



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 9, 2018
5:30 PM AT CITY HALL - COUNCIL CHAMBERS

1. **Call to Order and Roll Call**
2. **Approval of Minutes**
3. **Public Comments**
4. **Old Business**
5. **New Business**

A. Minor Plat - River Place 3rd Addition – Lot 4 Minor Plat

Location: Northeast end of E. 2nd Street
Applicant: Eagle View Partners
Previous Discussion: None
Staff Recommendation: Approval
P&Z Action Needed: Recommend approval and forward to City Council.

B. The Arbors Subdivision Plat Amendment and Street Change

Location: The Arbors Subdivision
Applicant: Midwest Development
Previous Discussion: The Arbors First Addition - November 2014, The Arbors Second Addition - June 2016 and The Arbors Third Addition – October 2017
Staff Recommendation: Approval
P&Z Action Needed: Recommend approval and forward to City Council.

6. **Adjournment**

Reminders:

- May 23rd and June 13th Planning & Zoning Commission Meeting
- May 21st and June 4th City Council meeting

**Cedar Falls Planning and Zoning Commission
Regular Meeting
April 25, 2018
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, April 25, 2018 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Giarusso, Holst, Leeper, Oberle, and Saul. Arntson, Hartley and Wingert were absent. Karen Howard, Community Services Manager, Shane Graham, Planner II, and Iris Lehmann, Planner I, were also present.

1.) Chair Oberle noted the Minutes from the April 11, 2018 regular meeting are presented. Ms. Howard noted that the adjournment time on the minutes was incorrect and should be changed to 7:00. Mr. Leeper made a motion to approve the amended Minutes as presented. Mr. Holst seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Holst, Leeper, Oberle and Saul), and 0 nays.

2.) The first item of business was a College Hill Neighborhood Site Plan Review for 1926 Tremont Street. Chair Oberle introduced the item and Ms. Lehmann provided background information. She explained that the owner is proposing to build a new garage on the property, which will require the removal of the existing attached garage. As this is considered a substantial change in the College Hill Neighborhood District it requires Commission approval. Ms. Lehmann showed a sketch of the proposed garage and a rendering of the placement of the current garage placement, as well as the proposed garage. She outlined the code requirements and how the proposal meets the standards. Staff recommends approval of the project.

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

3.) The next item for consideration by the Commission was the River Place 4th Addition Preliminary and Final Plats. Chair Oberle introduce the item and Ms. Lehmann provided background information. She explained that Eagle View Partners is proposing to create a new lot in the River Place Development to be purchased by Community Main Street for their new office location. The plat is at the northeast end of East 4th Street at the entrance of the Water Reclamation Plant. She provided a general rendering and a sketch of the proposed plat and explained that zoning requirements are met and there will be an access easement over all of Lot 2. Staff recommends approval. Mr. Holst noted that he will need to abstain from the vote.

Ms. Saul made a motion to approve. Ms. Adkins seconded the motion. The motion was approved unanimously with 5 ayes (Adkins, Arntson, Giarusso, Hartley, Leeper, Saul and Wingert), 1 abstention (Holst) and 0 nays.

4.) The Commission then considered the South Cedar Falls Urban Renewal Plan. Chair Oberle introduce the item and Mr. Graham provided background information. He showed a rendering of the existing boundaries and noted that they are looking to establish a new urban renewal area that has not been developed. He discussed the state code requirements and conformance with the Comprehensive Plan. He showed the future land use map and explained the different designations for each area. He indicated that specific goals outlined in the Comprehensive Plan include expanding and enhancing the commercial and industrial

Item 2.

base, supporting new businesses through innovative economic development programs, repairing aging infrastructure, and expanding technology infrastructure to attract business and industry, to name a few. He indicated that within the Comprehensive Plan is also found a Future Land Use Map, which includes both current and proposed uses within the city. More specifically for the area of the city where the proposed South Cedar Falls Urban Renewal Plan is being proposed, the Future Land Use Map designates this area for Commercial, Industrial, and Office/Business Park uses.

Mr. Graham also discussed the objectives for the new Urban Renewal Plan, which includes:

- a) stimulate private investment in new commercial and industrial development
- b) plan and provide for sufficient land for commercial or industrial development
- c) provide for installation of public infrastructure
- d) use of various governmental incentives to provide a marketable and attractive investment climate
- e) achieve a well-balanced economy
- f) develop a sound economic base

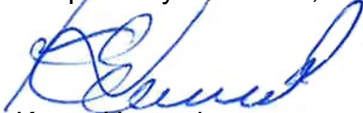
Staff finds that, based on the goals and designated future land uses listed in the Comprehensive Plan, the proposed objectives and activities of the proposed South Cedar Falls Urban Renewal Plan are in conformance with the general plan for the development of the municipality as a whole. Staff recommends that the Commission find that the proposed South Cedar Falls Urban Renewal Plan is in conformity with the general plan for the development of the municipality as a whole.

Mr. Leeper made a motion recommending that the proposed South Cedar Falls Urban Renewal Plan is in conformance with the general plan for the development of the municipality as a whole. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Holst, Leeper, Oberle and Saul), and 0 nays.

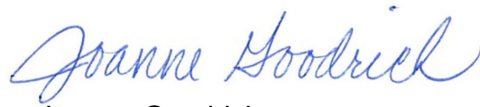
- 5.) As there were no further comments, Mr. Holst made a motion to adjourn. Mr. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Holst, Leeper, Oberle and Saul), and 0 nays.

The meeting adjourned at 5:45 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Iris Lehmann, Planner I
DATE: May 3, 2018
SUBJECT: River Place 3rd Addition Lot 4 Minor Plat

REQUEST: Review and approve the River Place 3rd Addition Lot 4 Minor Plat
PETITIONER: Eagle View Partners
LOCATION: Northeast end of E 2nd Street

PROPOSAL

As an interim use, Lot 4 of River Place 3rd Addition has been used for public parking. However, as per the River Place Development Agreement, this lot is intended to serve several purposes: a portion will remain in use as public parking and the remainder will be developed with a mixed-use building (MU2) and associated private parking. Since development of MU2 is imminent, the applicant is proposing to divide Lot 4 of River Place 3rd Addition into two (2) parcels: Parcel "N" and Parcel "O". The intent of this minor plat is to separate the planned MU2 building site and associated private parking from the public use parking lot.

BACKGROUND

The River Place Mixed Use Development project and Master Plan was originally proposed and approved in 2012. The River Place Development encompasses roughly 6 acres from 4th Street to 1st Street, outlined in red in the image to the right. Since 2012 the Final Plats for River Place 1st Addition, 2nd Addition, 3rd Addition, and 4th Addition were approved in 2012, 2013, 2016, and 2018 respectively. The applicant is proposing to divide Lot 4 of River Place 3rd Addition, highlighted in yellow in the image to the right, into two (2) parcels.

Per the city's subdivision code, existing subdivisions are permitted one Minor Plat. The



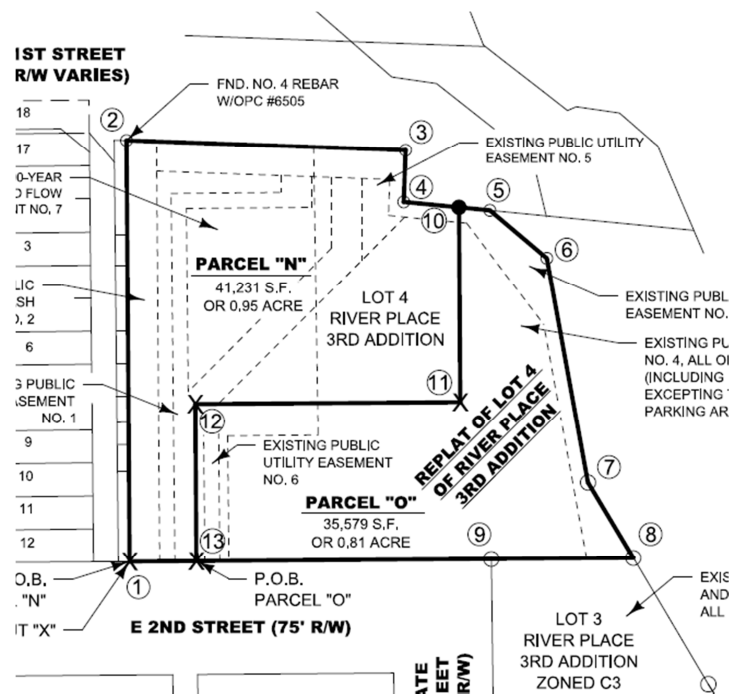
Item 5.A.

project under consideration would be this subdivision's only Minor Plat. All future divisions of land within this subdivision will require a full preliminary and final platting process and review.

ANALYSIS

Lot 4 of River Place 3rd Addition is located in the C-3, Commercial, zoning district. The proposed Minor Plat will create two new parcels: Parcel "N" and Parcel "O". Parcel "N" will be roughly 0.84 acres and Parcel "O" will be roughly 0.92 acres. C-3 zoning does not have a minimum lot area requirement.

Parcel "N" entails a public parking area that will provide at least 91 public parking spaces in compliance with the River Place Development agreement. Parcel "O" will encompass the MU2 building and associated private parking. All easements that were originally placed on Lot 4 of River Place 3rd Addition will remain, with the exception of Public Access Easement No. 11. The applicant is proposing to modify this easement, now titled Public Access Easement No. 4 on the proposed Minor Plat. To accomplish this, the original easement will need to be vacated and a new easement drafted and recorded. The public access easement will be placed over both Parcel "N" and "O" with the exception of private parking spots and the building. This will ensure shared traffic circulation throughout the parking area for both River Place tenants and the public.



This property is not located in the 100 year floodplain district. All submittal requirements have been met.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, have reviewed the proposed Minor Plat. The comments below will need to be addressed prior to City Council approval. Water, electric, gas, and communication utility services are available in accordance with the service policies of CFU.

- The new public access easement No. 4 will replace the existing recorded easement No. 11 File number 2016-00019432. The change will clarify that private parking spaces and the MU2 building site are not included in the public access easement. The applicant will need to vacate the existing easement and draft and record a new public access easement to this effect. The description of this new easement will need to be noted on the plat in a consistent format as the other easements.
- Remove descriptions of easements from the plat that do not pertain to this particular plat.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the River Place 3rd

Addition Lot 4 Minor Plat with the following stipulations:

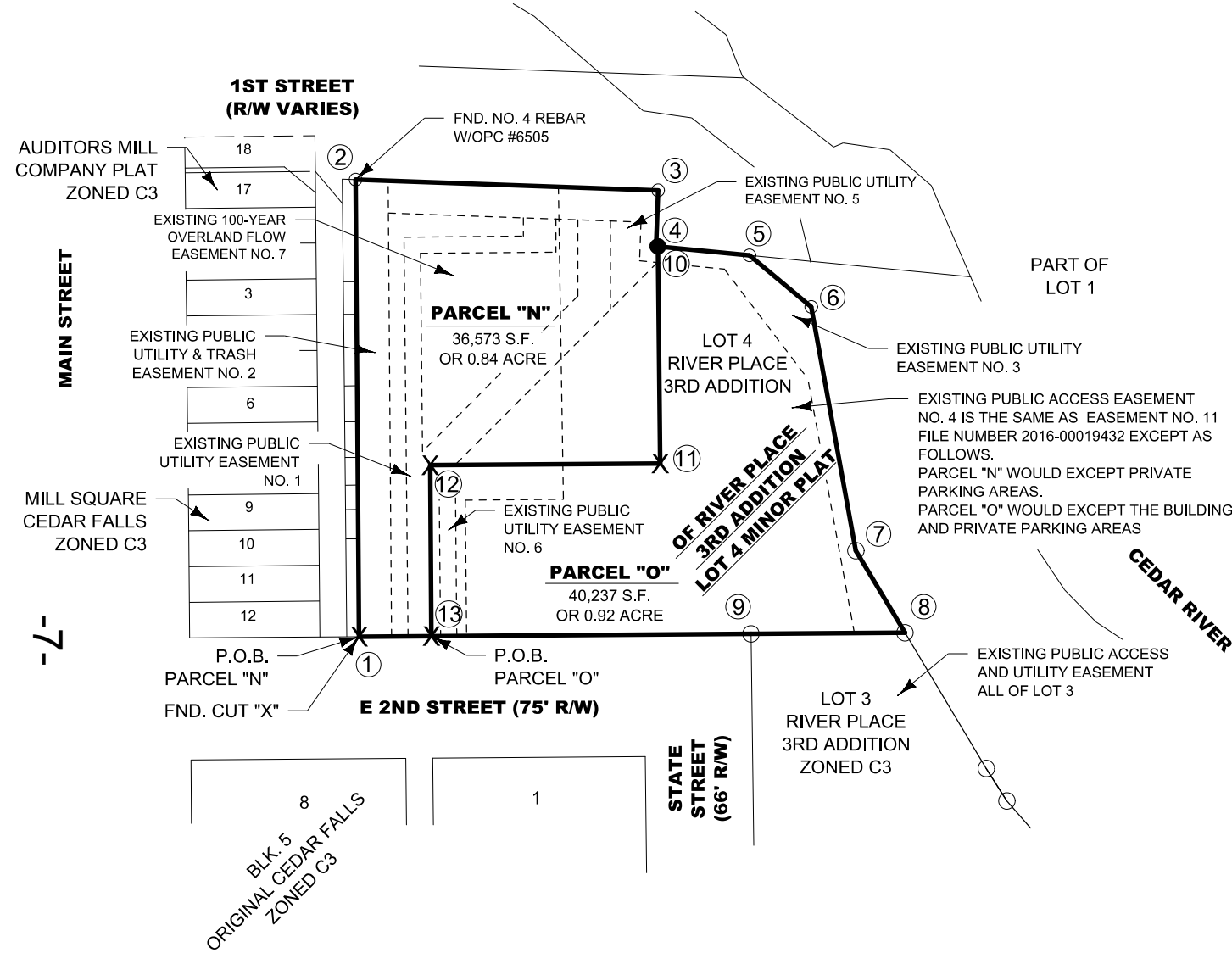
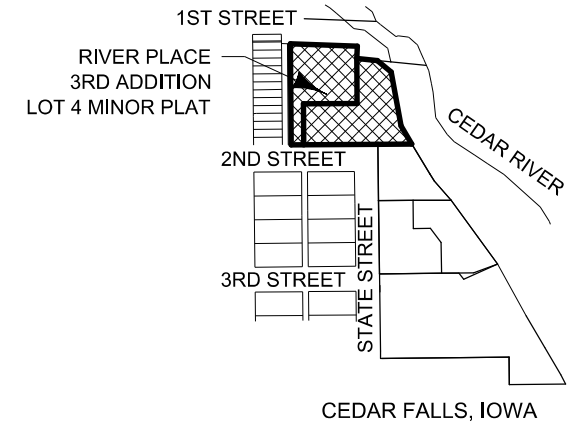
- 1) All technical comments, listed above, are addressed.
- 2) Final signed documents are submitted prior to City Council approval.

PLANNING & ZONING COMMISSION

Discussion/Vote

5/9/2018

PLAT OF SURVEY MINOR SUBDIVISION PLAT RIVER PLACE 3RD ADDITION LOT 4 MINOR PLAT CITY OF CEDAR FALLS, COUNTY OF BLACK HAWK, STATE OF IOWA



BEARING / DISTANCE BOUNDARY OF
RIVER PLACE 3RD ADDITION LOT 4 MINOR PLAT

1 TO 2	N 00 ° 25 ' 55 " W	280.91 ' M & R
2 TO 3	S 87 ° 57 ' 02 " E	185.99 ' M & R
3 TO 4	S 02 ° 02 ' 11 " W	34.36 ' M & R
4 TO 5	S 84 ° 27 ' 41 " E	57.63 ' M & R
5 TO 6	S 50 ° 09 ' 17 " E	49.47 ' M & R
6 TO 7	S 10 ° 21 ' 22 " E	152.34 ' M & R
7 TO 8	S 30 ° 54 ' 37 " E	58.74 ' M & R
8 TO 9	S 89 ° 35 ' 21 " W	94.58 ' M & R
9 TO 1	S 89 ° 35 ' 21 " W	240.86 ' M & R

BEARING / DISTANCE PARCEL "N"
RIVER PLACE 3RD ADDITION LOT 4 MINOR PLAT

1 TO 2	N 00 ° 25 ' 55 " W	280.91 ' M & R
2 TO 3	S 87 ° 57 ' 02 " E	185.99 ' M & R
3 TO 4	S 02 ° 02 ' 11 " W	34.36 ' M & R
4 TO 10	S 84 ° 27 ' 41 " E	1.17 ' M
10 TO 11	S 00 ° 34 ' 51 " E	133.47 ' M
11 TO 12	S 89 ° 35 ' 21 " W	141.31 ' M
12 TO 13	S 00 ° 24 ' 39 " E	105.01 ' M
13 TO 1	S 89 ° 35 ' 21 " W	44.50 ' M

BEARING / DISTANCE PARCEL "O"
RIVER PLACE 3RD ADDITION LOT 4 MINOR PLAT

1 TO 13	N 89 ° 35 ' 21 " E	44.50 ' M
13 TO 12	N 00 ° 24 ' 39 " W	105.01 ' M
12 TO 11	N 89 ° 35 ' 21 " E	141.31 ' M
11 TO 10	N 00 ° 34 ' 51 " W	133.47 ' M
10 TO 5	S 84 ° 27 ' 41 " E	56.46 ' M
5 TO 6	S 50 ° 09 ' 17 " E	49.47 ' M & R
6 TO 7	S 10 ° 21 ' 22 " E	152.34 ' M & R
7 TO 8	S 30 ° 54 ' 37 " E	58.74 ' M & R
8 TO 9	S 89 ° 35 ' 21 " W	94.58 ' M & R
9 TO 13	S 89 ° 35 ' 21 " W	196.36 ' M

Found or Set Property Corners.

- Point ① - Found Cut "X"
- Point ② - Found No. 4 Rebar with Orange Plastic Cap No. 6505
- Point ③ - Found 1/2" Rebar with Yellow Plastic Cap No. 8505.
- Point ④ - Found 1/2" Rebar with Yellow Plastic Cap No. 8505.
- Point ⑤ - Found 1/2" Rebar with Yellow Plastic Cap No. 8505.
- Point ⑥ - Found 1/2" Rebar with Yellow Plastic Cap No. 8505.
- Point ⑦ - Found 1/2" Rebar with Yellow Plastic Cap No. 8505.
- Point ⑧ - Found 1/2" Rebar with Yellow Plastic Cap No. 8505.
- Point ⑨ - Found 1/2" Rebar with Yellow Plastic Cap No. 8505.
- Point ⑩ - Will Set 1/2" Rebar with Yellow Plastic Cap No. 8505 within 30 Day after the plat has been recorded.
- Point ⑪ - Will cut "X" within 30 Day after the plat has been recorded.
- Point ⑫ - Will cut "X" within 30 Day after the plat has been recorded.
- Point ⑬ - Will cut "X" within 30 Day after the plat has been recorded.

M = MEASURED
R = RECORD

ERROR OF CLOSURE LESS THAN 1 IN 10,000

PARCEL "N" AND "O" ARE ZONED C3

NOT IN FLOOD PLAIN

ALL UTILITIES ARE UNDERGROUND

PARCELS "N" AND "O" ARE ZONED C3
THEREFORE THERE IS NO SETBACK
REQUIREMENTS

TOTAL AREA OF OF RIVER PLACE 3RD ADDITION
LOT 4 MINOR PLAT - 76,810 S.F OR 1.76 ACRES

PARCEL "N" AND PARCEL "O" ASSIGNED BY
THE BLACK HAWK AUDITOR'S OFFICE 2/05/2018

SEE SHEET 2 OF 4 FOR DESCRIPTION OF BOUNDARY
OF THE MINOR PLAT AND DESCRIPTIONS OF PARCELS
"N" AND "O" AND ADJOINING PROPERTY OWNERS LIST

SEE SHEET 3 OF 4 FOR EASEMENTS

EXISTING EASEMENTS ARE FROM FILE NUMBERS
2016-00019432 AND 2017-00021847

○ = FOUND 1/2" REBAR W/YELLOW PLASTIC CAP # 8505
UNLESS OTHERWISE NOTED

● = SET 1/2" REBAR W/YELLOW PLASTIC CAP # 8505
UNLESS OTHERWISE NOTED

X = CUT "X" UNLESS OTHERWISE NOTED

THIS PLAT OF SURVEY HAS BEEN APPROVED BY THE CITY OF CEDAR FALLS, IOWA.

Signature

Date

DATE OF SURVEY: FEBRUARY 5, 2018

OWNER AND SURVEY REQUESTED BY:
RIVER PLACE PROPERTIES LC
STATE STREET MIXED USE LC
200 STATE STREET 200-Z
CEDAR FALLS, IOWA 50613

PREPARED BY: MICHAEL FAGLE, PLS
IOWA LICENSE NUMBER: 8505
AECOM
501 SYCAMORE STREET
SUITE 222
WATERLOO, IOWA 50703

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

MICHAEL R. FAGLE
LICENSED LAND SURVEYOR
IOWA

MICHAEL R. FAGLE Date
License number 8505
My license renewal date is December 31, 2018
Pages or sheets covered by this seal:
Sheet 1, 2, 3 and 4 of 4

RIVER PLACE 3RD ADDITION
LOT 4 MINOR PLAT
CEDAR FALLS, IOWA
SUBDIVISION
PLAT
Item 5.A.

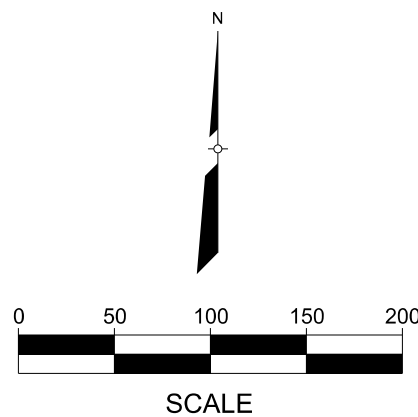
DATE
PROJECT NO.
FILENAME
SHEET NO.
DRAWING NO.

DRN DES CHK APP

NO

REVISIONS

DRN CHK



-7-

DESCRIPTION: BOUNDARY OF RIVER PLACE 3RD ADDITION LOT 4 MINOR PLAT

ALL OF LOT 4 OF RIVER PLACE 3RD ADDITION (THAT IS SHOWN IN FILE NUMBER 2016-00019432 AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER), CITY OF CEDAR FALLS, COUNTY OF BLACK HAWK, STATE OF IOWA, DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 4, WHICH IS ON THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF EAST 2ND STREET; THENCE NORTH 00° (DEGREES) 25' (MINUTES) 55" (SECONDS) WEST (ASSUMED BEARING FOR THE PURPOSE OF THIS DESCRIPTION) ON THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 280.91 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 4, WHICH IS ON THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET; THENCE SOUTH 87°57'02" EAST ON THE NORTHERLY LINE OF SAID LOT 4, ALSO BEING THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET, 185.99 FEET; THENCE SOUTH 02°02'11" WEST ON THE NORTHERLY LINE OF SAID LOT 4, ALSO BEING THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET, 34.36 FEET; THENCE SOUTH 84°27'41" EAST ON THE NORTHERLY LINE OF SAID LOT 4, ALSO BEING THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET, 57.63 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4; THENCE SOUTH 50°09'17" EAST ON THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 49.47 FEET; THENCE SOUTH 10°21'22" EAST ON THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 152.34 FEET; THENCE SOUTH 30°54'37" EAST ON THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 58.74 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE SOUTH 89°35'21" WEST ON THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 94.58 FEET TO THE INTERSECTION OF THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF EAST 2ND STREET AND THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE CONTINUING SOUTH 89°35'21" WEST ON THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF EAST 2ND STREET, 240.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 76,810 SQUARE FEET OR 1.76 ACRES.

DESCRIPTION: BOUNDARY OF PARCEL "N" OF RIVER PLACE 3RD ADDITION LOT 4 MINOR PLAT

A PARCEL OF LAND SITUATED IN PART OF LOT 4 OF RIVER PLACE 3RD ADDITION (THAT IS SHOWN IN FILE NUMBER 2016-00019432 AND RECORDED IN THE OFFICE OF THE BLACK HAWK COUNTY RECORDER), CITY OF CEDAR FALLS, COUNTY OF BLACK HAWK, STATE OF IOWA, DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 4, WHICH IS ON THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF EAST 2ND STREET; THENCE NORTH 00° (DEGREES) 25' (MINUTES) 55" (SECONDS) WEST (ASSUMED BEARING FOR THE PURPOSE OF THIS DESCRIPTION), ON THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 280.91 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 4, WHICH IS ON THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET; THENCE SOUTH 87°57'02" EAST ON THE NORTHERLY LINE OF SAID LOT 4, ALSO BEING THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET, 185.99 FEET; THENCE SOUTH 02°02'11" WEST ON THE NORTHERLY LINE OF SAID LOT 4, ALSO BEING THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET, 34.36 FEET; THENCE SOUTH 84°27'41" EAST ON THE NORTHERLY LINE OF SAID LOT 4, ALSO BEING THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET, 1.17 FEET; THENCE SOUTH 00°34'51" EAST, 133.47 FEET; THENCE SOUTH 89°35'21" WEST, 141.31 FEET; THENCE SOUTH 00°24'39" EAST, 105.01 FEET TO THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF EAST 2ND STREET, THENCE SOUTH 89°35'21" WEST ON THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF EAST 2ND STREET, 44.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,573 SQUARE FEET OR 0.84 ACRE.

DESCRIPTION: BOUNDARY OF PARCEL "O" OF RIVER PLACE 3RD ADDITION LOT 4 MINOR PLAT

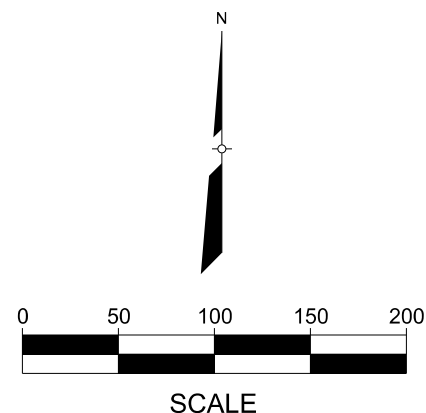
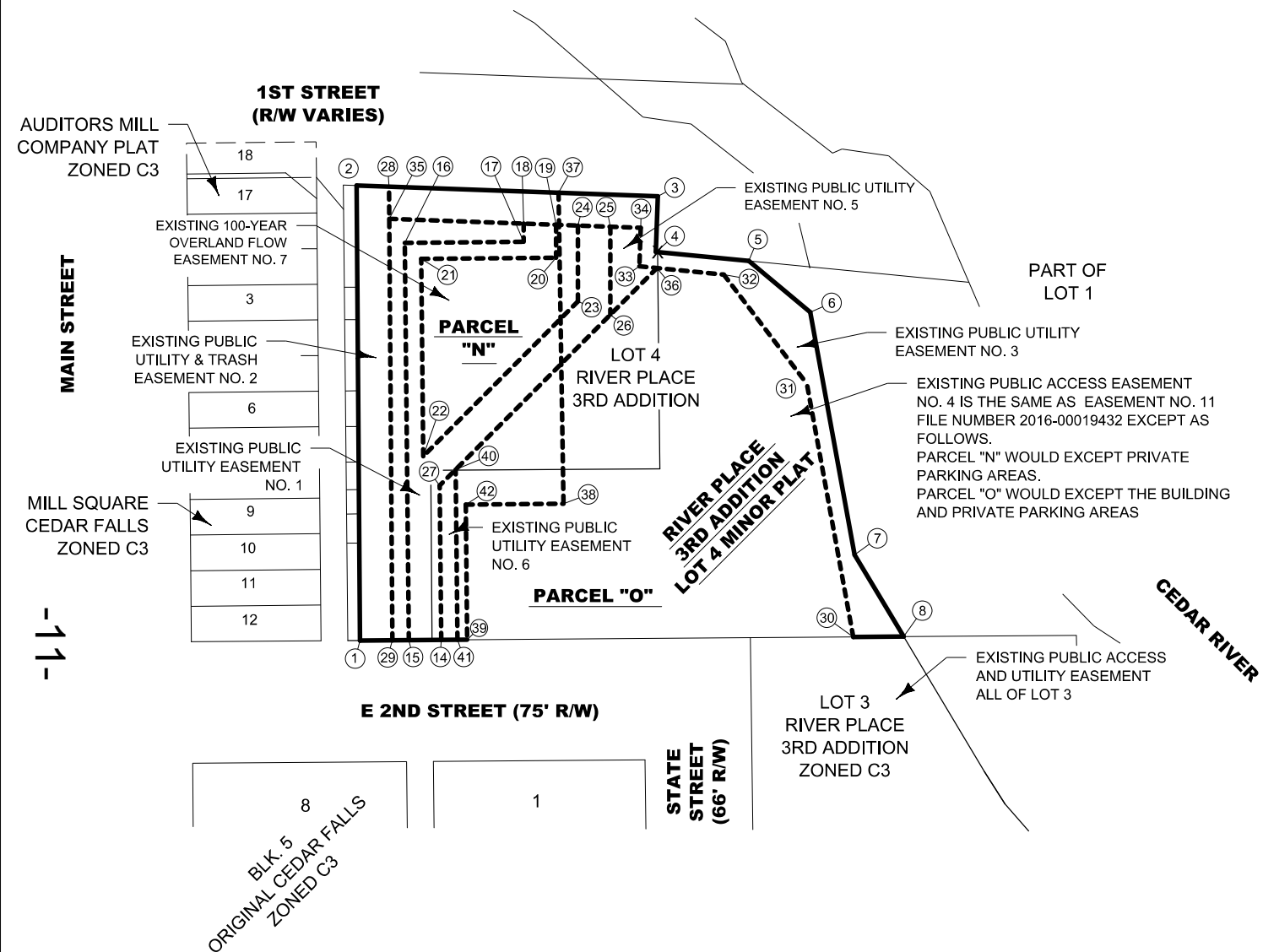
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COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 4, WHICH IS ON THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF EAST 2ND STREET; THENCE NORTH 89° (DEGREES) 35' (MINUTES) 21" (SECONDS) EAST (ASSUMED BEARING FOR THE PURPOSE OF THIS DESCRIPTION) ON THE SOUTHERLY LINE OF SAID LOT 4, ALSO BEING THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF EAST 2ND STREET, 44.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 00°24'39" WEST, 105.01 FEET; THENCE NORTH 89°35'21" EAST, 141.31 FEET; THENCE NORTH 00°34'51" WEST, 133.47 FEET TO THE NORTHERLY LINE OF SAID LOT 4, ALSO BEING THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET; THENCE SOUTH 84°27'41" EAST ON NORTHERLY LINE OF SAID LOT 4, ALSO BEING THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET, 56.46 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4; THENCE SOUTH 50°09'17" EAST ON THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 49.47 FEET; THENCE SOUTH 10°21'22" EAST ON THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 152.34 FEET; THENCE SOUTH 30°54'37" EAST ON THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 58.74 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE SOUTH 89°35'21" WEST ON THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 94.58 FEET TO THE INTERSECTION OF THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF EAST 2ND STREET AND THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE CONTINUING SOUTH 89°35'21" WEST ON THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF EAST 2ND STREET, 196.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,237 SQUARE FEET OR 0.92 ACRE.

LISTING OF PROPERTY OWNERS			
AUDITOR'S MILLS COMPANY PLAT			
LOT 17	ONE HUNDRED TWO MAIN STREET LLC	1615 WASHINGTON STREET, CEDAR FALLS, IOWA	50613
MILL SQUARE CEDAR FALLS			
LOT 1	ANDREW D. SHIMEK & JULIE K. SHIMEK	827 COMMERCIAL STREET, WATERLOO, IOWA	50702
LOT 2	MMC PROPERTIES LLC	P.O. BOX 188, CEDAR FALLS, IOWA	50613
LOT 3	AVAN PROPERTIES LLC	1746 DAKOTA DRIVE, WATERLOO, IOWA	50701
LOT 4	FORE INVESTORS LLC	201 WASHINGTON STREET, CEDAR FALLS, IOWA	50613
LOT 5	MMC PROPERTIES LLC	P.O. BOX 188, CEDAR FALLS, IOWA	50613
LOT 6	MMC PROPERTIES LLC	P.O. BOX 188, CEDAR FALLS, IOWA	50613
LOT 7	DAVID FARRIS & MIMI RICE	215 COLORADO ROAD, CEDAR FALLS, IOWA	50613
LOT 8	DAVID FARRIS & MIMI RICE	215 COLORADO ROAD, CEDAR FALLS, IOWA	50613
LOT 9	IBL DDT LLC	527 JESSICA LANE, P.O. BOX 673, CEDAR FALLS, IOWA	50613
LOT 10	BT HOLDINGS LLC	217 WASHINGTON STREET, CEDAR FALLS, IOWA	50613
LOT 11	BT HOLDINGS LLC	217 WASHINGTON STREET, CEDAR FALLS, IOWA	50613
LOT 12	SIMPLE AS 128 LLC	205 E. 18TH STREET, CEDAR FALLS, IOWA	50613
ORIGINAL CEDAR FALLS, BLOCK 5			
PART OF LOT 7	MMC PROPERTIES LLC	P.O. BOX 188, CEDAR FALLS, IOWA	50613
PART OF LOT 8	THODES INC	202 MAIN STREET, CEDAR FALLS, IOWA	50613
PART OF LOT 8	AREA ELECTRIC INC	510 STATE STREET, CEDAR FALLS, IOWA	50613
PART OF LOT 8	MMC PROPERTIES LLC	P.O. BOX 188, CEDAR FALLS, IOWA	50613
PART OF LOT 8	JOHN L. LACOBS	109 E. 2ND STREET, CEDAR FALLS, IOWA	50613
PART OF LOT 1	LINDERBAUM REAL ESTATE LLC	2725 GLEN OAK DRIVE, CEDAR FALLS, IOWA	50613
PART OF LOT 1	NLN INVESTMENTS LLC	3903 PHEASANT DRIVE, CEDAR FALLS, IOWA	50613
PART OF LOT 1	DAVID FARRIS & MIMI RICE	215 COLORADO ROAD, CEDAR FALLS, IOWA	50613
AUDITOR'S MILLS PLAT			
PART OF LOT 1	CITY OF CEDAR FALLS	220 CLAY STREET, CEDAR FALLS, IOWA	50613
RIVER PLACE 3RD ADDITION			
LOT 3	RIVER PLACE PROPERTIES LC	200 STATE STREET, 200-Z, CEDAR FALLS, IOWA	50613

DRN	DES	CHK	APP	NO	REVISIONS	DRN	CHK
 501 Sycamore Street, Suite 222 Waterloo, Iowa 50704-1497 T 319.232.6531 F 319.232.0271 WWW.AECOM.COM							
RIVER PLACE 3RD ADDITION LOT 4 MINOR PLAT CEDAR FALLS, IOWA				SUBDIVISION PLAT 			
DATE							
PROJECT NO.							
FILENAME							
SHEET NO.							
DRAWING NO							



BEARING / DISTANCE EASEMENTS
 PUBLIC UTILITY EASEMENT No. 1 SAME AS
 EASEMENT No. 1 FILE NUMBER 2016-00019432

P.O.B.	1 TO 15	N 89 ° 35 ' 21 " E	30.12 ' 1
	15 TO 16	N 00 ° 34 ' 48 " W	245.26 ' 1
	16 TO 17	N 89 ° 28 ' 59 " E	73.36 ' 1
	17 TO 18	N 00 ° 00 ' 00 " W	11.23 ' 1
	18 TO 19	S 87 ° 58 ' 11 " E	20.01 ' 1
	19 TO 20	S 00 ° 00 ' 00 " E	20.34 ' 1
	20 TO 21	S 89 ° 28 ' 59 " W	83.26 ' 1
	21 TO 22	S 00 ° 34 ' 48 " E	121.77 ' 1
	22 TO 23	N 44 ° 59 ' 41 " E	135.16 ' 1
	23 TO 24	N 00 ° 00 ' 00 " W	46.80 ' 1
	24 TO 25	S 87 ° 58 ' 11 " E	20.01 ' 1
	25 TO 26	S 00 ° 00 ' 00 " E	54.37 ' 1
	26 TO 27	S 44 ° 59 ' 41 " W	149.05 ' 1
	27 TO 14	S 00 ° 34 ' 48 " E	95.33 ' 1
	14 TO 15	S 89 ° 35 ' 21 " W	20.00 ' 1

BEARING / DISTANCE EASEMENT
 PUBLIC UTILITY & TRASH EASEMENT No. 2 SAME AS
 EASEMENT No. 2 FILE NUMBER 2016-00019432

P.O.B.	1 TO 2	N 00 ° 25 ' 55 " W	280.91 ' 1
	2 TO 28	S 87 ° 57 ' 02 " E	20.02 ' 1
	28 TO 29	S 00 ° 25 ' 55 " E	280.04 ' 1
	29 TO 1	S 89 ° 35 ' 21 " W	20.00 ' 1

BEARING / DISTANCE EASEMENT
 PUBLIC UTILITY & TRASH EASEMENT No. 3 SAME AS
 EASEMENT No. 3 FILE NUMBER 2016-00019432

P.O.B.	8 TO 30	S 89 ° 35 ' 21 " W	31.09 ' 1
	30 TO 31	N 10 ° 21 ' 22 " W	158.85 ' 1
	31 TO 32	N 37 ° 14 ' 45 " W	84.64 ' 1
	32 TO 33	N 84 ° 25 ' 59 " W	52.46 ' 1
	33 TO 34	N 02 ° 01 ' 49 " E	23.90 ' 1
	34 TO 35	N 87 ° 58 ' 11 " W	155.25 ' 1
	35 TO 28	N 00 ° 25 ' 55 " W	19.89 ' 1
	28 TO 3	S 87 ° 57 ' 02 " E	165.97 ' 1
	3 TO 4	S 02 ° 02 ' 11 " W	34.36 ' 1
	4 TO 5	S 84 ° 27 ' 41 " E	57.63 ' 1
	5 TO 6	S 50 ° 09 ' 17 " E	49.47 ' 1
	6 TO 7	S 10 ° 21 ' 22 " E	152.34 ' 1
	7 TO 8	S 30 ° 54 ' 37 " E	58.74 ' 1

EXISTING PUBLIC ACCESS EASEMENT
 NO. 4 IS THE SAME AS EASEMENT NO. 11
 FILE NUMBER 2016-00019432 EXCEPT AS
 FOLLOWS.
 PARCEL "N" WOULD EXCEPT PRIVATE
 PARKING AREAS.
 PARCEL "O" WOULD EXCEPT THE BUILDING
 AND PRIVATE PARKING AREAS

BEARING / DISTANCE EASEMENT
 PUBLIC UTILITY No. 5

P.O.B.	1 TO 14	N 89 ° 35 ' 21 " E	50.12 ' 1
	14 TO 27	N 00 ° 34 ' 48 " W	95.33 ' 1
	27 TO 26	N 44 ° 59 ' 41 " E	149.05 ' 1
	26 TO 25	N 00 ° 00 ' 00 " W	54.37 ' 1
	25 TO 34	S 87 ° 58 ' 11 " E	18.67 ' 1
	34 TO 33	S 02 ° 01 ' 49 " W	23.90 ' 1
	33 TO 36	S 84 ° 25 ' 59 " E	10.99 ' 1
	36 TO 26	S 44 ° 59 ' 41 " W	40.67 ' 1

BEARING / DISTANCE EASEMENT
 PUBLIC UTILITY EASEMENT No. 6 SAME AS
 EASEMENT FILE NUMBER 2017-00021847

P.O.B.	1 TO 14	N 89 ° 35 ' 21 " E	50.12 ' 1
	14 TO 27	N 00 ° 34 ' 48 " W	95.33 ' 1
	27 TO 40	N 44 ° 59 ' 41 " E	14.00 ' 1
	40 TO 41	S 00 ° 34 ' 48 " E	105.16 ' 1
	41 TO 14	S 89 ° 35 ' 21 " W	10.00 ' 1

BEARING / DISTANCE EASEMENT
 100-YEAR OVERLAND FLOW EASEMENT No. 7 SAME AS
 EASEMENT No. 13 FILE NUMBER 2016-00019432

P.O.B.	1 TO 2	N 00 ° 25 ' 55 " W	280.91 ' 1
	2 TO 37	S 87 ° 57 ' 02 " E	124.71 ' 1
	37 TO 38	S 00 ° 55 ' 01 " E	192.04 ' 1
	38 TO 42	S 89 ° 25 ' 12 " W	60.31 ' 1
	42 TO 39	S 00 ° 34 ' 04 " E	83.35 ' 1
	39 TO 1	S 89 ° 35 ' 21 " W	66.10 ' 1

AECOM
 501 Sycamore Street, Suite 222
 Waterloo, Iowa 50704-1497
 T 319.232.6531 F 319.232.0271
 WWW.AECOM.COM

REVISIONS

NO	DATE	BY	DESCRIPTION

DRN CHK
DES CHK
APP

RIVER PLACE 3RD ADDITION
 LOT 4 MINOR PLAT
 CEDAR FALLS, IOWA

Item 5.A.

SUBDIVISION PLAT

DATE

PROJECT NO.

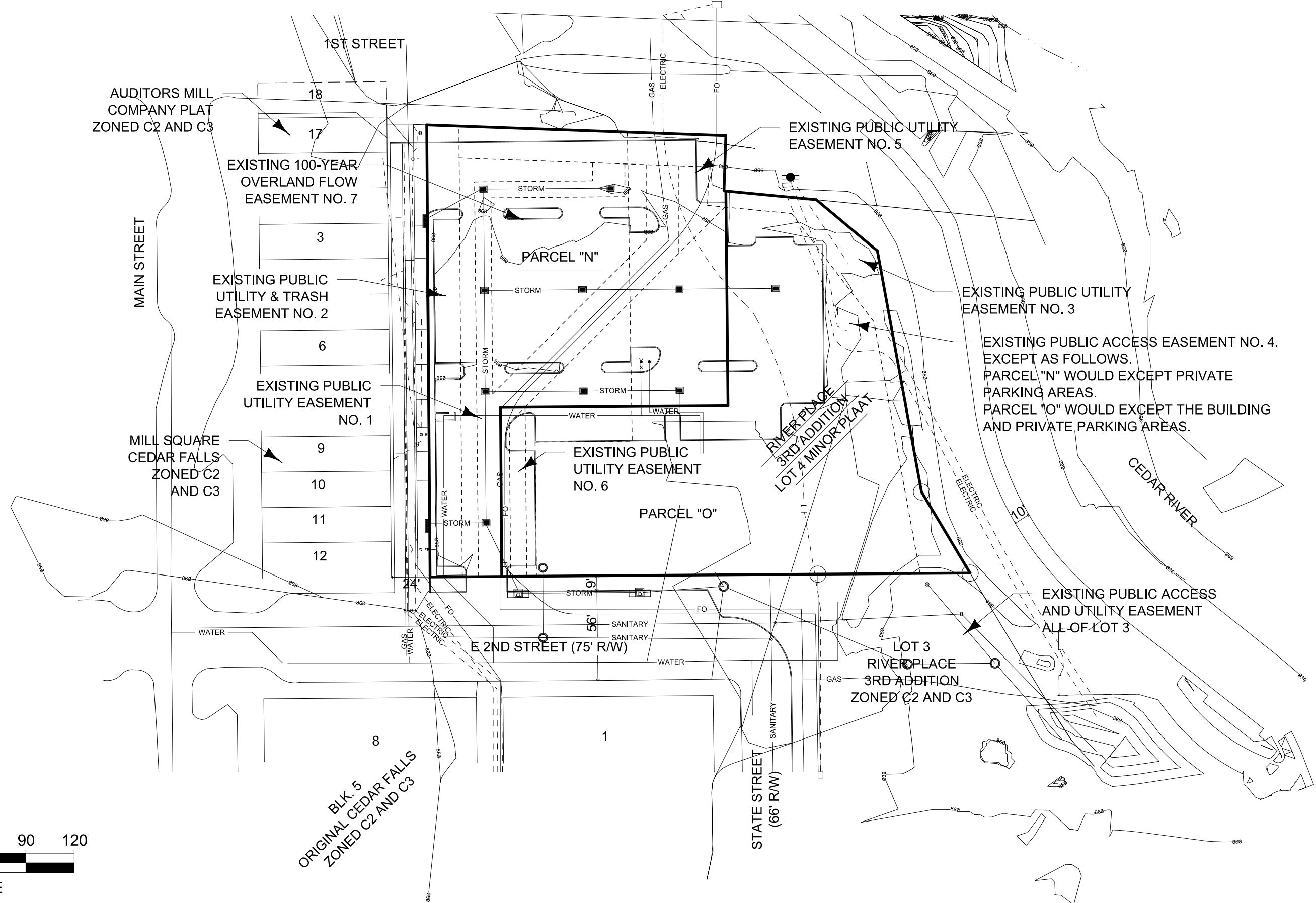
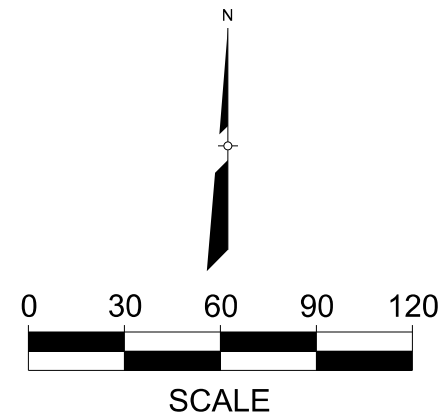
FILENAME

SHEET NO.

DRAWING NO

DRN CHK

NO



REVISIONS		NO	NO	NO
DRN	DES	CHK	APP	

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RIVER PLACE 3RD ADDITION
 LOT 4 MINOR PLAT
 CEDAR FALLS, IOWA

Item 5.A.
 SUBDIVISION PLAT

DATE
 PROJECT NO.
 FILENAME
 SHEET NO.
 DRAWING NO.

OWNERS' DEED OF DEDICATION AND STATEMENT OF RESTRICTIONS AND EASEMENTS

**RIVER PLACE 3rd ADDITION LOT 4 MINOR PLAT IN THE CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, River Place Properties, LC, an Iowa limited liability company (hereinafter the "Owner"), and being desirous of platting and/or re-platting into lots the real estate legally described as set forth on attached Exhibit A, does hereby designate and set apart the aforementioned premises as a subdivision of the city of Cedar Falls, Iowa, to be known and hereinafter referred to as **RIVER PLACE 3rd ADDITION LOT 4 MINOR PLAT IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA**, all of which is done with the free consent and desire of the undersigned.

RESTRICTIONS

1. The property is zoned C-3 and will be used for mixed-used commercial and residential purposes.
2. The property may be made subject to further restrictions by the Owner, its successors and/or assigns, or by any association that may later be established and charged with the responsibility for the future maintenance of portions of this subdivision.

EASEMENTS

1. The Owner does hereby give, grant, and convey to the City of Cedar Falls, Iowa, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying building and maintenance of said services over, across, and/or under the property as shown on the attached plat.
2. The real estate is subject to those existing utility, drainage, access, parking and trash easements reflected of record by Doc. No. 2016-00019432 and Doc. No. 2017-00021847, and as further are depicted on the attached plat.

IMPROVEMENTS

Section 27.408 of the Code of Ordinances of the City of Cedar Falls, requires a formal storm water management facility maintenance and repair agreement in connection with the initiation of private improvements on a subdivision. The property presently is subject to and benefited by that one certain Storm Water Management Maintenance and Repair Agreement concerning River Place 3rd

Item 5.A.

Addition in the City of Cedar Falls, Black Hawk County, Iowa, filed April 11, 2016, as Doc. No. 2016-00017112.

The Owner shall construct and install or cause to be constructed and installed all required public improvements within the subdivision plat, which public improvements shall conform to approved construction plans which meet the specifications of the City of Cedar Falls, Iowa. Such required public improvements shall meet the following requirements:

1. They shall be constructed and installed in a good and workmanlike manner.
2. They shall be free of defects in workmanship or materials.
3. They shall be free of any conditions that could result in structural or other failure of said improvements.
4. They shall be constructed and installed in accordance with the design standards and technical standards established for such public improvements by the City of Cedar Falls and by Cedar Falls Utilities.
5. They shall be constructed and installed in strict compliance with the minimum acceptable specifications for the construction of public improvements set forth in the Cedar Falls Code of Ordinances, including without limitation, Chapter 24, Subdivisions, and as such specifications shall be recommended for approval by the City Engineer from time-to-time, and approved by the city council.

The Owners' construction plans are now on file in the office of the City Engineer for the City of Cedar Falls.

Dated this 28 day of March, 2018.

RIVER PLACE PROPERTIES, LC, an Iowa limited liability company

By: _____

Name: Mark Kittrell

Title: Managing Member

STATE OF IOWA, BLACK HAWK COUNTY, ss:

This instrument was acknowledged before me on this 28 day of March, 2018, by Mark Kittrell, as Managing Member of River Place Properties, LC.



Bess Baldwin
Notary Public in and for the State of Iowa



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: David Sturch, Planner III
DATE: May 4, 2018
SUBJECT: The Arbors Preliminary Plat Amendment

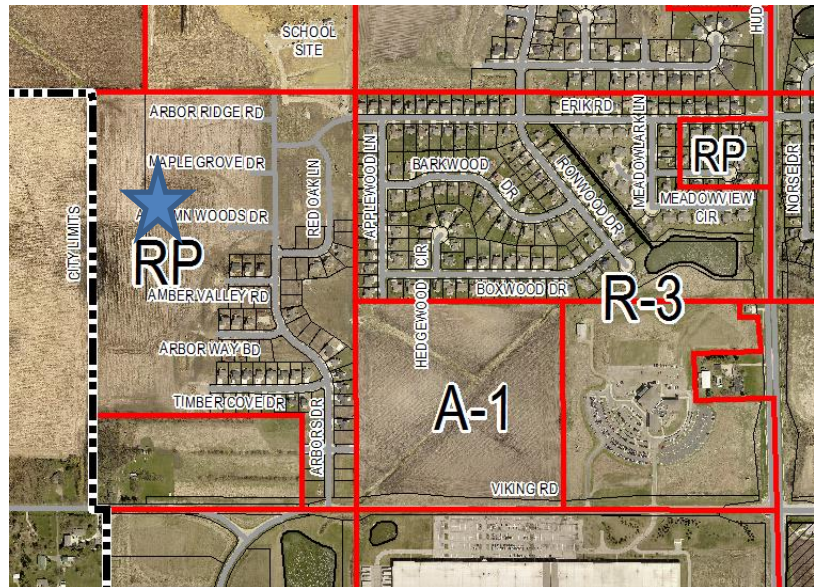
REQUEST: Request to approve an amendment to the The Arbors Preliminary Plat
PETITIONER: Midwest Development Co., Owner; CGA Engineering, Engineer
LOCATION: The property is located north of Viking Road and west of Arbors Drive

PROPOSAL

The Arbors subdivision has been active in single family residential development for the past few years. In total, there are six (6) phases of development. The first three phases have been approved and are located on the east half of the subdivision. The remaining three phases will continue at the northwest corner and proceed to the southwest corner of the plat.

The developer is making a couple of minor changes to the plat and staff feels it's important to inform the Planning and Zoning

Commission and City Council of these changes. These changes include changing the phasing plan and amending the street connections into the adjacent properties.



BACKGROUND

In April 2014 the City Council approved rezoning this property from A-1 Agricultural to RP Planned Residential District, as well as approving a Preliminary Plat for this subdivision (82.5 total acres). The Preliminary Plat showed a future build-out for up to 204 residential lots in six "phases". Arbors First Addition was approved by the City Council in April 2015, and included 30

Item 5.B.

residential lots. The Arbors Second Addition was approved by the City Council in September 2016 included 30 residential lots. The third addition was approved by the City Council in November 2017 includes 33 residential lots near the northeast corner of the plat. These three phases are developed according to the approved preliminary plat. The idea to start with the east half of the development is to provide access into The Meadows addition and the new school site adjacent to the north side of The Arbors.

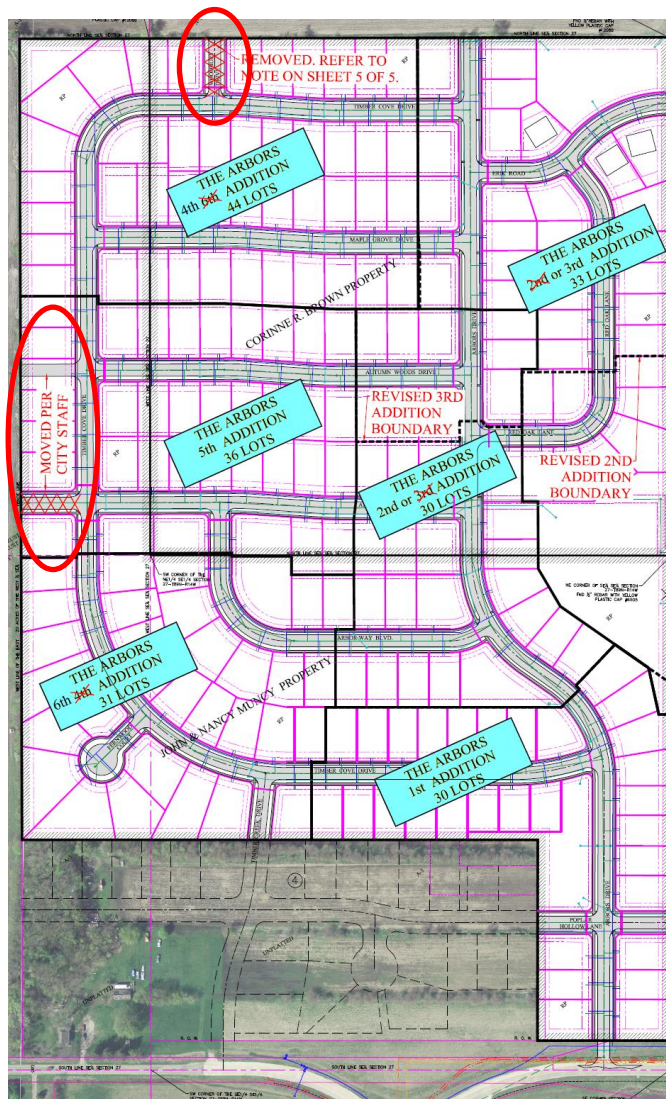
STAFF ANALYSIS

Midwest Development Co. continues with the development of the Fourth, Fifth and Sixth addition of The Arbors subdivision. The development will continue in a counter-clockwise direction with the Fourth addition at the northwest corner of the subdivision. This phasing plan was shifted to accommodate the change in the street connections that is further explained in the following paragraph. The developer's engineer submitted construction plans for the Fourth Addition and will present the final plat to the Planning and Zoning Commission in the near future.

According to The Arbors Preliminary Plat, a street connection (Woodbury Drive) was identified to access the property to the north of this phase. A note was identified on the preliminary plat that stated the following:

"A 60 foot corridor connection Timber Cove Drive to the adjoining land to the north is being reserved by the owner for future road right of way. This is an option for the Cedar Falls Community School District should they determined that the need exists for a street connection at the time of final platting. Street stub (Woodbury Drive) may be deleted if it is determined the need no longer exists."

When the preliminary plat for the school was approved (McMahill First Addition) in January 2017, this included a new elementary school and playgrounds on the west half of the property. The playground and fields essentially cut-off the access between the two subdivisions. Therefore, the street connection to the north from the Fourth addition is no longer needed. A second change to the plat is in the Fifth addition. The street connection to the west edge of the plat was shifted one block to the north from Amber Valley Road to Autumn Woods Drive. This street shift will provide a more centralized location for a connection into the neighboring property to the west.



A notice on this plat change was mailed to the current property owners in The Arbors development on May 3, 2018.

STAFF RECOMMENDATION

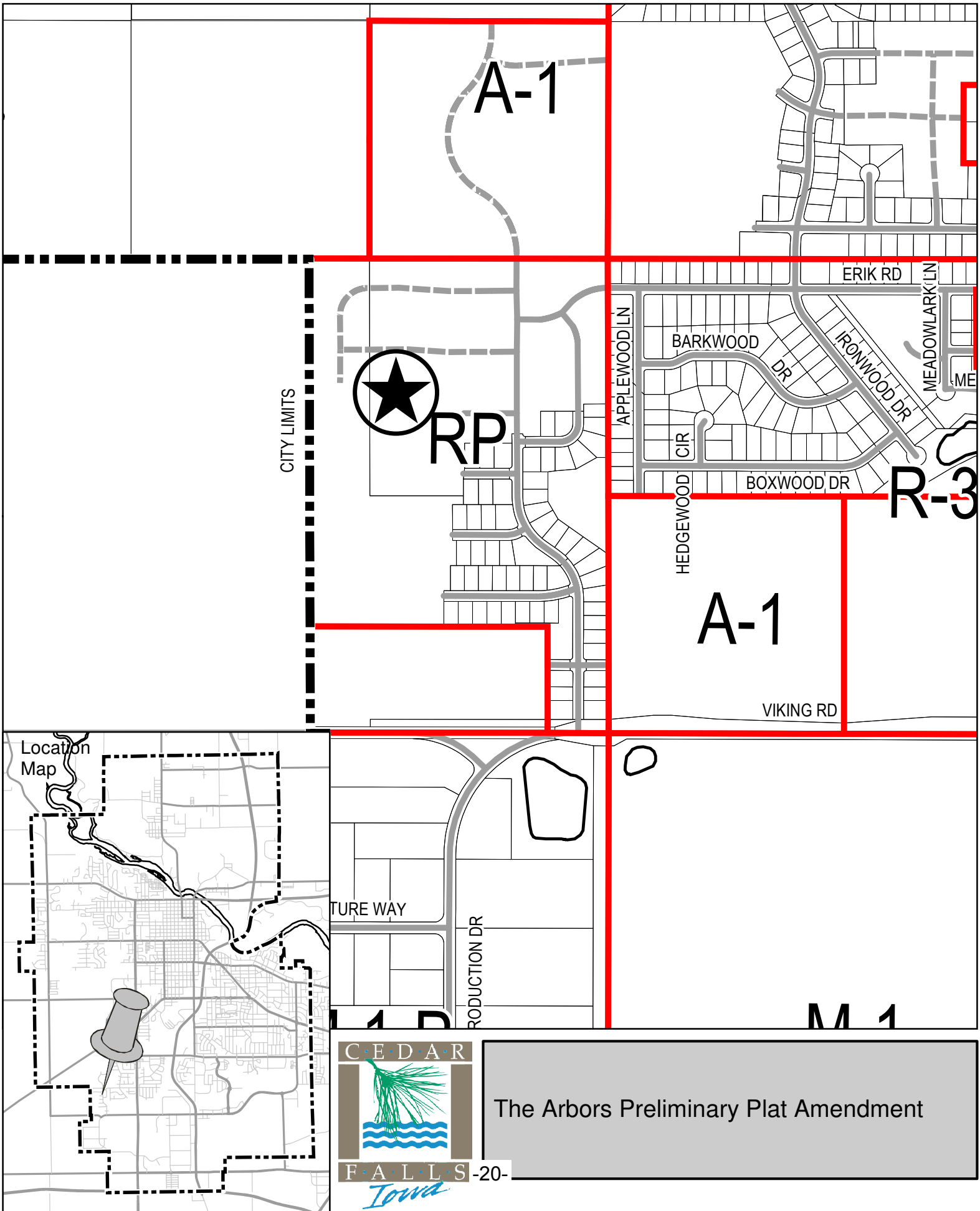
The Community Development Department recommends approval of The Arbors Preliminary Plat amendment.

PLANNING & ZONING COMMISSION

Vote

5/9/2018

Attachments: Location Map
 Amended Preliminary Plat
 Rezoning Plat
 Elementary School Site Plan



The Arbors Preliminary Plat Amendment

Preliminary Subdivision Plat for The Arbors

Additions to the City of Cedar Falls, Black Hawk County, Iowa



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50613-6967

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Fax: (319) 266-1515
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The Arbors
Cedar Falls, Iowa
Preliminary Plat

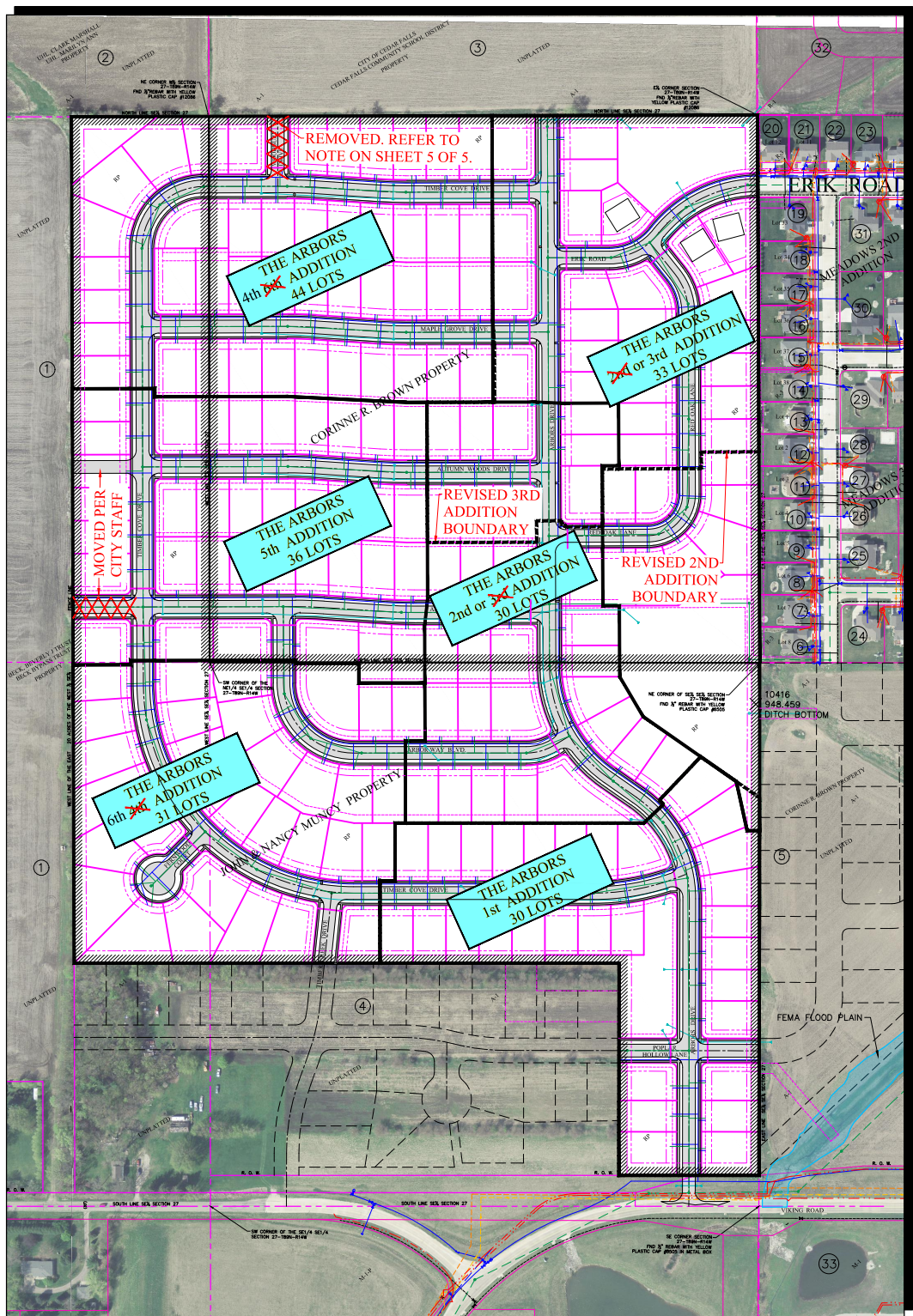
REVISIONS

NO.	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

DATE: 3/28/2014
DRAWN BY: Aaron
CHECKED: ---
APPROVED: ---
PROJECT NUMBER: 776
Drawing No.

1 of 5

Item 5.B.



Land Descriptions:

Owner "A":
Corinne R. Brown Trust
The Northeast Quarter of the Southeast Quarter in Section Twenty-seven (27) Township No. Eighty-nine (89) North, Range Fourteen (14) West of the 5th Principal Meridian in Black Hawk County, Iowa.

Owner "B":
John & Nancy Muncy
All of Parcel "B" as described in Doc. #2014-00013132
The Southeast Quarter of the Southeast Quarter and the East Twenty acres of the West one-half of the Southeast Quarter all in Section Twenty-seven (27) Township No. Eighty-nine (89) North, Range Fourteen (14) West of the 5th Principal Meridian in Black Hawk County, Iowa.

Except:
A part of the Southeast Quarter of said Section Twenty-seven (27) commencing at the Southeast corner of said Section, thence North 09°38'22" West along the East line of said Section Twenty-seven (27), 75.00 feet to the North Right-of-Way line of Viking Road, thence South 89°18'38" West along the said North Right-of-Way line, 340.00 feet, the Point of Beginning; thence South 89°18'38" West along said North Right-of-Way line, 990.48 feet to the West line of the Southeast Quarter of the Southeast Quarter of said Section Twenty-seven (27); thence North 00°46'35" West along said West line, 515.00 feet; thence North 89°18'38" West, 992.01 feet; thence South 00°36'22" East, 515.00 feet to the Point of Beginning.

And Except:
The South 590 feet of the East Twenty acres of the West one-half of the Southeast Quarter of said Section Twenty-seven (27)

And Except:
The South 33 feet of the Southeast Quarter of the Southeast Quarter of said Section Twenty-seven (27)

And Except:
Land described in Land Deed Book 574, Page 841 and also land of Fee Simple Acquisition from John Curtis Muncy to the City of Cedar Falls described in Doc. No. 2005-00017138.

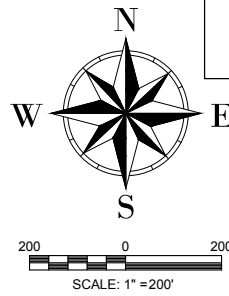
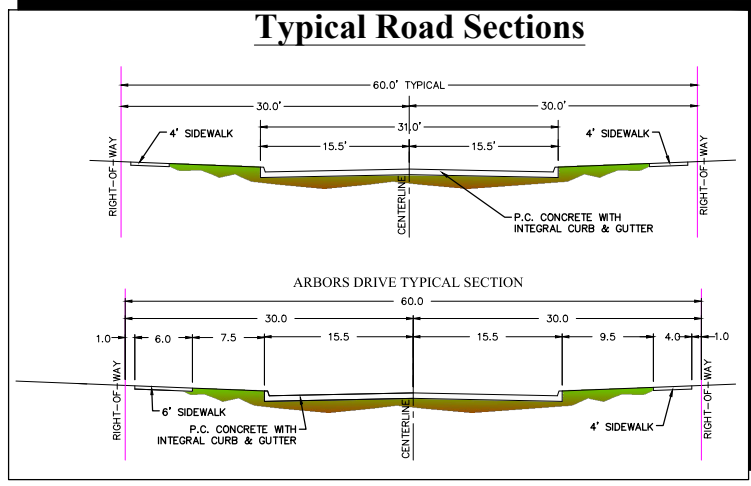
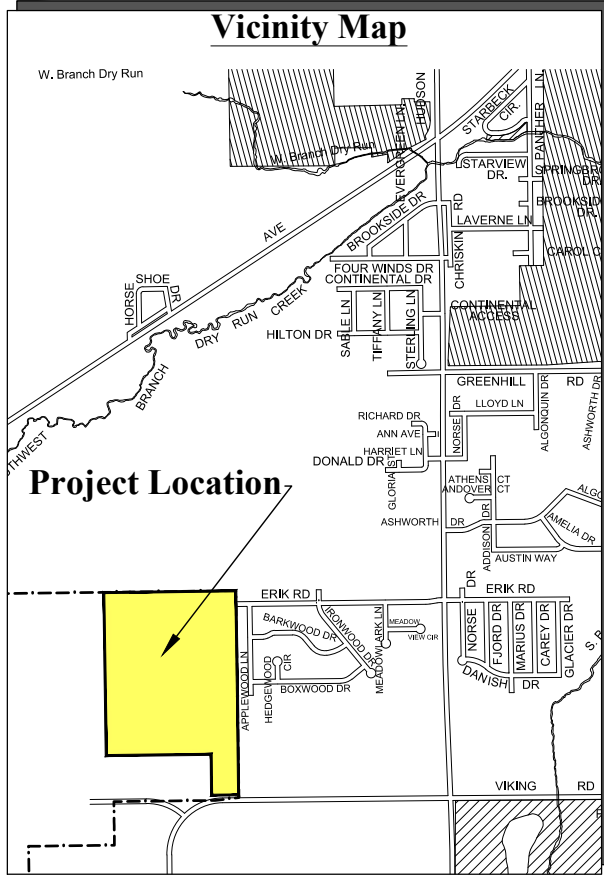
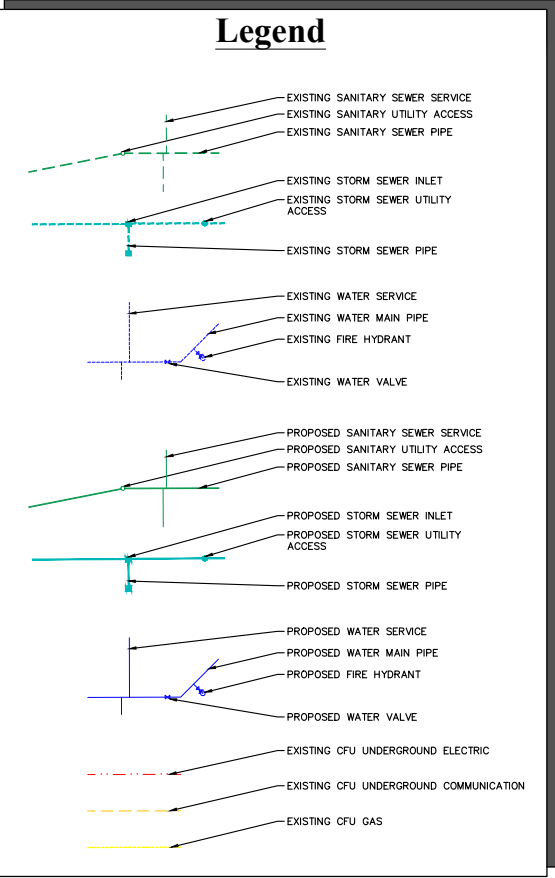
Zoning:
R-P (Planned Residence)

Engineer:
CGA Engineers

Developer/Owner:
Midwest Development Co.
411 1st Avenue, SE
Cedar Rapids, IA 50677

Surveyor:
Aaron Mueller, PLS

- Sheet Index:**
1. See Sheet 2 of 5 for The Arbors First Addition
 2. See Sheet 3 of 5 for The Arbors Second Addition & Third Addition.
 3. See Sheet 4 of 5 for The Arbors Fourth Addition & Fifth Addition.
 4. See Sheet 5 of 5 for The Arbors Sixth Addition
 5. See Sheet 5 of 5 for surrounding property owners information.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

(Date)
AARON L. MUELLER, P.L.S. IOWA REG. NO. 21428

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1, 2, 3, 4 & 5 of 5

Preliminary Subdivision Plat for The Arbors

Additions to the City of Cedar Falls, Black Hawk County, Iowa

The Arbors Fourth Sixth Addition



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- Land Surveying •
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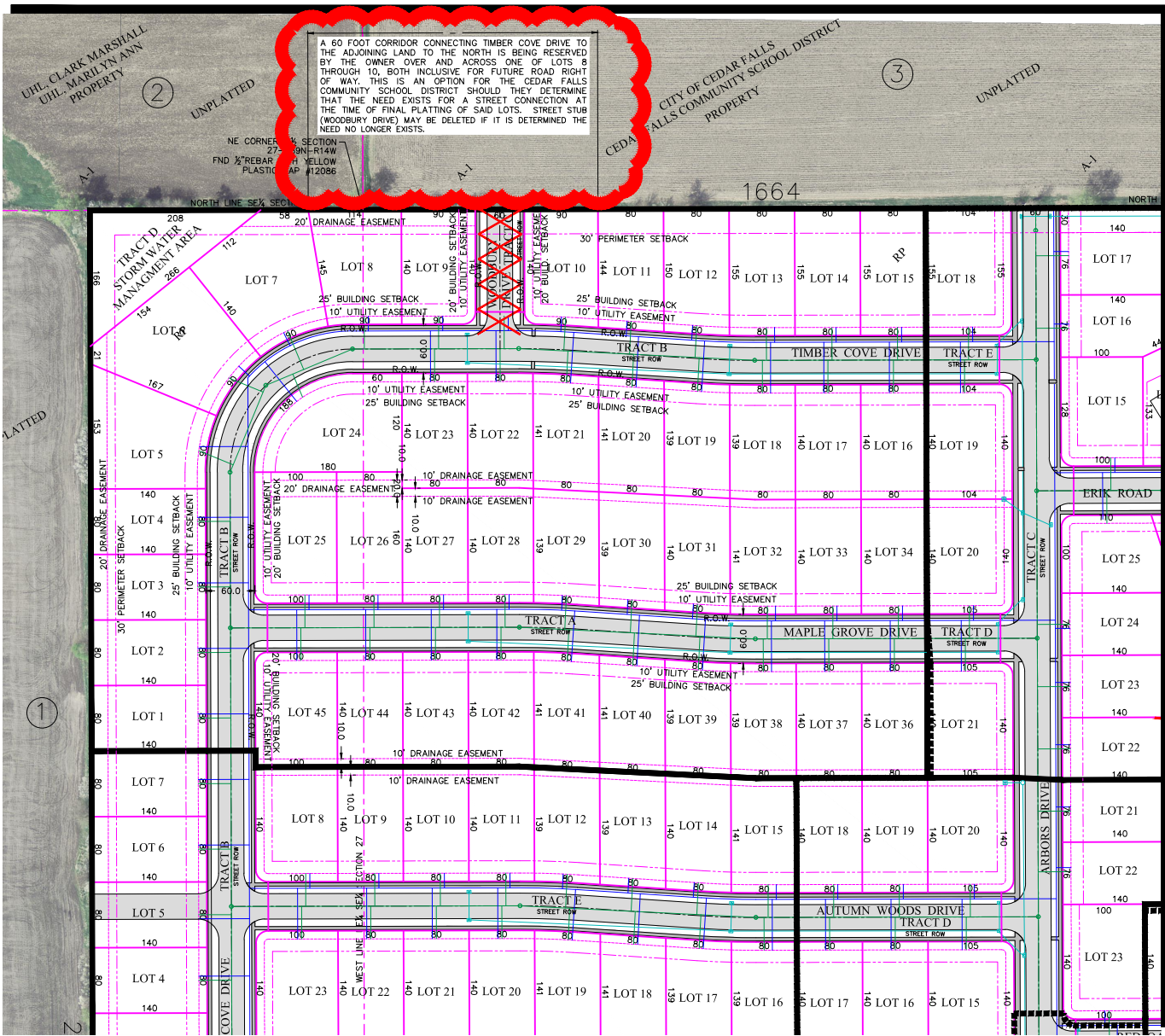
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50613-6967

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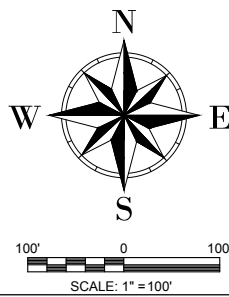
The Arbors
Cedar Falls, Iowa
Preliminary Plat

ADJACENT PROPERTY OWNERS		
#	PROPERTY OWNER	MAILING ADDRESS
1	BECK, BEVERLY J TRUST	415 S 11TH ST NEVADA, IA 50201
2	UHL, CLARK AND MARILYN	10710 UNIVERSITY AVE CEDAR FALLS, IA 50613
3	CITY OF CEDAR FALLS	220 CLAY ST CEDAR FALLS, IA 50613
4	MUNCY, JOHN AND NANCY	6206 VIKING ROAD CEDAR FALLS, IA 50613
5	BROWN, CORINNE R TRUST	1520 PRAIRIE DR STORY CITY, IA 50248
6	WEIH, TIMOTHY G AND KIMBERLY F	5527 APPLEWOOD LN CEDAR FALLS, IA 50613
7	WOOD, RICKY L AND DEBORAH L	5517 APPLEWOOD LN CEDAR FALLS, IA 50613
8	WHITE, JAMES D AND BRANDIE J	5511 APPLEWOOD LN CEDAR FALLS, IA 50613
9	EIBEY, SCOTT L AND LINDAA	5505 APPLEWOOD LN CEDAR FALLS, IA 50613
10	CHRIST, JASON N AND MEREDITH A	5427 APPLEWOOD LN CEDAR FALLS, IA 50613
11	WEIDMAN, CHRISTOPHER M AND HEATHER L	5421 APPLEWOOD LN CEDAR FALLS, IA 50613
12	MC GOWAN, TAFF AND LISA	5415 APPLEWOOD LN CEDAR FALLS, IA 50613
13	KALALA, SRINIVAS AND PRASANTHIV	5407 APPLEWOOD LN CEDAR FALLS, IA 50613
14	KIRKLE, TIMOTHY M AND JULIE A	5327 APPLEWOOD LN CEDAR FALLS, IA 50613
15	PUGH, RANDY L AND KRISTAL	5321 APPLEWOOD LN CEDAR FALLS, IA 50613
16	GIRSCH, EMILY AND CHRISTOPHER	5315 APPLEWOOD LN CEDAR FALLS, IA 50613
17	CHARLTON, ERIC R AND KATRINA M	5307 APPLEWOOD LN CEDAR FALLS, IA 50613
18	SENGUPTA, PRODOSH R AND PRAGNAP	5301 APPLEWOOD LN CEDAR FALLS, IA 50613
19	STYVE, JASON	5223 APPLEWOOD LN CEDAR FALLS, IA 50613
20	FUESSEL, ERIK C AND SHERRY L	2425 ERIK RD CEDAR FALLS, IA 50613
21	KELLER, WILLIE AND KRISTIN	2419 ERIK RD CEDAR FALLS, IA 50613
22	BARTH, DANIEL AND TAMMY	2411 ERIK RD CEDAR FALLS, IA 50613
23	VOSS, ANN AND ANTHONY	2405 ERIK RD CEDAR FALLS, IA 50613
24	SLICKERS, SCOT AND ANGELA	2406 BOXWOOD DR CEDAR FALLS, IA 50613
25	MASON, DAVID AND SINDY	5506 APPLEWOOD LN CEDAR FALLS, IA 50613
26	POLEKSIC, ALEXANDER AND LJUPKA	5428 APPLEWOOD LN CEDAR FALLS, IA 50613
27	WNBORG, TREVOR AND LINDSEY	5422 APPLEWOOD LN CEDAR FALLS, IA 50613
28	SAUNDERS, DAVID AND SANDRA	5414 APPLEWOOD LN CEDAR FALLS, IA 50613
29	WEBENGA, TERRY AND MARGARET	2404 BARKWOOD DR CEDAR FALLS, IA 50613
30	SVOBODA, JUSTIN AND HOLLY	2405 BARKWOOD DR CEDAR FALLS, IA 50613
31	HEMMEN, ARLYN AND DEBRA	2404 ERIK RD CEDAR FALLS, IA 50613
32	PANTHER FARMS LLC	409 MAIN ST CEDAR FALLS, IA 50613
33	TARGET CORPORATION	PO BOX 9456 MINNEAPOLIS, MN 55440
34	CAMPBELL, DAVID	6314 VIKING RD CEDAR FALLS, IA 50613



A 60 FOOT CORRIDOR CONNECTING TIMBER COVE DRIVE TO THE ADJOINING LAND TO THE NORTH IS BEING RESERVED BY THE OWNER OVER AND ACROSS ONE OF LOTS 8 THROUGH 10, BOTH INCLUSIVE FOR FUTURE ROAD RIGHT OF WAY. THIS IS AN OPTION FOR THE CEDAR FALLS COMMUNITY SCHOOL DISTRICT SHOULD THEY DETERMINE THAT THE NEED EXISTS FOR A STREET CONNECTION AT THE TIME OF FINAL PLATTING OF SAID LOTS. STREET STUB (WOODBURY DRIVE) MAY BE DELETED IF IT IS DETERMINED THE NEED NO LONGER EXISTS.

- Notes:**
1. Tract A in The Arbors Sixth Addition will be designated for storm drainage, storm water detention, and storm water quality. (Detain 100 Yr. event released at the Two Yr. rate)
 2. See Typical Road Sections on Sheet 1 of 5 for street and Right-of-Way widths.
 3. Proposed sanitary sewer, storm sewer, and water utility locations are conceptual and are subject to change during the preparation of the construction plans for each phase.



-22-

Item 5.B.

u:\5622.dwg\Survey\Preliminary-ResZoning Plat Revised 20160329.dwg

REVISIONS			
NO.	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

DATE: 3/28/2014
DRAWN BY: Aaron
CHECKED: ---
APPROVED: ---
PROJECT NUMBER: 776
Drawing No.

5 of 5

The Arbors REZONING PLAT

Cedar Falls, Black Hawk County, Iowa
January 2014

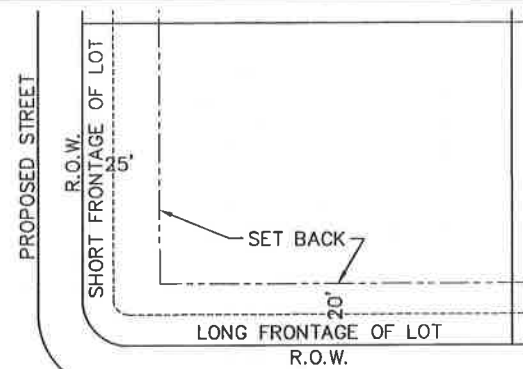
CURRENT ZONING: A-1, AGRICULTURE

PROPOSED ZONING: RP, PLANNED RESIDENTIAL

PROPOSED LAND USE			
LAND USE	UNITS	AREA	DENSITY
SINGLE FAMILY	207	65.8 AC	3.2 UNITS/AC
TOTAL RES. USE	207	65.8 AC	3.2 UNITS/AC
STREET ROW		16.8 AC	
TOTAL REZONE		82.57 AC	

TYPICAL SETBACKS	
FRONT	25' *
SIDE	5'
REAR	30'

*NOTE:
FOR CORNER LOTS, THE SHORT LOT FRONTAGE LENGTH SHALL BE CONSIDERED THE LOT FRONTAGE AND HAVE A SETBACK OF 25 FEET WHILE THE LONG LOT FRONTAGE LENGTH SHALL BE CONSIDERED THE SIDE FRONTAGE AND HAVE A SETBACK OF 20 FEET. SEE DETAIL ON THIS SHEET.



TYPICAL CORNER LOT SETBACK DETAIL

LEGEND

- OWNERSHIP BOUNDARY
- REZONING AREA

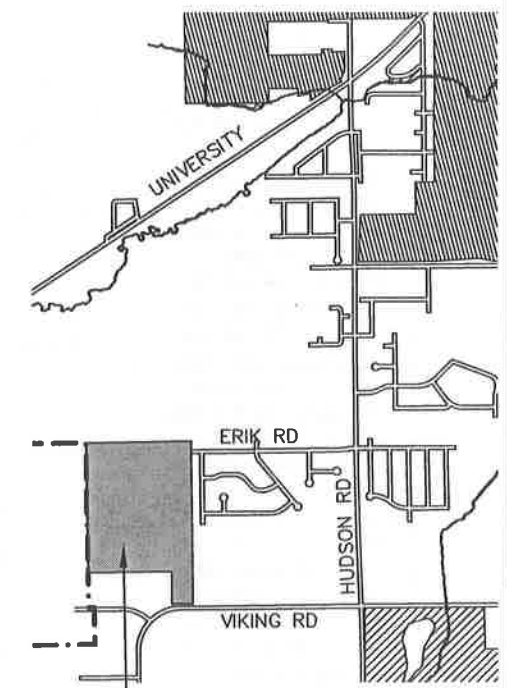
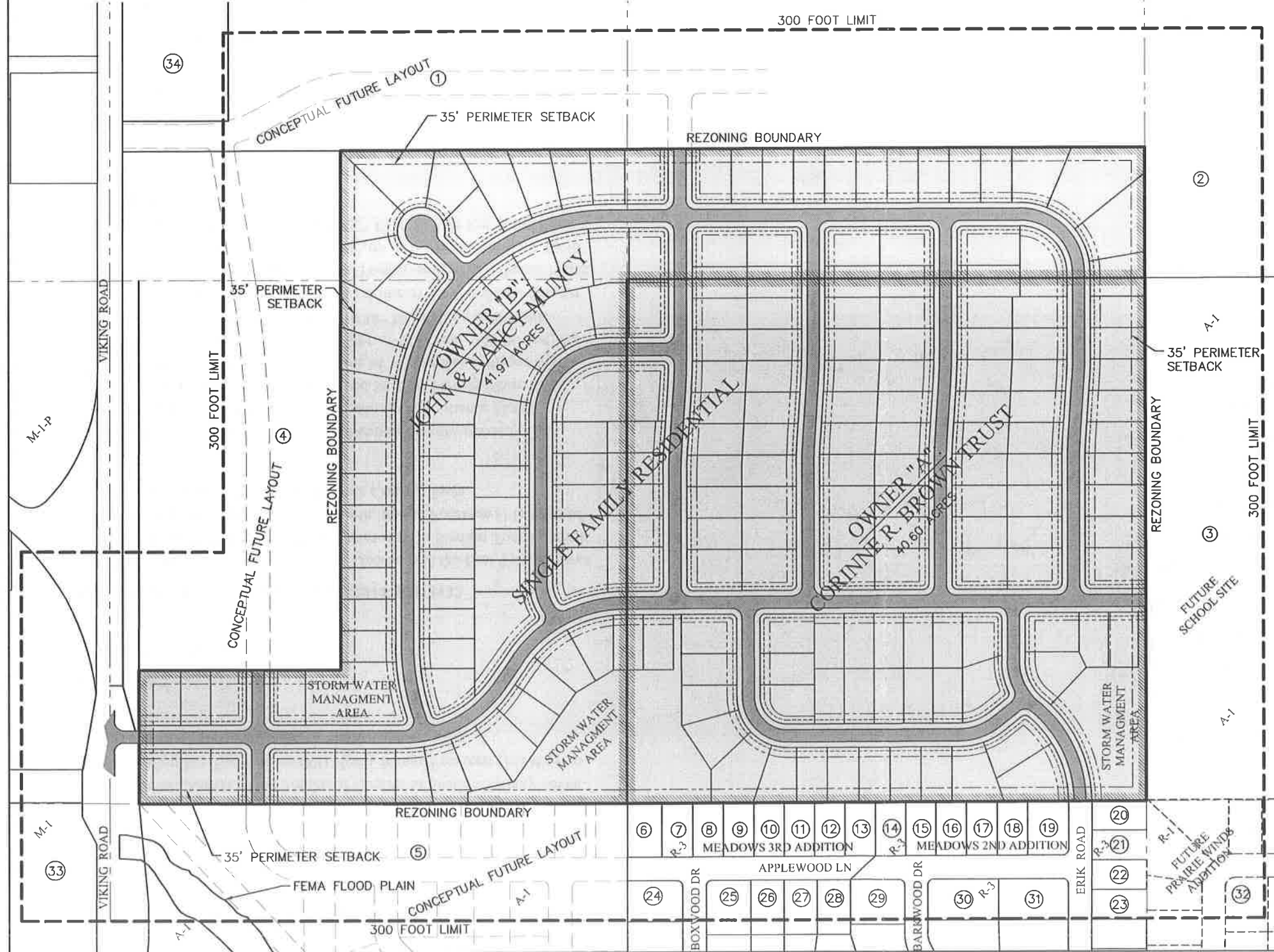
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- Civil • Environmental • Wastewater •
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- Industrial • Structural •
- Construction Management •
- Transportation • Electrical •
- Land Surveying •
- Land Development •
- Insurance Claim Investigation •

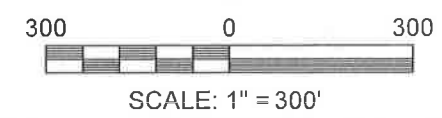
5106 Nordic Drive
Cedar Falls, Iowa
50613-6967

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www.shoffengineers.com

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PROJECT LOCATION



The Arbors Cedar Falls, Iowa Rezoning Plat

REVISIONS			
NO.	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

DATE: 1/15/2014
DRAWN BY: Aaron
CHECKED BY:
APPROVED BY:
PROJECT NUMBER: 776
Drawing No.

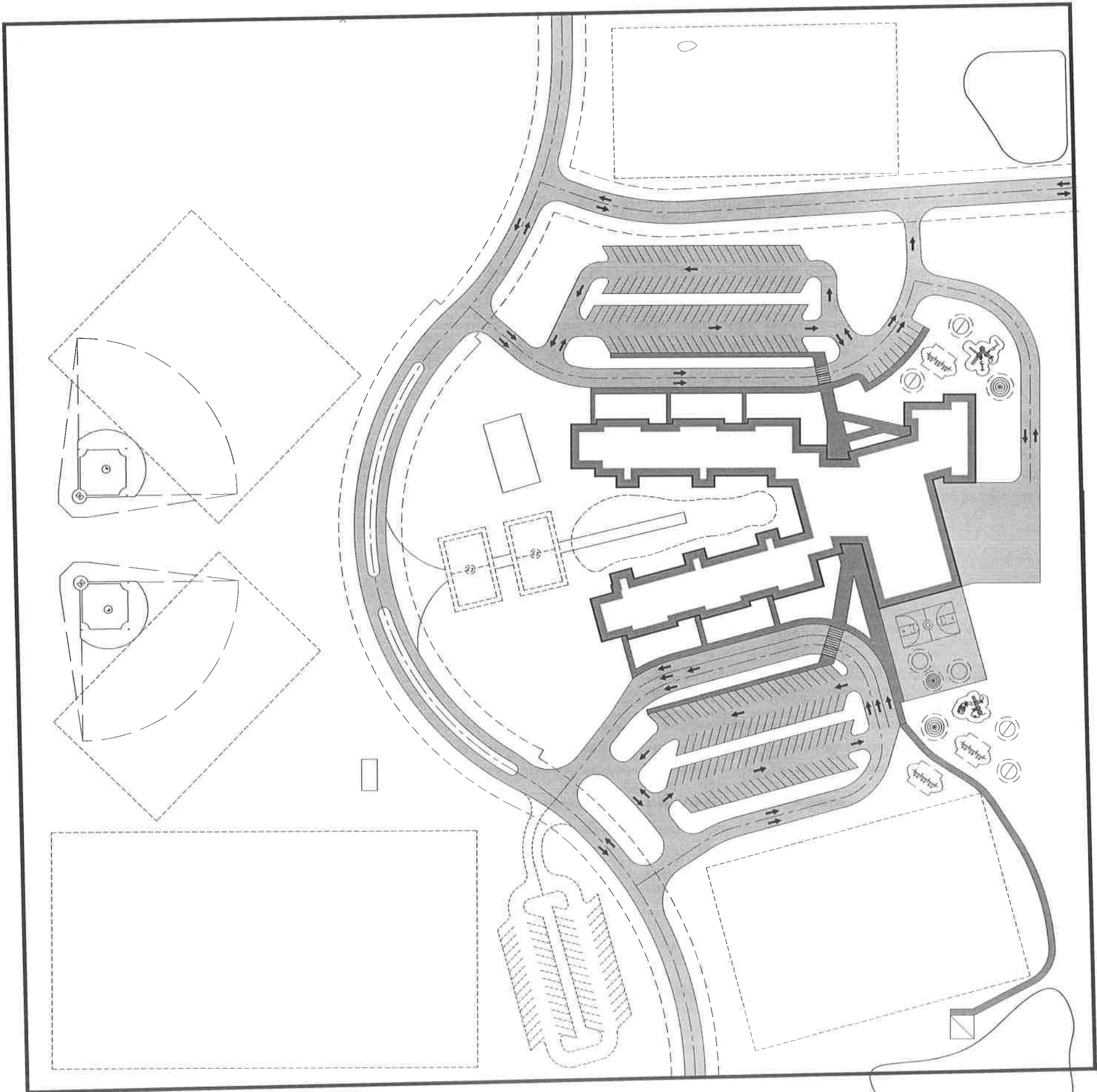
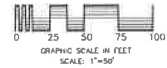
STRUCTURE

1125 224th Street, Cedar Falls, IA 52501
 Phone: 319.224.1233 | www.structure.com | 1125 224th Street, Cedar Falls, IA 52501

HALL & HALL ENGINEERS CIVIL ENGINEER
 1500 Dayton Road
 Iowa City, IA 52242
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 Iowa City, IA 52242
 Phone: 319.333.7830

MIDUS ENGINEERS MECHANICAL ENGINEER
 214 East 4th Street
 Waterloo, IA 52256
 Phone: 319-225-8600



PROJECT TITLE

**CEDAR FALLS
 ELEMENTARY**
 CEDAR FALLS, IOWA

KEY PLAN

DRAWING INFORMATION
 SCHEMATIC DESIGN

REVISION INFORMATION		
NO.	DATE	DESCRIPTION

STRUCTURE ARCHITECTS

PROJECT NUMBER: 19997
 ISSUE DATE: 07-13-16

SD1.0

HALL & HALL ENGINEERS, INC.
 ENGINEERS IN IOWA AND ILLINOIS SINCE 1912
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 LAND SURVEYORS & LAND DEVELOPMENT PLANNERS



C:\Users\jhall\Documents\2016\16-07-13\Cedar Falls Elementary\Structure\19997\19997_Schematic\19997_Schematic.dwg Date Plotted: Jul 15, 2016 - 12:46pm Plotted By: BRENT LACOMAN