoning Commission meeting, the developer requested deferral to September 13<sup>th</sup> to allow time to make changes to the master plan to address concerns expressed by the neighbors, the Commission, and staff. At the June 28<sup>th</sup> Planning and Zoning Commission meeting, staff made three recommendations for modifications to the proposed Master Plan. Following is a summary of those recommendations. More detail regarding these recommendations can be found in the staff report from that meeting (see attached staff report):

1. Provide a clear picture of how the existing drainageway is currently functioning, and how it is going to be maintained over time. Also recommended that the developer consider increasing the capacity of the basin to alleviate potential flooding concerns of the property owners along the drainageway.
2. Increase the park space to approximately 2 acres and relocate the park space to a centralized location, for better safety, accessibility, and usability of park space.
3. Increase the width of single-family lots along Aronia Drive to have a usable yard space and recommend eliminating 4-6 lots to achieve the goal.

Following the last discussion at the Planning and Zoning Commission meeting and upon the commission's recommendations at the June 28<sup>th</sup> meeting, the developer is bringing a revised master plan for review and consideration.

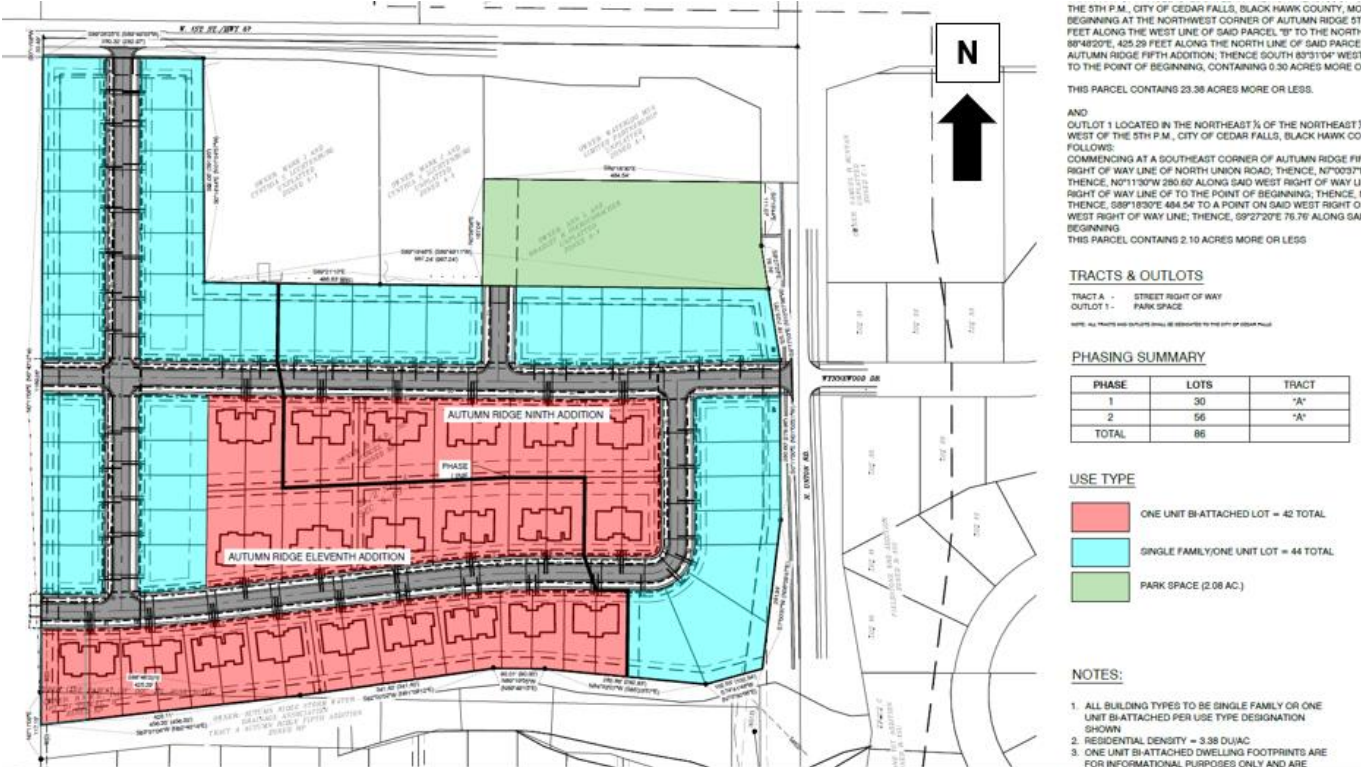
For ease of review, staff presents the latest changes in this separate memo. However, you can access the whole record of this case, including agenda packets with previous detailed staff reports, minutes, correspondence, and other supplemental materials for the Planning and Zoning meetings on June 14<sup>th</sup>, June 28<sup>th</sup>, and July 26<sup>th</sup>, 2023 at <https://www.cedarfalls.com/852/Public-Meeting-Agendas-With-Video>. The most recent full staff report on this case is included in this packet for reference. All written correspondence received after the July 26<sup>th</sup> Planning and Zoning Commission meeting is also included in this packet.

**STAFF ANALYSIS**

The revised RP Master Plan for Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions proposed by the developer is described below, with areas of change from the original plan highlighted and staff recommendations noted.

Master Plan layout for Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions:

The last remaining area of development for Autumn Ridge is located just south of W.1st Street and north of the east-west drainage way that separates the subject area from the developed portion of Autumn Ridge. This area will be accessed from both W.1st Street and Union Road. Wynnewood Drive would be extended westward from Union Road and streets would be stubbed to the western boundary of the development to provide for future development to the west. The recently revised master plan for the 9<sup>th</sup> and 11<sup>th</sup> Additions now include 86 dwelling units, reduced from 90 units; 42 lots for single-unit bi-attached dwellings, 44 single-family lots, and public park space located on land to the north that is proposed to be added to this development. The area will be developed in two phases: Phase 1 will be Autumn Ridge 9<sup>th</sup> Addition, which will include 30 lots (18 single-family dwellings, 12 single-family bi-attached dwellings, and a little over two acres of public park space); and Phase 2 will be Autumn Ridge 11<sup>th</sup> Addition, which will include 56 lots (26 single family dwellings, and 30 single-family bi-attached dwellings). See the below image for reference (also attached).



Residential Density, Lot Sizes and Housing Types:

The proposal includes an increase in density for this area of the development from the 2013 preliminary plat, as the previous plat included a proposal for 58 single-family units. The current proposal includes 44 single-family units and 42 single-unit bi-attached dwellings.



In the Comprehensive Plan, a major portion of this area is designated as Low Density Residential and a small area is designated as Medium Density Residential. As per the Comprehensive Plan, Low Density Residential is defined as development of up to 4 units per acre, and development of 4-12 units per acre is considered Medium Density Residential. The proposed development (9<sup>th</sup> and 11<sup>th</sup> Additions) is 3.8 units per acre and thus is considered low density. Staff notes that both types of units proposed in this development are considered single family, which is defined as one dwelling unit per lot. There are detached single family units and single family bi-attached units included in the revised master plan.

As noted previously, the 2012 Comprehensive Plan and the recently completed Housing Needs Study call for a variety of housing types to serve the needs of the residents of the community. Following is a relevant paragraph from the 2012 Comprehensive Plan:

**HOUSING DIVERSITY**

Most of Cedar Falls’ residential development is in the form of single family detached units. However, housing needs and preferences today are changing to include more diverse housing types. The mortgage crisis and subsequent economic downturn of 2008-2009 have many residents looking for more affordable housing options. As the baby boomer generation ages, more empty nesters are looking for smaller or attached housing. At the same time, the Millennial generation tends to favor more mixed-use, multi-family living or smaller lot single family development in innovative design settings. Cedar Falls should plan to provide opportunities for a variety of housing and mixed-use developments, in order to accommodate people of varying preferences at all stages of life.

In response to the concerns about density and lot size, the developer has reduced the number of units to 86. The lots on the northern portion of Aronia Drive are now wider, which will provide some additional yard space. In addition, some bi-attached lots have also been increased in width, resulting in a decrease of 4 bi-attached units. There has been concern expressed about the size of the bi-attached lots and a perception that there will be little yard space. However, as shown in the table below, the lot sizes for the bi-attached dwellings are similar to the detached dwellings and in many cases the bi-attached lots are deeper and thus provide more rear yard space. The following table is a comparison of the proposed lot sizes to the dimensional requirements for other low-density residential zones in the city. Note that bi-attached units are allowed in all residential zones, including the low density R-1 and R-2 Zones.

	R-1 Zone		R-2 Zone		Proposed Sizes	
	Lot Width	Lot Area	Lot Width	Lot Area	Lot Width	Lot Area
<b>Single-family, detached</b>	75 feet	9,000 sq.ft.	60 feet	7,200 sq.ft.	60-90 feet	6,596 – 20,385 sq.ft.
<b>Single-family, bi-attached</b>	40 feet	5,000 sq.ft.	35 feet	4,000 sq.ft.	52 - 85 feet	7,168 – 13,919 sq.ft.

### Community Open Space:

As per the original development agreement at the time of rezoning, a reserved open space for the community was shown to be developed to enhance the livability of the entire neighborhood. City staff believes that having a usable park space in the Autumn Ridge is important to the livability of the area and aligns with both the minimum subdivision standards and with the principles of the R-P, Planned Residence District.

The original Master Plan (2001) and development agreement for the Autumn Ridge Development had an area designated as a “3-5 acre” park space and stormwater detention area. The existing stormwater detention area is around 3 acres in size, so 2 acres of park space would align with the amount of open space in the original proposal.

In response to concerns expressed about the size and sloping topography of the park space previously proposed in the southeast corner of the development, the developer now proposes to move the park space to the north, which is designated in green and labeled as “Park Space” on the Master Plan. The proposed park space is about 2.1 acres in area and will have street and sidewalk access (Braeburn Drive) from the 9<sup>th</sup> Addition and pedestrian access from a sidewalk connection to the public sidewalk (to be added with the 9<sup>th</sup> Addition) on Union Road. The park space is proposed to be included in the first phase of development. The newly proposed space is relatively level, which will provide for a larger and more usable park area than what was originally proposed. The sidewalk connections will provide easy access to park space for all residents of Autumn Ridge, both north and south of the drainage way.

Staff notes that this land for the park will need to be rezoned and subdivided from the property to the north, but this process can occur concurrently with platting for the 9<sup>th</sup> and 11<sup>th</sup> Additions. The intent is to dedicate this area to the City for public park space. The Parks and Recreation Commission will be discussing this proposal at their meeting on September 14. Based on previous discussion with the Parks and Recreation Commission regarding the need for public park space in this area, it is anticipated they will be supportive of this proposal.

### Existing Stormwater Basin (South of proposed subdivision):

The developer’s engineer has provided an updated stormwater analysis based on a recently completed topographic survey. The updated stormwater analysis for the existing basin and the proposed improvements with 9<sup>th</sup> and 11<sup>th</sup> Additions affirms that ponding is limited to the existing basin and associated drainage tract. The topographic survey and stormwater analysis will be further developed with preliminary platting of the proposed 9<sup>th</sup> and 11<sup>th</sup> Additions and will be reviewed by the City Engineer to ensure that it meets all City Code requirements. City Staff is continuing to work with the Autumn Ridge Stormwater Drainage Association with the ongoing maintenance of the drainage tract and will ensure the basin is performing at its originally intended design.

Staff notes that with the preliminary plat for 9<sup>th</sup> and 11<sup>th</sup> Additions, a separate tract should be established to provide access to the stormwater facility, so the drainageway can be efficiently maintained without traversing through private yards, similar to the designated accessway provided from the south in Autumn Ridge 5<sup>th</sup> Addition.

Staff recommends that the developer work with the neighboring property owners and the Autumn Ridge Stormwater Drainage Association to come up with a future maintenance plan for the stormwater basin, so that it continues to function properly over time.

Notification of Surrounding Property Owners:

City Staff sent a courtesy notice to the surrounding property owners on 1<sup>st</sup> September 2023.

**RECOMMENDATION:**

With the recent revisions the developer has made to address the issues and concerns identified, Staff now recommends approval of the proposed Master Plan Amendment for Autumn Ridge Development (MP23-002), subject to compliance with conditions notes in the staff report above and any comments or direction specified by the Planning and Zoning Commission. A developmental procedures agreement that includes all the agreed upon elements of the master plan will need to be finalized prior to approval by the City Council.

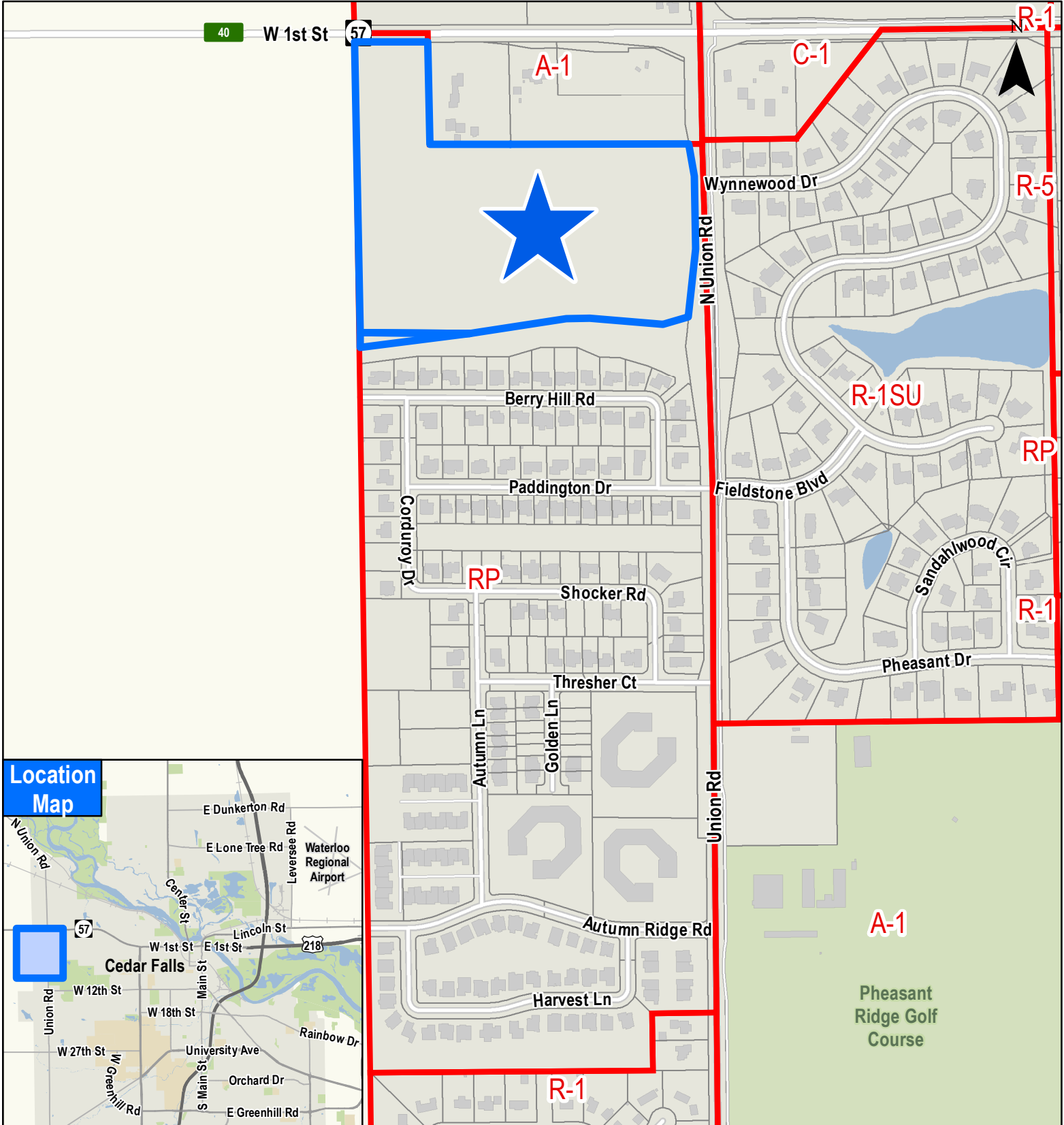
PLANNING & ZONING COMMISSION

Discussion  
& Vote  
P&Z  
9/13/2023

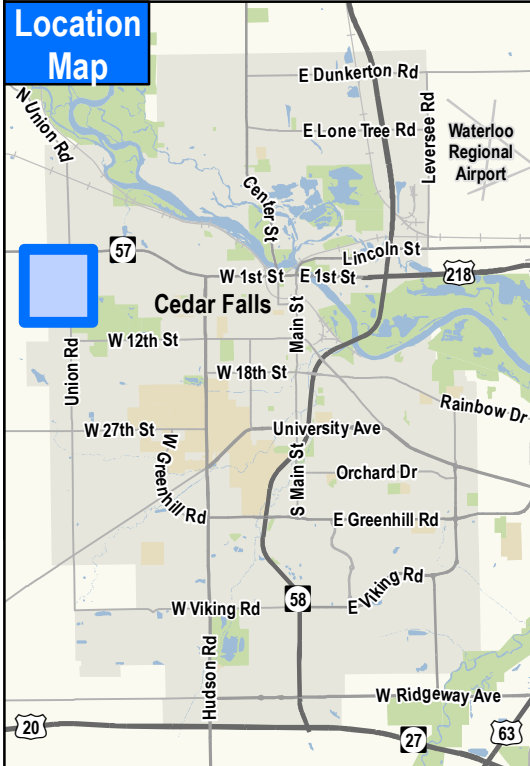


# Cedar Falls Planning and Zoning Commission September 13, 2023

Item 7.



## Location Map



## Master Plan Amendment for Autumn Ridge Development (MP23-002)

# MASTER PLAN AMENDMENT FOR AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS CEDAR FALLS, IOWA

### LEGAL DESCRIPTION

PARCEL "C" LOCATED IN THE E $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, EXCEPT THAT PART OF AUTUMN RIDGE FIFTH ADDITION RECORDED ON INSTRUMENT #2014-00015466 AND  
 THAT PART OF PARCEL "B" LOCATED IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF AUTUMN RIDGE 5TH ADDITION; THENCE NORTH 0°10'38" EAST, 57.20 FEET ALONG THE WEST LINE OF SAID PARCEL "B" TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88°48'20"E, 425.29 FEET ALONG THE NORTH LINE OF SAID PARCEL "B" TO A POINT ON THE NORTH LINE OF TRACT A, AUTUMN RIDGE FIFTH ADDITION; THENCE SOUTH 83°31'04" WEST, 428.11 FEET ALONG SAID NORTH LINE OF TRACT A TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES MORE OR LESS.

THIS PARCEL CONTAINS 23.38 ACRES MORE OR LESS.

AND  
 OUTLOT 1 LOCATED IN THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A SOUTHEAST CORNER OF AUTUMN RIDGE FIFTH ADDITION, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF NORTH UNION ROAD; THENCE, N7°00'37"E 261.94' ALONG SAID WEST RIGHT OF WAY LINE; THENCE, N0°11'30"W 280.60' ALONG SAID WEST RIGHT OF WAY LINE; THENCE, N9°17'03"W 125.76' ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE, N89°21'27"W 500.75'; THENCE, N0°56'56"E 187.04'; THENCE, S89°18'30"E 484.54' TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE, S0°15'44"E 111.07' ALONG SAID WEST RIGHT OF WAY LINE; THENCE, S9°27'20"E 76.76' ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING  
 THIS PARCEL CONTAINS 2.10 ACRES MORE OR LESS

### TRACTS & OUTLOTS

TRACT A - STREET RIGHT OF WAY  
 OUTLOT 1 - PARK SPACE

NOTE: ALL TRACTS AND OUTLOTS SHALL BE DEDICATED TO THE CITY OF CEDAR FALLS

### PHASING SUMMARY

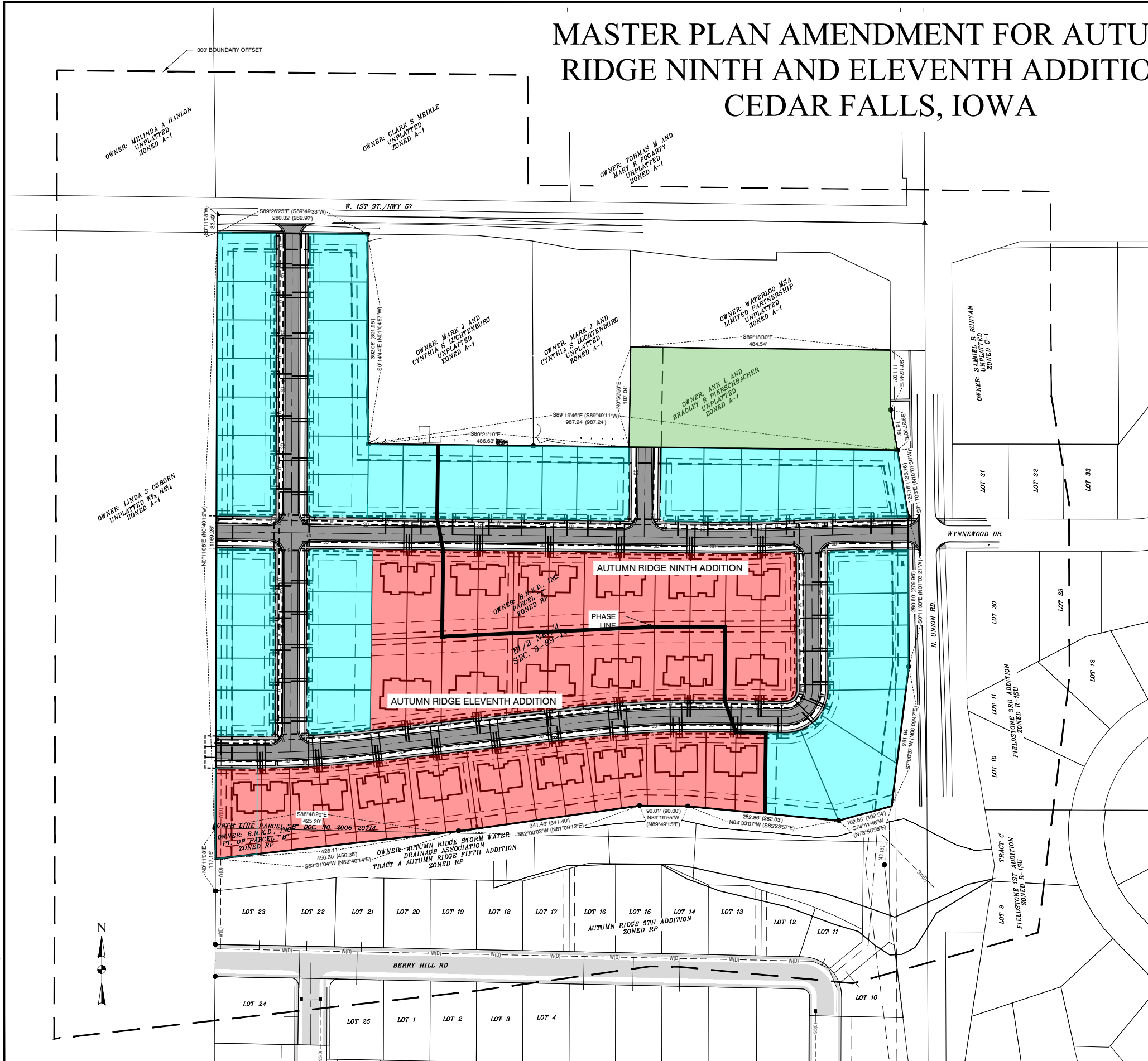
PHASE	LOTS	TRACT
1	30	"A"
2	56	"A"
TOTAL	86	

### USE TYPE

- ONE UNIT BI-ATTACHED LOT = 42 TOTAL
- SINGLE FAMILY/ONE UNIT LOT = 44 TOTAL
- PARK SPACE (2.08 AC.)

### NOTES:

1. ALL BUILDING TYPES TO BE SINGLE FAMILY OR ONE UNIT BI-ATTACHED PER USE TYPE DESIGNATION SHOWN
2. RESIDENTIAL DENSITY = 3.38 DU/AC
3. ONE UNIT BI-ATTACHED DWELLING FOOTPRINTS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. TOPOGRAPHIC FEATURES, DRAINAGE WAYS, STORM WATER FACILITIES AND UTILITY LOCATIONS ARE SHOWN ON THE PRELIMINARY PLAT ACCOMPANYING THIS MASTER PLAN AMENDMENT SUBMITTAL.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

**CGA** Clapsaddle-Garber Associates, Inc.  
 5106 Nordic Drive  
 Cedar Falls, Iowa 50613  
 Ph 319-266-0258  
 www.cgaconsultants.com

DESIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

## AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS CEDAR FALLS, IOWA

## MASTER PLAN

J:\5786\exhibits\5786 - Master Plan\2023-04-06.dwg - 1 OF 1 Master Plan - 09-07-23 - 12:28pm - AC0276



## 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:** Jaydevsinh Atodaria (JD), City Planner I  
 Matthew Tolan, Civil Engineer II  
**DATE:** June 28, 2023  
**SUBJECT:** The Autumn Ridge Master Plan Amendment (MP23-002)

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**REQUEST:** Request to approve revised Autumn Ridge Master Plan

**PETITIONER:** BKND, Inc., Owner; CGA Engineering, Engineer

**LOCATION:** West of Union Road and south of W. 1<sup>st</sup> Street

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**See below for additional highlighted sections added to the staff report after June 14<sup>th</sup> 2023 meeting regarding public concerns and staff recommendations.**

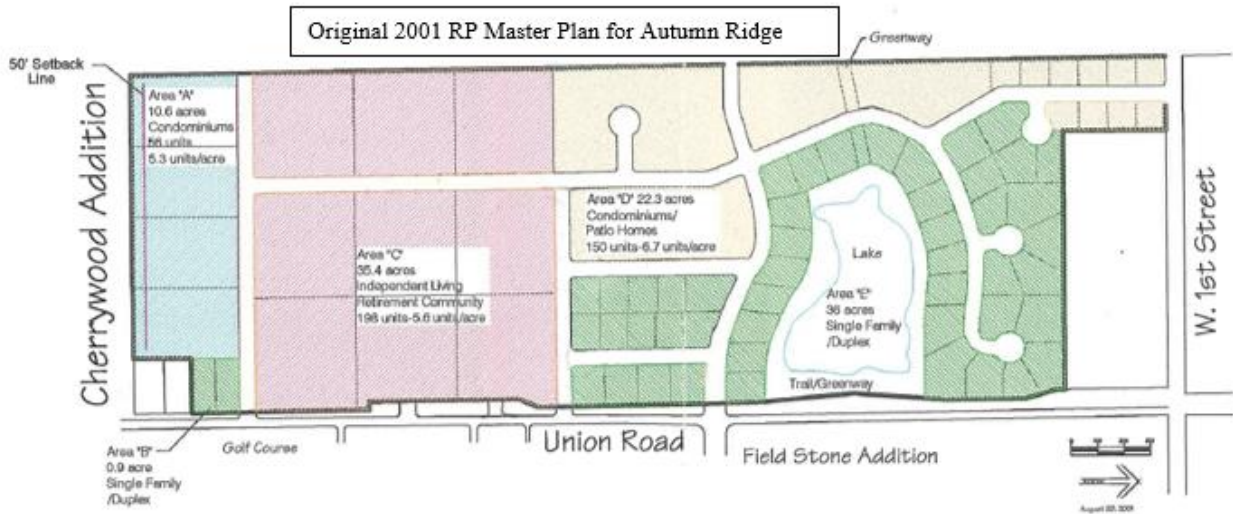
#### PROPOSAL

It is proposed to amend the RP master plan for the Autumn Ridge development, which was originally approved in 2001. This request is to change what was previously proposed for the undeveloped area in the northern portion of the Autumn Ridge development. It includes a mixture of detached and bi-attached single family units for a total of 90 dwelling units. If approved, the proposed changes will be completed in two phases. A preliminary plat application has been submitted concurrent with this master plan amendment request, which is addressed in a separate staff report.



## BACKGROUND

The entire Autumn Ridge development is about 105 acres and was rezoned to R-P, Planned Residential District from A-1, Agricultural Zoning District in 2001. As part of that rezoning, an RP master plan (shown below) along with a developmental procedures agreement was approved



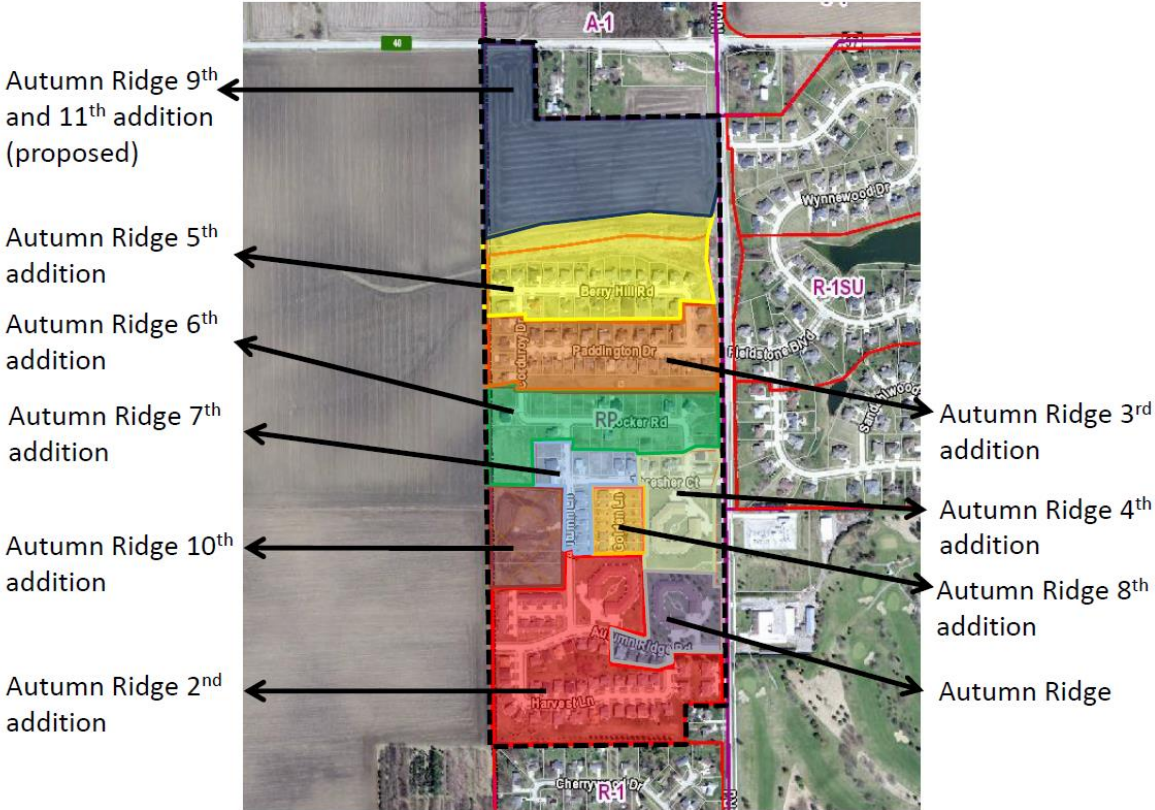
for the entire development area. The original master plan illustrates a mix of housing types, a proposed layout for the streets, and a 3 to 5 acre lake that would serve as both a storm water retention facility for much of the 105 acre development and included shared community space and trails around the perimeter of the lake. These various elements were also identified in the developmental procedures agreement.

Over the past 20 years, Autumn Ridge has been developed in many phases with increasing density in some areas and reductions in others, altering street connections and changing the types of housing as per the developer's market strategy. There were amendments to the RP Plan in 2005 and 2006 to reflect changes south of the east-west drainage way (Autumn Ridge 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Additions). In 2013, the owner submitted and received approval of a preliminary plat for the remaining additions in the subdivision (see attached). However, the RP Plan and associated developmental procedures agreement were not updated at the time to reflect those changes. In particular, the lake surrounded by shared amenity space and trails shown on the master plan and called for in the developmental procedures agreement was eliminated from the proposed development. Instead stormwater management is now handled in a linear east-west drainageway, but no additional open space or trails have been established. Over the years, other significant variations from the original plan include the elimination of the street connection across the drainageway, and changes to the housing types and locations.

The developed portion of Autumn Ridge commenced with a series of retirement condos and patio homes along Autumn Ridge Road coupled with an expansion of single-family dwellings along Paddington Drive, Berry Hill Road and Shocker Road. Subsequent additions included

See image below highlighting the timeline of entire Autumn Ridge Development. For more details, the same image is also included as an attachment to this staff report.

### TIMELINE OF AUTUMN RIDGE DEVELOPMENT



For any proposed development that is not consistent with the approved RP master plan, an amendment is required to be approved by Planning and Zoning Commission and City Council. The proposed new master plan possesses significant change from the original master plan and development agreement in terms of density of residential units, common public space/amenities and street connections. Therefore, both the Planning and Zoning Commission and City Council must first review and approve the revised RP master plan prior to the approval of the preliminary plat for Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Addition in the northern part of the Autumn Ridge development.

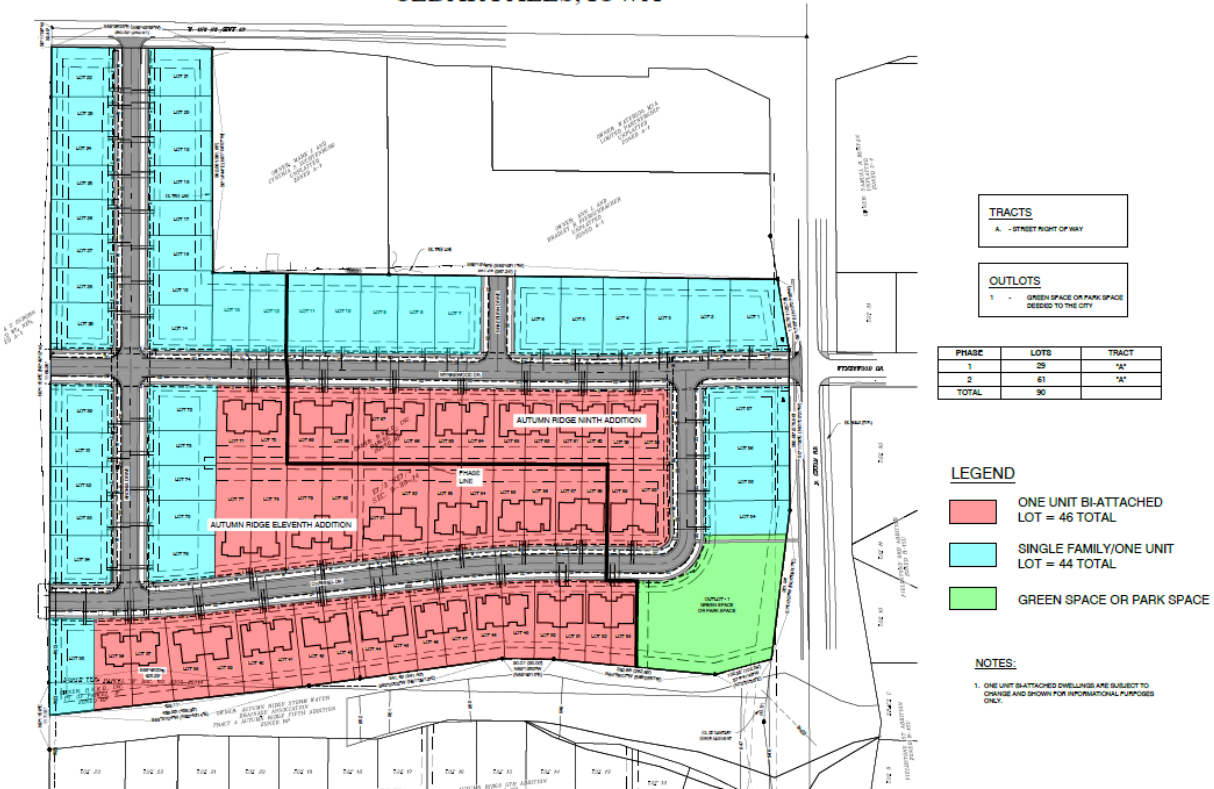
#### ZONING

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 RP District allows flexibility in the types of dwellings, the lot sizes, building heights and setbacks. However, to ensure that the area is developed in an orderly manner, provides for efficient traffic circulation between neighborhoods, and includes the necessary infrastructure to meet the needs of the future residents, a master plan must be submitted with the rezoning, which is adopted with a developmental procedures agreement.

#### STAFF ANALYSIS

The Master Plan exhibit submitted with the current revised application highlights the two remaining phases (9<sup>th</sup> and 11<sup>th</sup>) in the subdivision in context with the rest of the development in Autumn Ridge. The updated RP master plan proposed by the developer is described below, with areas of change from the original plan highlighted and staff recommendations noted.

MASTER PLAN - AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA



**Master Plan layout for Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions:**

The last remaining area of development for Autumn Ridge is located just south of W.1<sup>st</sup> Street and north of the east-west drainage way that separates the subject area from the developed portion of Autumn Ridge. This area will be accessed from both W.1<sup>st</sup> Street and Union Road. Wynnewood Drive would be extended westward from Union Road and streets would be stubbed to the western boundary of the development to provide for future development to the west. The 9<sup>th</sup> and 11<sup>th</sup> Additions are planned to include 46 lots for single-unit bi-attached dwellings, 44 single-family lots and public park space. The area will be developed in two phases: Phase 1 will be Autumn Ridge 9<sup>th</sup> Addition, which will include 29 lots (15 single family dwellings, 14 single-family bi-attached dwellings and a little over one acre of public park space); and Phase 2 will be Autumn Ridge 11<sup>th</sup> Addition, which will include 61 lots (29 single family dwellings, and 32 single-family bi-attached dwellings).

**Street Connectivity**

While a street connection to the south was never realized with previous subdivision plats, the current proposal is well thought with provision of future street connection/access points to surrounding undeveloped areas, including a street stub (Braeburn Drive) to provide a connection to the undeveloped properties just north of the subdivision, a critical connection of Aronia Drive to 1<sup>st</sup> Street, and two stubs going west with continuation of Wynnewood Drive and Channel Drive, to allow future development west of Autumn Ridge.

**Residential Density and Housing Types**

The proposal includes an increase in density for this particular area of the development from the 2013 preliminary plat (see attached), as the previous plat only included proposal for 58 single



family units whereas, the current proposal includes 44 single family units and 46 single-unit bi-attached dwellings. However, as shown in the submitted master plan exhibit, the overall density of the Autumn Ridge development is not changing as approved in 2001, since areas developed in the southern portion of the development are lower in density than originally proposed.

<b>Proposed Autumn Ridge Additions</b>			
<b>Phases</b>	<b>No. of Lots</b>	<b>No. of Single-family units</b>	<b>No. of single-unit bi-attached dwellings</b>
9 <sup>th</sup> Addition	29	15	14
11 <sup>th</sup> Addition	61	29	32
<b>Total</b>	<b>90</b>	<b>44</b>	<b>46</b>

Project Phasing:

The applicant proposes final platting the area in two phases: Autumn Ridge 9<sup>th</sup> Addition in Phase 1, which is in the eastern section of the subdivision, along Union Road; and Autumn Ridge 11<sup>th</sup> Addition in Phase 2. This aspect will be discussed in more detail in the staff report for the preliminary plat.

Street and Sidewalk Connections

Over 20 years of time, there have been many changes in the subdivision. Street connectivity is important to provide good access to properties, distribute traffic and reduce congestion and emergency response times, and to provide opportunities for future development on abutting properties. In addition, establishing pedestrian connections throughout neighborhoods promotes walkability and safe passage for pedestrians.

With a previous change to the RP Plan, the street connection across the drainageway was eliminated, which effectively separates the proposed 9<sup>th</sup> and 11<sup>th</sup> Addition, from the remainder of the development to the south. While this street connection has been eliminated, there is still an opportunity to connect the northern and southern sections of the neighborhood with a sidewalk along Union Road. The developer will be adding the sidewalks both along the Union Road and W 1<sup>st</sup> Street to comply with the subdivision ordinance. As noted at the P&Z meeting in November 2020, this will leave a small missing segment of the sidewalk along Union Road between Paddington Drive and the southern edge of the proposed Autumn Ridge 9<sup>th</sup> Addition. After discussions with the developer, the city has agreed to construct this segment as a capital improvement project, and it is now listed in the recently updated Capital Improvements Program (CIP). Staff notes that the sidewalk along Union Road, along with a sidewalk connection to and through the proposed park from Union Road to Channel Drive and sidewalk fronting the proposed park along Channel Drive, will be required to be constructed by the developer in Phase 1 (9<sup>th</sup> Addition) as part of public improvements for the project. Similarly, The public sidewalk along W. 1<sup>st</sup> Street will be constructed in Phase 2 (11<sup>th</sup> Addition) with the public improvements.

While there are missing sidewalk segments in a number of areas within previously platted areas of Autumn Ridge, the subdivision code allows sidewalks to be installed as development occurs. Construction is ongoing in Autumn Ridge 6<sup>th</sup> Addition, Autumn Ridge 8<sup>th</sup> Addition and Autumn Ridge 10<sup>th</sup> Addition. Sidewalk segments will be constructed as homes are developed and will be required for the remaining areas as they are platted. City Staff notes the importance of following

through on the commitment to install sidewalks as lots are developed to ensure better livability of the community. As per City Code Section 20.5C(10) and section 20.5C(11), public sidewalks shall be installed at the time of new building construction on new or recently platted lots or within five years following final subdivision approval. The deed of dedication with the subdivision notes the same as well.

#### Residential Density and Mix of Housing Types

The developer is proposing to increase the number of single family bi-attached dwellings and reduce some of the lot sizes for the detached single family units in the proposed Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Addition in response to market demand. The City supports the idea of additional density and a variety of housing types to serve the needs of the community. The proposed master plan shows that the detached single family units are proposed along the perimeter of the development including the lots along the north side of Wynnewood Drive, Union Road, W. 1<sup>st</sup> Street and along the western boundary of the development. The single family bi-attached units are proposed in the central and southern section of the proposed 9<sup>th</sup> and 11<sup>th</sup> Additions.

Staff is supportive of the increased residential density. Providing a variety of housing types and sizes provide opportunities for people of varied incomes and age groups to live in the community. For example, first time homebuyers, empty nesters, and retirees may find attached dwellings to be an attractive and more affordable option to meet their needs.

One issue of concern, however, is that all of the narrower bi-attached unit lots will have street-facing garages. This will result in a considerable number of driveway curb cuts (see attached driveway exhibit). With this many curb cuts, there will be less room for on-street parking, sidewalk continuity will be interrupted and areas for front yard landscaping and street trees will be limited. City Staff made a number of suggestions to the developer that could help alleviate this concern. The developer has indicated that they would like to move forward with the proposal with the street-facing garages, but to address the issue is proposing to add a clause in the developmental procedures agreement and deed of dedication stating that all approaches and driveways in the development will be limited to maximum driveway width of 18 feet at the property line and lots narrower than 60 feet will allow a maximum two-car garage. 18 feet is the minimum width driveway for a two-car garage and allows for two standard width parking spaces behind the garage, so each unit would have at least four off-street parking spaces.

#### Community Space/Shared usable open space:

As per the original development procedural agreement at the time of rezoning, a reserved open space for community was shown to be developed to enhance the livability of the entire neighborhood. Staff notes that as per City Code Section 20-6 (g), "all residential subdivisions shall be so designed as to meet the neighborhood park and open space needs of its residents. Such needs may be met by dedication and acceptance of public park land/or by reservation by covenant of private open space." City staff believes that having a usable park space in the Autumn Ridge is important to the livability of the area and aligns with both the minimum subdivision standards and with the principles of the R-P, Planned Residence District.

While staff is not opposed to the elimination of the wet-bottomed retention stormwater basin (lake), elimination of the shared open space and amenities entirely is not recommended. In response, developer has included Outlot 1 in the proposed master plan, which is labeled as "Green Space or Park Space." The green space is proposed to be included in the first phase of development. This green space will need to be carefully graded and seeded to provide usable park space (more details about the proposed park space are included in the preliminary plat

staff report). Staff also notes that the developer proposes a sidewalk connection to access the park space from the Union Road sidewalk, to provide easy accessibility to park space for all residents of Autumn Ridge, both north and south of the drainage way, which will need to be added in Phase 1 of the project. This sidewalk connection will require the developer to regrade the previously established Union Road drainage ditch in Right of Way. Additional grading will be done to tie the southerly limit of the park space into the existing stormwater detention facility.

### PREVIOUS DISCUSSION AT P&Z

The applicant submitted a request to amend the master plan in 2020 and this proposal was reviewed at the November 24th, 2020, Planning and Zoning meeting. At the time the proposal was to develop the area with 95 dwelling units, including both detached and bi-attached units. At that meeting, staff recommended several conditions of approval including the addition of a sidewalk along Union Road to connect with the developed portion of Autumn Ridge, solutions to reduce the number and width of driveways and curb cuts and incorporating common usable open space/park space. The Planning and Zoning Commission expressed support for these conditions based on staff recommendations and input from the public. Minutes from the November 24, 2020 P&Z meeting are attached for your reference.

In 2022 that the developer submitted a revised proposal to change the master plan, which was reviewed at the March 9, 2022 P&Z meeting. To address some of the previous concerns, the developer reduced the number of units to 92 (58 bi-attached units, 34 single-family units) and included a little over one acre of public park space.

At the March 2022 Planning and Zoning Commission meeting, several concerns were brought up by the neighbors. including:

- Lack of maintenance of existing drainage way (south of proposed subdivision)
- Increase in density (from originally approved 58 single-family units in the area)
- On-street parking issues with the proposed number of driveways and curb cuts.
- Potential for stormwater issues with an increase in density.
- Significant changes to the original Master Plan (approved in 2001)

The Planning and Zoning Commission discussed the proposal and indicated that some changes should be made to address the issues. The Commission also suggested that the developer reach out to the residents to provide more clarity on the proposal. Meeting minutes from the Planning and Zoning Commission are included at the end of the report, for your reference. After the meeting, the developer withdrew the application to rethink the project and work through some of the issues. The applicant now brings forward a revised master plan for this last area of development within Autumn Ridge for consideration, which is the first step necessary before approval of a preliminary plat for the area.

### **JUNE 14<sup>TH</sup> P&Z MEETING: SUMMARY AND STAFF COMMENTS:**

At the June 14th Planning and Zoning Commission meeting, the public brought up similar concerns as expressed in March 2022, including:

- Lack of maintenance of existing drainage way (south of proposed subdivision)
- Increase in density (from originally approved 58 single-family units in the area)
- On-street parking issues with the proposed number of driveways and curb cuts.
- Potential for stormwater issues with an increase in density.
- Lack of usable park space
- Inappropriate park space location



The Planning and Zoning Commission discussed the proposal and requested some additional information from staff regarding the following points:

- Request for Maria Perez, Stormwater Specialist, to attend the next meeting. At the meeting Ms. Perez will describe the current condition of the stormwater management facility in Autumn Ridge and explain the erosion control measures that are on site, whether erosion control measures are currently in compliance, and erosion control measures that will be required prior to construction/grading activity for any new development.
- Information from the *Cedar Falls Housing Needs Assessment (HNA)*: The HNA reviews the demographic and economic context for the local housing market and provides an overview of publicly available data on the City's housing stock (age, structure type, cost, and vacancy rates). It also provides information on the cost, availability, and demand for both owner-occupied housing and rental housing of various types and projects housing supply and demand through 2040 to determine anticipated unmet needs. There is a lot of good information in this report, so is worth reviewing in its entirety. The full report is posted on the City's website at:  
<https://www.cedarfalls.com/DocumentCenter/View/13695/Housing-Needs-Assessment-Final-with-Appendices-5-30-23>

Here are a few interesting findings from the executive summary that speak to the need for a variety of housing types and price levels to meet the needs of the community:

- *The median value of owner-occupied homes increased 35% in Cedar Falls from 2010 to 2020, faster than the statewide increase of 29% (not adjusted for inflation). Housing costs for owners with mortgages and renters increased rapidly in Cedar Falls compared to Iowa – 21% vs. 12% for owners with mortgages, and 43% vs. 31% for renters.*
- *Demand in Cedar Falls appears to be strongest for certain moderately priced homes, even though they are often smaller than more expensive homes. Condos below the median sale price of \$206,500 sell the quickest at a median of 5 cumulative days on market despite having a median size of only 1,053 finished square feet. This suggests that Cedar Falls has unmet demand for relatively small, moderately priced homebuying options, including “affordable” or “workforce housing.” This demand may be met in part by building housing in configurations other than detached single-family homes, including condominiums, and townhomes.*
- *The Cedar Falls home sale market appears to offer a surplus of high-end homes while having a shortage of moderately priced homes for sale.*
- *Real estate professionals and lenders consider housing to be in short supply at multiple price points, but especially between \$150,000 to \$250,000. They perceived unmet demand for multiple housing types, with particular emphasis on smaller unit types such as detached single-family units for the 55+ market, condos and townhomes, accessible units for people with disabilities, and downtown living options. These stakeholders also saw a need for down payment assistance for homebuyers with limited incomes.*

- *According to the low population estimates, Cedar Falls will have a shortfall of 569 units by 2030, increasing to 748 units by 2040. The high population estimates result in a shortfall of 911 units by 2030 and 1,453 units by 2040. The average shortfall would be 740 units by 2030 and 1,101 units by 2040.*
  - *Projected new demand for owner units (not age-restricted) is broken down by price range, based on the price breakdown of closed MLS listings from 2019 through 2022. Units under \$250,000 account for 59% of new units needed.*
- If existing homeowners are liable for any downstream water damage. It is recommended that the existing homeowners who are part of the stormwater association consult with an attorney for advice on these matters.

Meeting minutes from the Planning and Zoning Commission are included at the end of the report, for your reference.

### **STAFF RECOMMENDATIONS TO ADDRESS PUBLIC CONCERNS**

After the meeting, hearing similar concerns for this proposal as for the proposal that was presented in March 2022 Planning and Zoning Meeting, staff has several recommendations that may help alleviate some of the concerns. Staff recommends that the developer or their engineer provide the following information and consider changes to the Master Plan as follows:

1. Existing Stormwater Basin (South of proposed subdivision):
  - Developer to provide a clear picture of how the existing drainageway is currently functioning and how it is going to be maintained over time. For example, how it will be accessed and what is the anticipated maintenance schedule.
  - Developer's engineer to provide an analysis based on the current topography to determine if the existing drainageway/stormwater basin is staying within the designated Outlot at full capacity or whether it is encroaching into the rear yards of the lots along the northside of Berry Hill Road. Given that these lots were established with very shallow or non-existent rear yards, staff recommends that the developer consider increasing the capacity of the basin to ensure that the risk of encroachment will be reduced.
2. Park space:
  - The original Master Plan (2001) and development agreement for the Autumn Ridge Development had an area designated as "3-5 acre" park space and stormwater detention area. The existing drainageway is around 3 acres in size, so staff recommends increasing the park space to approximately 2 acres, which would align with original proposal.
  - Cedar Falls Comprehensive Plan provides information on park classifications. It describes mini-parks, which are less than 1 acre and notes that many cities discourage parks of this size due to their relatively high maintenance costs and limited use. The plan describes neighborhood parks as being approximately 5-10 acres in size and notes that the National Recreation and Park Association (NRPA) suggests 1-2 acres of neighborhood parkland per 1,000 residents. The Autumn Ridge development at full build-out will be approximately 400 units and average household size in Cedar Falls is 2.3 persons, so a 1.5 to 2 acres are needed to serve the needs of this neighborhood. Staff previously discussed 2-acres of park space in the Autumn Ridge area with the Parks and Recreation Commission. The Commission indicated that approximately 2 acres would be acceptable as public park space, given there is a

need in this area. For context, Overman Park and Seerley Park are each 1.7 acres in size and have space for picnic facilities, passive green space, and playgrounds. Staff recommends increasing the size of the park space to closer to 2 acres to serve the needs of the development.

- Based on the sloping nature of the designated park space in the current plan and its location next to an arterial street with a 45 mph speed limit, staff recommends that the park location be moved to a centralized location, for better safety, accessibility, and usability of park space.

3. Lot sizes and usable yard space:

- As noted in the staff report, the single-family lots along Aronia Drive have shallower depths (approximately 110 feet) and a 20-foot drainage/utility easement at the rear of the lots. Since fences are not allowed within drainage easements, there will be only small area that can be fenced to provide privacy or safety for children and pets. Staff recommends reducing the number of single-family lots along Aronia Drive, so that they can be widened to provide more area for yard space or to accommodate a shallower depth house to ensure usable yard space. Staff recommends eliminating 4-6 lots to achieve this goal.

Notification of Surrounding Property Owners:

City Staff sent a courtesy notice to the surrounding property owners on 5<sup>th</sup> June 2023.

OUTSTANDING ISSUES

A revision to the existing developmental procedures agreement will be required to make it consistent with the revision to the RP Master Plan. The agreement and the deed of dedication for the preliminary plat of Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions must also be consistent. The applicant and City staff are working on the draft agreement and the deed of dedication, which will be finalized once direction and decision is made by the Planning and Zoning Commission.

Staff is forwarding the proposal to amend the master plan for discussion, as any comments or recommendations for changes by the Commission may affect the provisions included in the developmental procedure’s agreement.

**STAFF RECOMMENDATION REGARDING NEXT STEPS**

Staff recommends deferring the discussion to the July 26 meeting to allow the developer time to address the concerns as recommended in the staff report.

The introduction of this master plan amendment is for discussion and public comment.

PLANNING & ZONING COMMISSION

Previous discussion at P&Z 6/14/2023	Chair Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. Ms. Alberhasky recused herself from the item as she has a conflict of interest. Mr. Atodaria explained that the location consists of 105 acres west of Union Road and south of West 1 <sup>st</sup> Street. He noted that development has been ongoing since 2001 and showed renderings of the Master Plans and preliminary plats since then. He then showed a color coded drawing of the subdivision today, showing the breakdown of the additions and the proposed revisions of the RP-Master Plan. Mr. Atodaria discussed the proposed number of lots and units and showed a rendering of where they are each proposed to be located.
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He explained the concerns with the project, including excessive paving along street frontages. This would add congestion on the streets, less on-street parking, compromised sidewalk continuity and front yards that will be largely paved with less room for landscaping and trees. The developer is proposing that the driveway width for the lots will be limited to 18 feet at the front lot line. It is also proposed that lots with less than 60 feet will be limited to a 2-car garage. He noted another concern with sidewalk connections and noted that the developer will be adding sidewalks along the Union Road and W. 1<sup>st</sup> Street in addition to sidewalks bordering platted lots to comply with the City's ordinance. The City had agreed to construct a small segment of missing sidewalk along Union Road between Paddington Drive and the southern edge of the proposed Autumn Ridge 11<sup>th</sup> addition as a capital improvement project. A third concern is with community space and shared useable open space. Per the subdivision code and the RP Development Agreement, usable open space should be provided to meet the needs of the neighborhood. Staff recommends that some usable open space be designated within the 9<sup>th</sup> and 11<sup>th</sup> Addition as originally agreed. The developer is providing 1.15 acres of open space for a park.

Matthew Tolan, EI, Civil Engineer II, spoke about the stormwater management plan and spoke to concerns by neighbors. He explained renderings of the stormwater plans and showed a photo of the existing stormwater detention basin. He also discussed concerns with the traffic impact and explained that a traffic impact study was done and it showed that requirements have been met. The DOT has also confirmed their acceptance of the connection onto HWY 57.

Mr. Atodaria explained the final outstanding issues, which include a revision to the existing developmental procedures agreement that will be required to make it consistent with the revision to the RP Master Plan. The draft agreement and the deed of dedication will be finalized once staff has received direction and a decision by the Planning and Zoning Commission. The introduction of the Master Plan Amendment is for discussion and public comment only at this time.

Mr. Atodaria moved forward with the next item for consideration with regard to these additions, the preliminary plat. He displayed a rendering showing street connection, access points and mailbox locations, as well as one showing the setbacks of the preliminary plat. He stated that all lots meet the minimum requirements for lot width and area as per the Code. He discussed drainage and utility easements, community space/shared usable open space, public sidewalks and the stormwater maintenance and repair agreement. Mr. Tolan explained the requirements with regard to stormwater maintenance and stated that they have been met. He also discussed the Stormwater Pollution Prevention Plan and the process the contractor is required to follow. Mr. Atodaria spoke regarding technical issues that will need to be addressed with the proposal.

Ms. Moser asked when the traffic study was completed. Mr. Tolan explained that it was done in 2021. Mr. Larson asked if the proposed preliminary plat still has expected revisions that are to be made before approval. Ms. Howard stated that it depends on whether there are modifications to the master plan based on public input. Until the master plan and any modifications have been finalized, the plat cannot be approved.

Ms. Crisman asked if the Fieldstone retention basin was put in in anticipation of this addition. Ms. Howard stated that there would always be an expectation that the community grows, every development is responsible for accepting the water from upstream properties and managing the stormwater for their development and maintaining the facilities over time.

Mr. Leeper asked Mr. Tolan to speak to any other mechanisms and requirements that would control silt buildups. Mr. Tolan explained that there will always be natural siltation, so maintenance agreements should address regular maintenance and when and how it is removed.

Ms. Moser asked how the grading for the greenspace will impact the movement of water. Mr. Tolan explained that there is no planned construction in the basin. Everything will be outside the basin and controls will be placed around the waterway and secondary controls around stockpiles. With final development, the agricultural field will be switched to more of a permanent lawn status. Seeding would take place that will lock the topsoil layer down to avoid erosion.

Ms. Crisman asked if Maria Perez, Stormwater Specialist, could provide more information at the next meeting. Ms. Howard stated she would ask Ms. Perez to attend the next meeting.

Dennis Happel, BNKD, spoke as the developer for the project. He explained that a new Master Plan and the preliminary plat are being submitted based on recommendations from City staff and comments from the Commission in the past. Every phase of the development have gone through City Staff, Planning and Zoning and Council. He stated that all requirements have been met or exceeded and that he wants to make sure that there are no misconceptions regarding what they are required to do.

Cindy Luchtenberg, 4322 W. 1<sup>st</sup> Street, stated that there were several neighbors with concerns regarding the project. She clarified that they are not against the development, but they were under the assumption that there would be fewer lots with single-family homes with more greenspace until it was changed in 2013. At that time the detention pond was taken away, the cul-de-sacs were taken away and the kind of housing that was proposed. They were told that the whole development to the north would be consistent with the homes on the north end of the property. In 2020 it was changed to almost all duplexes and not what the homeowners were told. She noted concern with the water runoff and read a paragraph from a brochure from the Iowa Stormwater Organization regarding urban landscapes and runoff. She believes the study should be redone as there will be more housing than was originally stated. She also stated concerns with what she referred to as being a transient community as those forms of housing are not usually considered a permanent home. Another concern is with the housing becoming rentals.

Lyle Simmons, 207 Corduroy, stated that at the time he bought the lot they invested their money into the neighborhood itself as that was the ideal they had been looking for. When duplexes started going up the neighborhood changed to something they had not signed up for. He also noted concerns with how the waterway will be maintained with the density going in as it seems to be landlocked and it would be difficult to get to it. With regard to the structure going under Union Road, he asked if homeowners from Autumn Ridge absolved from any ramifications that could come from a torrential rain coming in.

Brad Pierschbacher, 4228 W. 1<sup>st</sup> Street, stated that they own the property directly north of this subdivision and they have concerns about the setbacks and how that will affect which kind of housing can be built. He also noted concerns with the sidewalks and if it will affect whether he will have to put sidewalk in in front of his home. He also had concerns with traffic once the new high school is built combined with the additional housing.

Jim Hancock, 821 Lakeshore Drive, spoke regarding the silt removal that the lake association had to pay to remove, and stated concerns with future silt issues.

David Davis, 4407 Berryhill Road, stated concerns with traffic and environmental issues.

Ann Spurr, 4211 Berryhill Road, voiced concerns with the runoff and the use and location of the greenspace.

Tom Litton, 918 Juanita, stated concerns with silt issues.

Acting Chair Hartley brought back a question regarding whether duplexes could be built on additional lots. Ms. Howard explained that since this is a Master Plan community there cannot be a change unless the change is brought through Planning and Zoning and City Council. At this time they could not put duplexes on lots that have been designated as single-family without coming back to the Commission to ask for that change.

Mr. Hartley reiterated the question regarding potential liability to existing homeowners for any damage from water flowing downstream. Mr. Tolan explained the drainage flow in place and how it would work. As for any liabilities, the Autumn Ridge Stormwater Drainage Association is responsible for the basins as outlined in their agreement, which has maintenance in place. The City and Association are in agreement that in the event there is an issue at hand, the City notifies the Association of what remedies are to be taken. In the event that those aren't taken or it's a life and death situation where the City has to take immediate action, the City will assess the cost back to the Association. Ms. Howard further explained that in general, every development is responsible for management of their own water. She stated that she could get a more detailed response for the next meeting.

He then asked for staff to address whether a property owner with existing property on West 1<sup>st</sup> Street be required to put in sidewalk to connect to the sidewalks put in by the developer. Ms. Howard explained that the only way that would be required is if that property owner chose to develop on that property.

Mr. Hartley then asked whether the retention ponds are managed by Homeowner Associations. Ms. Howard stated that the Homeowner's Association would be responsible for collecting the right dues to maintain the facility and the pond. Mr. Leeper asked more about silt control policies and Mr. Tolan responded.

Mr. Atodaria responded to questions from attendees that were raised regarding setbacks.

Mr. Leeper noted confusion with the units per acre that were discussed compared to the plans. Mr. Happel provided an explanation. There was further discussion regarding the changes in numbers of units.

Mr. Larson asked for more clarification on the calculations for the detention basins and changes in permeability. Mr. Tolan provided an explanation and information.

Ms. Crisman asked about the new housing needs assessment and how it relates to this project. Ms. Howard stated that staff could look at the assessment and bring that information back at the next meeting.

Mr. Leeper asked about the obligation for the developer to do what they said they would



do in the beginning. Ms. Crisman stated that she feels that this is an example of needing to find a balance between providing housing and being environmentally responsible.

Mr. Stalnaker asked if there has been any new guidance from Council on clearer developments with regard to greenspace. Ms. Howard stated that there is a section of the CIP to do a new parks master plan in a couple years. One of the goals as part of that study, staff would like more clarity on the direction of the amount of open space required.

Mr. Leeper stated that he doesn't feel they can wait years to determine a number of acres should be set aside for parks/greenspace. He feels something should be put into place sooner than that. Ms. Howard agreed with the need for more clarity but explained that there are a lot of legal aspects to determining those kind of formulas so it will take time.

The Master Plan Amendment and Preliminary Plat discussions will be continued at the next meeting.

Previous  
discussion  
at P&Z  
3/9/2022

Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained that the item was discussed previously on November 24, 2020 and provided information about the previous proposal at that time. He discussed the history of the Autumn Ridge development and provided background on the area for the newer members on the Commission. He provided an aerial view of the entire Autumn Ridge development as currently developed and discussed the various phases that have been completed over the years. He displayed the proposed revised master plan explaining that it includes 92 units (34 single-family and 58 bi-attached units), and gave a summary of the number of lots and units as compared to the previously approved preliminary plat. He noted staff is supportive of the variety of housing types and additional density to meet market demand. Mr. Atodaria displayed photos of what the bi-attached units would look like. He discussed concerns with excessive paving along street frontages due to multiple double-wide driveways for the bi-attached units, which results in less room for on-street parking, compromised sidewalks, largely paved front yards and little room for landscaped front yards or street trees. In response to this concern, the developer proposes that all lots equal to or less than 60 feet in width be limited to a maximum of an 18 ft. driveway at the front lot line to reduce the paving areas on property.

Mr. Atodaria also mentioned that the developer will be adding sidewalks along Union Road and W. 1<sup>st</sup> Street in addition to sidewalks bordering platted lots to comply with the City's ordinance. The City has agreed to construct a small segment of missing sidewalk along Union Road between Paddington Drive and the southern edge of proposed Autumn Ridge 11<sup>th</sup> Addition as a capital improvement project. City staff recommends that some usable open space be designated within the 9<sup>th</sup> and 11<sup>th</sup> Additions as originally agreed. The developer is proposing 1.15 acres of open space at the southeast of the proposed development. The land slopes toward the drainageway in this area, so will need to be graded and seeded carefully to provide usable park space. Staff outlined that they are working with applicant to make necessary revisions in the developmental procedures agreement, to be consistent with the proposed RP Master Plan. The applicant has submitted a rough draft of the agreement and deed of dedication for the preliminary plat and they are under review by City staff and the City Attorney. At this time, the matter is for discussion only and will be continued to the next meeting.

Adam Daters, CGA Engineers, engineer for the project, came forward to say he is available for any questions.

David Davis, 4407 Berry hill Road, stated concerns with the water drainage behind his house. He stated that the drainage area has not been maintained and that several times in the last two years the water has been running with the creek bed itself. He stated that he has concerns that the developer will not do the maintenance they have agreed to do.

Lyle Simmons, 207 Corduroy Drive, echoed Mr. Davis's concerns with the drainage. He also noted issues with on-street parking and the ability to drive down the street around parked cars. He explained concerns with the traffic on 1<sup>st</sup> Street and increased density.

Brad Pierschbacher, 4228 W. 1<sup>st</sup> Street, stated that his property backs up to the north property line on the proposed new Addition and he explained concerns with what is happening with density and storm water management.

Cynthia Luchenberg, 4322 W. 1<sup>st</sup> Street, stated concerns with increased traffic. She also discussed the original plan with regard to the number of lots and houses proposed and noted concerns about changes made to the original plan, so that now there are nearly double the number of units on the northern portion than what was originally proposed, which makes her neighborhood more dense than anticipated and more homes backing up to her lot. She spoke about the smaller lot sizes along the west boundary of her lot and how small and shallow they are and suggested that the lots be re-sized back to the four wider lots allowing more space for homes accounting for the shallow lot depth and a less congested area surrounding her property. She also noted the loss of a detention pond with trails that was originally proposed and the loss of greenspace from creating smaller lots.

Willis Roberts, 4018 Wynnewood, stated concerns with stormwater drainage and asked how surface water is going to leave the area. His interpretation of the packet suggested that the surface water through swales was to be delivered to the retention area on the west boundary. He doesn't understand how water is going to go down into a drainage area and back up to a retention pond.

Mr. Holst asked if the homeowners association maintains the drainageway in question. Mr. Tolan explained that with Autumn Ridge 5<sup>th</sup> Addition a maintenance and repair agreement that is required with all detention facilities throughout the City, was signed. It states that all benefited properties have the responsibility to maintain the drainage facility, including the area to the north proposed for development. The Autumn Ridge Stormwater Maintenance group was set up by the developer to maintain these facilities. Mr. Tolan noted that he had conversations with the president of the Homeowner's Association, who stated that the Stormwater Association exists in name only and that there has never been a meeting or vote with anyone in that association. No stormwater maintenance has been done.

Ms. Saul noted concerns with the density and the parking issue on that street and issues with visibility due to all the vehicles. Ms. Howard confirmed that front-facing garages on narrow lots result in more paved areas along the street. There are various possible solutions, as noted in the previous staff report in 2020, including shared driveways or rear access to garages from an alley. The developer has proposed limiting driveway widths to 18 feet. The question for the Commission is whether the overall change to the master plan and whether the solutions proposed by the developer to address concerns are reasonable or if modifications should be made.

Ms. Grybovych asked about the reasoning for increasing the density and removing the pond that was originally proposed. Adam Daters, CGA, explained that the market demand was what drove that decision.

Ms. Moser stated concern with the traffic flow, particularly along Union Road and 1<sup>st</sup> Street. She asked if there has been any traffic study or any type of estimation of the impact. Mr. Tolan explained that traffic analysis was addressed with the developer's engineer. He noted that 1<sup>st</sup> Street is a state highway so must also be approved by the Iowa DOT. One concern was spacing from the adjacent intersection with Union and Highway 57. There have been talks with the developer's engineer and the DOT that the proposed location of the driveway was considered an acceptable according to the DOT and their guidance would be followed for the connection to their roadway. Ms. Howard noted that one positive aspect is that there are multiple connections that will help distribute traffic as opposed to the originally proposed cul-de-sacs.

Mr. Daters stated that they are willing to work with the neighbors on issues that have been brought forward.

Mr. Holst felt that there is a pretty big change in density from the original master plan, and while density is good, he does understand how that could create concerns with the water issues. He questioned how it's going to get better when there are already issues.

Ms. Saul asked if the stormwater infrastructure being put in place will help with the surface water runoff. Mr. Tolan explained that regional detention was established with the 5<sup>th</sup> Addition for the entire area, including the 9<sup>th</sup> and 11<sup>th</sup> Additions. There was a culvert structure under Union Road that conveys water from upstream to downstream. At the time the regional facility was set up, a modification was done to the culvert to bring it up to current stormwater code. There is a 100-year detention that releases at a two year rate that is metered out. The concerns with the increase in density were addressed with the developers engineer and they verified that the detention capacities from the 2012 model do meet the original design intent.

Mr. Leeper stated concern that master plans are meant to let people know generally what's happening and decisions are being made based on the plan. It seems that these are pretty significant changes to the plan. Ms. Lynch agreed and stated while she understands that the demand is there, she hopes the developer will have conversations with surrounding neighbors to provide clarity to come to an agreement.

The item will be continued to the next meeting.

Previous  
discussion  
at P&Z  
11/24/2020

Chair Holst noted that he would need to recuse himself from the item and passed the item to Vice Chair Leeper. Vice Chair Leeper introduced the item and noted that the agenda items are all for public input and will not be voted on at this time. Mr. Atodaria provided background information explaining that the entire development is approximately 105 acres and has developed over a 20 year timeframe. An RP Master Plan was amended in 2001 and the entire area was rezoned from Agriculture to RP and there were five different areas created in the area. Mr. Atodaria showed a rendering of the development and explained the different kinds of development were planned for each area. There were other amendments made in 2005 and 2006 to reflect changes in the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Additions. In 2013 the developer submitted a preliminary plat for the 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> Additions that included a proposed 31 lots in the 8<sup>th</sup> Addition and 27 in the 9<sup>th</sup>, but the master plan was not updated at that time. He showed a rendering of the subdivision today and the breakdown of the 10 additions. He described the units that are proposed to be added to the 9<sup>th</sup> and 10<sup>th</sup> additions.



Mr. Atodaria discussed the amendments to the 9<sup>th</sup> Addition, noting staff concerns with excessive paving along street frontages that would add congestion to the streets, diminish on-street parking, create less sidewalk continuity and reduce room for landscaped front yards or street trees. Staff has provided suggestions that could alleviate the excessive curb cuts, such as bi-attached units or townhomes with alley loaded garages or common driveway for attached units and limited the size to two car garages. Staff also has noted concerns with sidewalk connections along Union Road and community space/shared usable open space. Mr. Atodaria discussed suggestions provided by staff for these issues.

Mr. Atodaria then discussed the proposed amendment to the 10<sup>th</sup> Addition and the number of units to be added in the area. He explained that staff has reviewed the master plan and recommends some changes to the Master Plan prior to approval. These include:

- Providing a usable open space to enhance the livability of community in the 9<sup>th</sup> Addition, as was anticipated in the original master plan.
- Reduction of the number and size of proposed curb cuts for the proposed attached units in the 9<sup>th</sup> Addition.
- Provision of a public sidewalk along Union Road from the 9<sup>th</sup> Addition to Paddington Drive to comply with the subdivision code and deed of dedication requirements.

At this time, staff asked for comments and suggestions from the public and the Commission.

Dennis Happel spoke about the lake detention that was taken out of the development early on as they felt that the uncontrolled runoff to the west on the farm ground would soon cause it to fall into disarray due to the siltation. During the review of Autumn Ridge 6<sup>th</sup> and 7<sup>th</sup> in 2016, it was taken out by City staff due to the large stormwater issue that needed to be addressed. The large stormwater detention that was put into those additions was to help curb the runoff issues being discussed. With regard to the sidewalk, it has gone through the approval of two plats for that area and at that time staff felt it did not need to be installed because of the large bike trail across the street. He stated that they are not opposed to putting the sidewalk in from across the 9<sup>th</sup> Addition for a connection, but feels the City should be responsible for the rest. He discussed the parking issue that has been a concern and stated that there are other areas in town where similar concepts are used and there is not a problem with the on-street parking. They are trying to provide an affordable product for housing in the area and feel that adding an addition alley would create extra expense to the homeowners and costs for upkeep. They feel that housing mixture they have presented complements the area and is a good plan.

Jesse Meehan, 4305 Berry Hill, lives near the drainage ditch between the properties and stated that their houses were built with low water entry points and with FEMA remapping the area, residents are not able to refinance without getting flood insurance. He believes that increasing the number of houses will create more runoff and problems. He asked if the duplex lots could potentially be single-family if that's what the owner prefers and if the houses were going to be "cookie cutter" and look the same. He would like to see some uniqueness in the area. He feels that if green space is proposed, it shouldn't be like the current green space. He also asked if the City is going to maintain a park if one is planned.

Doug Stanford, President of the Fieldstone Homeowners Association speaking for the Board of Directors, explained that a letter was presented to Stephanie Sheetz expressing their concerns with the project. He noted that they are concerned with the increased housing density in Autumn Ridge 9<sup>th</sup> and the traffic issues on Union Road. They feel that the increased density will intensify the traffic congestion and feels that it may be time to consider some upgrades to Union Road. The Board is also concerned with potential stormwater runoff issues with the addition of new construction that could potentially damage a pond in the development.

Robert Zoulek, Autumn Ridge resident, asked how the developer will ensure that the elevations with the additional runoff will not worsen the current issues.

Lyle Simmons, asked what impact studies have been done and how can they find the information regarding the potential effects of this project.

Dennis Happel reiterated the planned housing units and explained that the stormwater issue was addressed in 2016 with the large detention area. It has been reviewed and the impact of these additional additions was addressed back in the planning of previous additions. He also stated that they will not be the only builder in the development so there should not be an issue with "cookie cutter" design. As for the traffic issues, the developer has provided all the access the city has asked for and explained that Union Road issues would be more of a city matter. He also noted that the damage to the pond was not a result of Autumn Ridge.

Adam Daters, CGA Engineers, added that the traffic engineer for the project did simulations that showed that there was very little impact from the traffic increase.

Cindy Luchtenberg, resident in the Autumn Ridge area, questioned the approval process of which builder can build in the addition. She stated concerns with the effect this project could have on their ability to hook up to city water and sewer and the costs involved.

Mr. Meehan feels that the detention pond will not help with the issues that could arise.

Willis Roberts noted that he feels there will be additional traffic flow problems based on the layout proposed.

Mr. Happel explained that the developer or the building committee approve the configuration and design of the homes to keep the character of the neighborhood intact. He discussed the planned housing in the garden home area and explained that those are not geared to be rentals. He stated that the runoff has been addressed and numerous studies have been done and that it will not be an issue. He also addressed the comment regarding sewer hookup and explained that they have no control over how it fits someone's property.

Amber Hines feels that the proposed housing does not match the character of the current neighborhoods.

Mr. Happel stated that they have mixed in multi-unit housing well in other areas of the neighborhoods and doesn't feel it will be an issue.

Mr. Schrad asked about the lot sizes proposed for duplexes. Ms. Howard explained that the lot line shown is for one side of the duplex as they are considered to be a “bi- attached” single-family dwellings, with each side on its own lot. Mr. Schrad also feels that there needs to be a park and asked if the City would take care of it. Planning staff spoke with the Parks Department and they would be amenable to looking at a proposal for a public park in that area.

Mr. Larson asked if there were any metrics used to decide that this one parcel needed to have a park or what motivated the decision. He was under the impression that this area was going to be more senior driven and wondered how that would serve that community. Ms. Howard explained that the park would service the whole Autumn Ridge neighborhood as opposed to just one addition. A park would also fill the need for open space requirements. Mr. Larson asked about the proposal process for a park. Ms. Howard explained that the developer would need to submit a plan and the Parks Department would review the proposal.

Vice Chair Leeper asked about stormwater setup for the area. Mr. Tolan explained that with this subdivision and subsequent subdivisions, regional detention was set up utilizing an existing culvert under Union Road and a secondary detention basin series. All detention for the entire area was already included in the 2012 study and has already been installed.

Ms. Saul stated she is concerned with all the paving and driveways with regard to walkability and safety and asked if there is a way to mitigate that. Mr. Larson asked about the maximum allowable width when curb cuts are directly abutting. Mr. Tolan provided information in response.

Vice Chair Leeper stated that he felt the developer should work with the City to address the concerns that have been expressed and then come back to the Commission after that.

Mr. Larson asked about the continuation of the sidewalk from the previous phases. He would like to know if there is a legal obligation to put the paths in. Ms. Howard stated that there is a requirement in the subdivision code that allows sidewalks to be put in post-development and requires it to be completed within five years of the completion of the plat. Mr. Larson asked a few more questions.

Vice Chair Leeper stated that he would like to hear more from the Commission to give some direction to the developer on whether they agree with the comments and recommendations from staff. Mr. Schrad stated that he agrees with the recommendations from staff but does recommend that the developer listen to the comments from neighbors. Mr. Larson felt the park and the sidewalk situations are important for further consideration. Ms. Saul and Ms. Lynch agreed.

The item was continued to the next meeting.

**BNKD, Inc**  
**PO Box 336**  
**Waverly, IA 50677**

City of Cedar Falls  
 Planning and Zoning Commission  
 Cedar Falls, IA.

RE: Autumn Ridge Ninth and Eleventh Addition Master Plan and Preliminary Plat.

Commission Members,

Thank you for the time you have put into considering our proposed addition. You have heard from concerned citizens about all the negative possibilities that our new subdivision could cause. Here are the facts. We have met all the requirements set out by the City of Cedar Falls for RP Zoning. We have provided all required studies and information requested. The lot layout and size meet or exceed the requirements of RP Zoning. The density for this area is 4 lots per acre which is considered low density. Every phase of Autumn Ridge has been approved by the City of Cedar Falls.

I hope you have done your due diligence and driven through Autumn Ridge from Harvest Ln. to Berryhill Rd. If you did you saw a wide variety of living opportunities all combined into a well-designed and fluent neighborhood. You saw multi-family across the street from single family and bi-attached mixed in with single family. It's one thing to see it on paper, quite another to see it in practice. The design has worked very well.

The housing opportunities for AR 9<sup>th</sup> and 11<sup>th</sup> will offer a much-needed addition to Cedar Falls. The single family and bi-attached homes on smaller lots offer a much-needed option for people wishing to build. Bi-attached townhomes are quite different from duplexes. With bi-attached you own your separate lot and home. They have a zero-lot line so the lot can be smaller, and they are attached to another home to save construction costs. When we built Autumn Ridge 3<sup>rd</sup>, Paddington Dr., we used a smaller lot concept (60' wide) for the single-family homes on the south side, which was well received. The single family lots in the proposed addition are the same size or larger.

We zoned the Autumn Ridge area to RP in 2001. Since the original plat there have been many changes, some caused by the City, some caused by economics and some caused by changing trends. How many of you can say your life is exactly as you planned it 20 years ago? How about 10 or even 5 years ago? In 2013 we platted the proposed 9<sup>th</sup> and 11<sup>th</sup> area into 57 large lots. We did not start development in this area within the two-year requirement, so that plat is void. Ten years later the trends, expenses to build and indicators of what people want and can afford have changed. What we are proposing is not low-income transient housing as some have suggested. As an example, there is a bi-attached twin home being built at the corner of Thresher and Golden Ln, the asking price is in the high \$380,000's. Across the street on Golden Ln. I am building a triplex. The price on this will be from \$375,000 to the low \$400,000. What is perceived as affordable housing has changed greatly in the last ten years.



As I said earlier, we meet all the requirements as set out in the code for RP zoning per the City of Cedar Falls Code of Ordinances. We design our subdivisions based on code not fears, otherwise it would be a moving target you can never catch.

I hope you see the merit in our proposal. We are proposing a mix of housing opportunities that will fill one of the needs as outlined in the recent housing study.

Thank you for your time.

Respectfully,

Dennis Happel

We are once again writing to voice our concerns and objections to the most recent revised plan for Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> additions.

To review...

In the original 2001 master plan there was already a mix of housing types planned, with the retirement sections, condos and patio homes located on the south half of the 105 acre development. The original plan had approximately 58 single family homes located mainly in the north portion of proposed development. There was originally a 3 to 5 acre pond located near the center of the single family lots which was to serve as both a required storm water retention facility AND as a shared community space and trails around the pond. We felt the lot sizes in the original proposed plan were consistent to other developments in our area and would allow for housing similar to the character and aesthetics of the surrounding properties.

Through the years, the developer has drastically changed what was originally approved and what the surrounding residents were told. We're not exactly sure when these changes were actually approved, because the master plan since 2001 was never updated, which we assume should have been required.

Sometime before or around 2013, the retention pond was completely removed from the approved Master plan. Narrow lots created along the south side of Paddington, (which is a main street into Autumn Ridge) have now caused vehicular mobility problems in this development, due to so many people having to park in the street. Some of the streets also have multiple broken cement areas after only around 5 years of being completed. We would welcome city staff and P&Z to take a look at all this.

More recently in 2020, BNKD proposed yet another plan change, nearly doubling from a 2013 proposed plan of 57 or 58 lots, to 95 lots in what is being called the 9<sup>th</sup> and 11<sup>th</sup> additions. This new plan consisted of 60 duplex lots and 35 narrow single-family lots, crammed into an area that was originally approved for only 58 lots! The water detention area has been reduced from a 3 to 5 acre retention pond to the now unkept narrow creek that had been a part of what was originally farm land. And..., I would like to remind everyone that this farmland didn't have cement roads and hundreds of houses blocking the absorption of water into the ground before reaching the creek.

Of course, this plan was met with overwhelming rejection from not only families currently living in Autumn Ridge, but by those living across the street in the Fieldstone Addition as well as those of us living to the north, and those living in Lakeview Dr area.

These surrounding residents have persistently requested that the city take a hard look at how this will affect those who have already made homes in this area. We would like to remind City Staff, P&Z and City Council that many people bought their lots and built their homes with the promise and understanding that the remaining acres in this addition were to be 57-58 single family homes on nice sized lots. We ask that the developer should be required to hold to the 2013 plan of 57-58 single family homes. We don't understand why the developer has been allowed to continue bringing up plans that consist of nearly double the number of lots originally approved, and with housing that is nowhere near consistent with what was originally approved to be built around this area. I would like to ask what the purpose is of a Master Plan, if it can be changed so drastically after so many people have made their home buying decisions according to that approved plan? This does nothing to encourage people to purchase property in a developing area and it jeopardizes the trust we have in our city staff and elected officials if these plans can be so drastically changed so easily.

As for the newest plan, it has not really changed from the 90 lots previously proposed. A 2-acre area to the very north of Autumn Ridge has been offered for possible sale only if approved for a park. The rest of this development still remains extremely congested with 86 lots of which 42 have been currently designated as "One Unit Bi-attached lot", which is another way of saying "Duplex" (as originally referenced in the 2020 plan), and 44 narrow "Single family/One Unit Lots". So, within the original remaining 20+ acres of Autumn Ridge, there would be 130 families in this area. That could mean probably a minimum of at least 260 people. Given the assumption of 2 cars minimum per family, we are talking about 260 cars in this area as well. Given the size of the lots, we can also assume many of these vehicles will end up parked on the streets that are also so narrow, vehicles cannot drive past each other. That is exactly what is happening on Paddington as an example.

Also, given the extremely small size of the majority of lots, I question what type of housing will eventually end up on those lots. As we have said previously, our very real concern, is that much of this area will ultimately end up as rental property. Duplexes are not conducive to long term living. They are typically owned as rental property and/or short term living. I fear that the other small single family lots will end up the same, if the developer is allowed to continue making changes in the future. This is not the type of housing that families were told would be built next to them according to the approved Master Plan!

Other questions and comments that need to be considered...

Regarding the extreme density and congestion of this development, how will this affect the fire department or emergency people being able to get back to that area? If we already have mobility problems within this development, why would we want to jeopardize more lives by allowing this much density? This is just one of many reasons why we feel the lots need to be larger. The original plan helped to accommodate the number of vehicles that were to be in this area.

The CF Zoning Ordinance Parking Regulations mentions that the parking sections of a parcel of residential land need to be so arranged as to permit ingress and egress of motor vehicles without moving any other vehicle parked adjacent to the parking space. People have pictures that show this is already a problem.

Referencing the CF Required parking regulations:

Dwelling type: single family, including mobile home units. Two parking spaces per dwelling unit.

Dwelling type: two family, including single family bi-attached dwellings, multifamily dwellings including condominiums and apartments, but not including nursing homes, convalescent homes, elderly housing or housing for handicapped. Two parking spaces per dwelling unit, plus one additional parking space for each bedroom in each dwelling unit in excess of two bedrooms.

So our next question is, do we need a Traffic study done for this proposed development?

CF regulations state: Traffic studies shall be required when the city engineer determines that known or suspected traffic conflict issues are presented in conjunction with a proposed subdivision plat. A study will include existing and projected traffic volumes, necessary improvements, impacts upon private properties and structures, alternate alignments, physical constraints and roadway design criteria to be utilized.

Thus, we feel given the fact that there is already a problem with excessive street parking, it would be advantageous to have a traffic study done that includes this proposed development.

We are also concerned about the runoff coefficient study. After researching information, I am not very confident of their accuracy.

According to "Science Direct", Lallam et al. (2018), the effective study of the coefficient is a very complex operation, due to the high number of variables that affect it. This means that the runoff coefficients reported in the literature generally transmit less information than necessary, and therefore their values, when tabulated as if they were constant, may not correspond to reality.

This brings me to an email I received from Bob Zoulek, (4117, Berry Hill) after he reviewed the runoff coefficient study... Bob said I could speak on his behalf.

Email from Bob:

It always cracks me up reading that it won't have a negative impact and that it will contain the 100 year flood. If that is the case, why does the FEMA/FIRM map have my home already in the 100 year flood zone??? I'm done writing letter because I've already accepted a job that will have my family moving next year. But feel free to speak on my half and reiterate that point all you would like. There is a chance I'm not technically in it, but I have to pay to prove that. I called CGA and that was going to be \$1600 minimum to have them check my house elevation. I'm not paying for flood insurance so didn't seem worth the price tag. For whatever reason my lender didn't force it when I refinanced but a different lender was going to.

This is just another example of how this developer has misinformed buyers and is not interested in being a good neighbor but simply looking out for his own profits.

We therefore are once again begging the City, P&Z and City Council to realize the injustice that is being done to the families in and around this proposed plan and to require the developer to stick to the 2013 plan of 57-58 single family lots.

Respectfully,

Cindy and Mark Luchtenburg

4322 W. 1<sup>st</sup> St.

Cedar Falls, IA





## Jaydevsinh Atodaria

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**From:** Jesse and Lisa Veit <jlveit05@yahoo.com>  
**Sent:** Tuesday, September 5, 2023 8:47 PM  
**To:** Jaydevsinh Atodaria  
**Subject:** [EXTERNAL] Autumn Ridge 9th and 11th additions

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Hello Mr. Atodaria,

Our family lives at 4415 Berry Hill Rd, with our backyard abutting the waterway north of the Autumn Ridge 5th addition.

We again want to start by thanking you (and all the city staff) who have put so much time and effort into listening to the concerns of our neighbors throughout the process of approval for the next two additions to the Autumn Ridge neighborhood, 9 and 11. We do have a few questions remaining that we do not believe have been addressed yet. Right now our HOA does not operate the StormWater Association because it will not be handed over to us until the development is completed. Once the HOA takes over, how are we to maintain the waterway? Quite often during the P&Z meeting, we heard that we should follow the maintenance plan, which to date has not been followed. The waterway needs to be brought up to specifications before it is handed over to the neighborhood.

How are we to access the waterway once we are to maintain it? There is currently no access planned in the development plot that we can see. When the developer cleaned out the waterway this past winter they used a mini-excavator and a skid steer. We have walked the waterway and this is the type of equipment that will be needed, as a normal lawnmower sits too low. There needs to be an access point that will not require the use of someone's private property.

We still have questions about the traffic study that was conducted in 2021. What time of year was it conducted? Would the pandemic have had an effect on traffic volume? Was it during the school year when buses were running? The new high school will increase traffic as there are many neighborhoods for which Union to 27th Street will be the shortest route. Was this taken into consideration during the study?

Only some of the crosswalks on Union have lights, and it is still tricky to cross the road. Middle school children who ride the bus are expected to cross Union (W to E) to wait for the bus in the morning and then cross again (E to W) when they get off of the bus. We will need even better visibility with increased traffic from the new neighborhood.

A park that is nearby and maintained by the city would also be a welcome addition. The newly proposed park location is still not highly desirable, as I would not have my child playing that close to Union Rd. Perhaps a fence could be considered, which would help with the safety aspect of the park.

Is it still proposed to limit the driveway width to 18 feet on all lots, which is equivalent to a modest two-car garage? Would this mean that a house with a 3-car garage would only have street access to two of its stalls? This seems like it would lead to more congestion on the street due to being unable to park in the driveway for both 3-car garages and 2-car garages if you had visitors. The street parking on Paddington Drive, which this would mimic, is a safety concern as it is often only wide enough for one-way traffic due to cars being parked on both sides.

The Housing Needs Assessment has been mentioned previously as well. Will this development, as proposed, help provide what the needs assessment shows our city needs? The proposed duplexes have been quoted to cost \$400,000.

Again, thank you for all the time and attention you have already put into this matter. Hopefully, we can continue to have open discussions as this matter proceeds.

Lisa and Jesse Veit



## Jaydevsinh Atodaria

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**From:** Ann Spurr <annspurr@cfu.net>  
**Sent:** Tuesday, September 5, 2023 10:39 PM  
**To:** Jaydevsinh Atodaria  
**Subject:** [EXTERNAL] Autumn Ridge

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Please forward to the P&Z Commission members and City Council. Thank You.

September 5, 2023

Once again I feel it necessary to address my concerns with the proposed changes to the Master Plan for Autumn Ridge 9th and 11th Additions. The most current proposal I received in the mail today is still extremely different than what was presented to us as part of the Master Plan when we purchased our lot. I have a problem with developers showing plans that are approved by the city when selling property and then making drastic changes to the remaining area. Small changes are understandable over time, but a Master Plan is designed to protect all parties involved. Allowing the excessive changes in this proposal to move forward in Autumn Ridge erodes the trust and faith residents have place in BNKD and the City of Cedar Falls.

I reviewed the letter from CGA concerning the storm water detention. According to CGA, the calculations show the water will be contained; however, those of us living along this detention have seen it fill and encroach on our yards in previous years. Has CGA ever come out during a heavy rain event to actually witness what is happening? Can the original volume calculations be provided with a comparison to what today's volume is? Since installation of the waterway some amount of sedimentation buildup has likely occurred. How much has this eaten into the available capacity? It's hard to imagine that increased sedimentation and debris added to an extreme density of proposed housing has no impact on the ability of the detention area to contain runoff water flow. Also, BNKD has not maintained the waterway as required. Is CGA taking into account the lack of maintenance and overgrowth? Ms. Perez made several comments at a previous meeting about the current condition of the detention area. Have any of her recommendations been acted upon? My impression was that BNKD needed to address the maintenance issues. I expect the city to follow through on these matters. And how about the soil that was deposited without SWPPP control measures?

P&Z suggested that BNKD reach out to the neighbors to work on a solution to the current issues. To date, we have not been contacted by BNKD to discuss a solution to our differences. Changing the request to 86 lots rather than the previously requested 90 doesn't feel like a good faith effort to work with the neighbors. We were sold a development of less than 60 single family homes on generously sized lots, not bi-attached dwellings and small single family lots. I wonder why the need for such a significant amount of bi-attached lots. A recent article in the Waterloo Courier said Midwest Development asked to change back to single family lots in The Arbors development stating that the price differences are not enough for customers to continue to choose the bi-attached dwellings. This acknowledgment sounds like an additional reason to require BNKD to fulfill its original plan for single family homes.

I realize that there are a number of other concerns such as parking, traffic, proposed park space and the like. In an attempt to keep this short, I'll let others address those issues.



Once again, please know that I am not opposed to development. My desire is for BNKD to proceed in a manner honoring agreements and representations to current homeowners and the City of Cedar Falls. Thank you for your consideration.

Sincerely,

Ann Spurr

4211 Berry Hill Rd

Cedar Falls, IA

## Jaydevsinh Atodaria

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**From:** Tracy Johns <tej@cfu.net>  
**Sent:** Tuesday, September 5, 2023 10:45 PM  
**To:** Jaydevsinh Atodaria  
**Subject:** [EXTERNAL] Autumn Ridge Concerns

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\*\*\*Please forward to P&Z Commission and City Council. Many thanks.\*\*\*

Good evening,

My name is Tracy Johns, and I live at 4408 Wynnewood Drive. My house is located near the intersection of Union Road and Wynnewood Drive, and I am writing this evening to once again share my concerns with the changes that have been made to the original Autumn Ridge development plan.

First, let me begin with a thank you. As someone who has served on a Cedar Falls commission in the past, I know that your job is not easy and I very much appreciate the time and energy that you commit on a daily basis to serve the City of Cedar Falls. Your role is so criticaal to not only maintaining what we have in this amazing community but also to growing it in a positive and productive manner.

I will echo the concerns shared by so many of my neighbors as we reviewed the amended plans for the Autumn Ridge development that is located just west of Union Road. The changes that have been made, first in 2013 and now again in the most recent plan presented to the Planning and Zoning Commission continue to leave those of us currently living in the immediate area with a number of serious concerns. While the City has addressed some of the water related issues, the increase in the number of lots and the downsizing of those lots will undoubtedly lead to a significant increase in the number of families and therefore traffic on the streets in and around the development. This includes the increase in the number of vehicles that will be forced to park on the street given the limited garage/driveway space. The addition of a large number of duplexes further complicates the situation as there will be two families living in homes and/or on a lot that was originally designated for one home anbd one family. It was noted during the June P&Z meeting that the last traffic study that was done in the area was completed in 2021. Is the Commission considering an updated study given the increase in traffic on Union Road in the last two years? And, has there been any discussion related to a more controlled intersection at the corner of Union and 1st Street? The new high school will be open a year from now, and I am confident that Union Road will serve as a main route to and from the building for students, staff, and parents which will most certainly make an impact on Autumn Ridge and Fieldstone traffic.

There are so many of us who purchased our homes on this side of town with the understanding that the Autumn Ridge development would be similar in terms of lot size and the overall density of homes. I think many if not most of my neighbors understand that we will not likely be able to return to the original Autumn Ridge plan that was developed more than 20 years ago. That ship has sailed if you will. However, the amended plan that was proposed in 2013 remains a feasible and fair compromise. What I and others cannot support is the most recent plan that is so far removed from what was originally promised. We hope that as Commissioners and Council Members you will weigh in and require those responsible for making these unwanted and drastic changes to honor their commitment to this neighborhood and to those of us who purchased homes in the area.

I thank you for your time and consideration and look forward to attending the upcoming P&Z meeting on the 13th.

Regards,

Tracy

**Jaydevsinh Atodaria**

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**From:** Kathy Grauerholz <kgrauerholz@hotmail.com>  
**Sent:** Wednesday, September 6, 2023 8:52 AM  
**To:** Jaydevsinh Atodaria  
**Subject:** [EXTERNAL] Autumn Ridge proposal

**CAUTION:** This email originated outside the City of Cedar Falls email system.  
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To the Cedar Falls Planning and Zoning Committee and all who are concerned about the Autumn Ridge Ninth and Eleventh Additions, Master Plan:

It appears that an original plan was proposed and presented by the developer to establish an environmentally conscientious single-family dwelling addition. Now, it seems that these plans by the developer have changed from their presumed intended spirit and mission. The local residents (our neighbors) and zoning groups have been, to our knowledge, in agreement with that original proposal. However, now, the gross changes in the subsequent plans presented appear to establish a completely new and different goal.

We are in agreement with our neighbors that the new plans are inadequate. They do not include proper use of this restricted land base. The reduction of the green space and watershed and increased population density in this small area would pressure the land and topography beyond its capabilities. We believe, with responsible use of this limited parcel of land, as was originally proposed, the watershed, congestion, and traffic can be controlled and families can live long-term in a safe, green environment.

Many previous concessions have already been made by the residents of the area as evidenced by the changes seen when comparing the 2001 plan to the 2013 plan. It's time for the developer to stop reproposing new plans, live with the past decisions made (like we all do) and get the 2013 plan on the way so BNKD can provide more quality homes for Cedar Falls citizens.

We want to express our support for our neighbors. Therefore, we hope the original vision will be followed. This would honor the Cedar Falls community members who have already invested in and made their homes in the surrounding additions and allow respect for the limitations of this finite amount of landmass.

We are asking the Planning and Zoning Committee to please do the right thing and keep the promises already made to the residents in the area.

Thank you for your consideration.

Respectfully,

Gary and Kathy Grauerholz



