



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, JUNE 14, 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 May 24, 2023

**Public Comments**

**Old Business**

2. **Zoning Code Text Amendment – Parking for Institutional Uses in CD-DT (TA23-002)**  
**Petitioner:** City of Cedar Falls  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Hold public hearing and make a recommendation to City Council*

**New Business**

3. **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)  
**Recommendation:** *Introduction of new plan and discussion of background*  
**P&Z Action:** *Discuss, provide direction, and continue to the next meeting*
4. **Preliminary Plat – Autumn Ridge 9th and 11th Additions (PP23-001)**  
**Petitioner:** BKND, Inc. Owner; CGA Engineering, Engineer  
**Previous discussion:** November 24, 2020; March 9, 2022 (under previous case number PP20-004)  
**Recommendation:** *Introduction of new plat and discussion of background*  
**P&Z Action:** *Discuss, provide direction, and continue to the next meeting*

**Commission Updates**

**Adjournment**

Reminders:

- \* June 28 and July 12 - Planning & Zoning Commission Meetings
- \* June 20 (Tuesday) and July 17 - City Council Meetings  
(Note: only one meeting in July)

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
May 24, 2023  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on May 24, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Crisman, Grybovyeh, Larson, Leeper, Lynch and Stalnaker. Hartley and Moser were absent. Karen Howard, Planning and Community Services Manager, and Jaydevsinh Atodaria, Planner I were also present.

- 1.) Chair Lynch noted the Minutes from the May 10, 2023 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Ms. Grybovyeh seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovyeh, Larson, Leeper, Lynch and Stalnaker), and 0 nays.
  
- 2.) The first item of business was a Land Use Map amendment from Low Density Residential to Neighborhood Commercial and Mixed Use, as well as a rezoning from C-1 to PC-2 for property at 702 LeClair Street. Chair Lynch introduced the item and Mr. Atodaria provided background information. He explained that the property is located on the corner of West 1<sup>st</sup> and LeClair Streets and covered background that was discussed at the last meeting. He provided a rendering of the location that showed existing and proposed building locations on the site, as well as landscaping and bike plan. He also showed the future land use map and discussed the proposed changes, speaking about current access from LeClair Street and traffic volume on site. Mr. Atodaria also went over the technical comments that have been brought forward. PC-2 districts require that all site plans in the district be approved by the Planning and Zoning Commission. The applicant will need to submit a site plan application that is consistent with the submitted master plan and district regulations. A development agreement will also be needed at the same time to ensure that all conditions are followed. Staff recommends restricting allowed uses to those uses allowed in the C-1 District and additionally allow one “wholesale business use with associated warehouse space” with a limitation of warehouse space to not exceed 11,000 square feet total. If the undeveloped area south of the proposed storage building is developed in the future, a public sidewalk along the LeClair Street frontage should be constructed that connects to the 1<sup>st</sup> Street Trail. An access drive will not be granted off West 1<sup>st</sup> Street and the developer must ensure that the intensity and scale of the “wholesale business use with associated warehouse space” may not increase to a level that the use of the subject property becomes a “wholesaling/warehousing motor freight terminal,” which is prohibited in the PC-2 Planned Commercial District. With these stipulations, staff recommends approval of the land use map amendment and rezoning.

Ms. Grybovyeh made a motion to approve the land use map amendment. Mr. Leeper seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovyeh, Larson, Leeper, Lynch and Stalnaker), and 0 nays.

Ms. Grybovyeh made a motion to approve the rezoning request subject to staff recommendations. Mr. Larson seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovyeh, Larson, Leeper, Lynch and Stalnaker), and 0 nays.

- 3.) The next item for consideration by the Commission was a zoning code text amendment regarding allowance of vinyl siding in the Downtown Character District. Chair Lynch introduced the item and Ms. Howard provided background information. She explained that the item stems

from a referral from City Council to consider allowing vinyl siding on any new single-unit dwelling and on new construction of other small residential buildings with six or fewer dwelling units (i.e. duplexes, townhomes, small apartment buildings) in the Neighborhood frontage areas of the Downtown Character District. Previously vinyl siding was not allowed in the Central Business District Overlay, but residential neighborhoods outside of the CBD previously had no standards for exterior cladding. The Downtown Character District prohibits the use of vinyl siding in the Urban General, Urban General 2 and Storefront areas. In Neighborhood Frontage areas, vinyl siding is allowed on existing single-family dwellings, even if it is not currently clad in vinyl siding. Existing buildings with vinyl siding can be replaced with the same, and any additions can also be clad with vinyl siding. Ms. Howard displayed the Downtown Character District Regulating Plan that shows where these specific neighborhoods are located. She discussed the options that the Commission has at this time. They may: recommend no change to the current ordinance; amend to allow vinyl siding on single-unit dwellings in the Neighborhood Frontages; amend to allow vinyl siding on residential buildings with six or fewer dwelling units in the Neighborhood Frontages, or any other combination as recommended by the Commission.

Ms. Crisman noted that it is interesting that in the initial conversation it was opted for new builds to require old materials but the old structures could use the newer materials. In driving around the Downtown Character District there's a definite difference between the older and newer buildings and feels that the older materials maintain the character of the district. Mr. Larson stated that he feels that if someone were following that design idea, people might be using asbestos siding. He stated that, with the issue of housing affordability, requiring more expensive siding materials is not a good idea.

Mr. Larson made a motion to approve vinyl siding for single-unit dwellings and residential buildings with six or fewer dwelling units in the Neighborhood Frontages. Ms. Lynch seconded the motion.

After further discussion and concerns expressed by other Commissioners about allowing vinyl siding on new construction of larger buildings, Mr. Larson agreed and withdrew his motion and made a new motion to amend the code to allow vinyl siding on single-unit dwellings and to amend the code to allow vinyl siding on two-unit dwellings as well. Mr. Leeper seconded the motions.

Commission members discussed further comments and concerns with the items.

The motion was approved to allow vinyl siding on single-unit dwellings with 6 ayes (Alberhasky, Grybovyeh, Larson, Leeper, Lynch and Stalnaker), and 1 nay (Crisman).

The motion was approved to allow vinyl siding on two-unit dwellings (duplexes) with 5 ayes (Alberhasky, Larson, Leeper, Lynch and Stalnaker), and 2 nays (Crisman and Grybovyeh).

- 4.) The item regarding a communication tower at 4510 Chadwick Road was withdrawn and the Commission moved to the next item, a zoning code text amendment regarding parking and minimum building height for institutional uses in CD-DT. Chair Lynch introduced the item and Ms. Howard provided background information. She explained that the discussion was prompted by an inquiry from St. Patrick's Church about using a vacant lot for a surface parking lot. The property is in the Urban General Frontage of the Downtown Character District. She noted that the church indicated that sometime in the future they may build a new daycare on the site but for now would like to use the entirety of the lot for parking. She noted that accessory uses, such as parking, are not allowed without a principal use in any zone in the City with a few exceptions. She noted that parking area setbacks in most zones are relative to the principal buildings on the site. Also, the two-story minimum building height in the UG, UG2

and Storefront areas may be problematic as well. Ms. Howard displayed an image of an excerpt of the downtown regulating plan to demonstrate how parking setback areas are delineated on the Downtown Character District Regulating Plan. She discussed parking setbacks in other zoning districts as a comparison to the Downtown Character District code. She noted that the question is whether there should be some additional flexibility for parking for civic/institutional uses in the Downtown Character District to allow parking forward of the parking setback lines on the regulating plan. She noted that there are a number of churches and schools in the Downtown Character District with campus-like settings that extend over multiple properties. She noted that institutional uses are important to the character of the neighborhood and this may warrant different rules, but it is important to ensure surrounding development is respected. This might be achieved by creating a landscaped buffer between parking areas and public sidewalks and adjacent properties. She also discussed the pros and cons of the minimum two-story height standard and spoke about solutions that could allow for more flexibility for Civic and Institutional uses. At this time the item will be for discussion by the Commission.

Mr. Larson made a motion to set a public hearing for the June 14, 2023 meeting. Ms. Crisman seconded the motion.

Mr. Leeper stated that he struggles with this request and is concerned about making all sorts of exceptions to the rules in the new code. He feels it sets a bad precedent.

Mr. Larson likes the points of challenge with the new code as they give an opportunity to consider all options, but he also feels that after going through the exhaustive process of creating the zoning code that it's important to stick to it. He believes that the parking matter, regardless of how you feel about it, drives the building height situation. He also feels that public/non-profit and private development sectors should follow the same rules.

Ms. Crisman feels that the whole vibe of the downtown area is the character of density so starting to make exceptions will undo that. She would like to stay with the current rules and let them work as they are.

Ms. Lynch agreed with the previous sentiments.

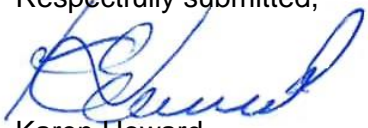
Mr. Larson asked about potentially coming up with a formula for height exceptions to allow for consideration of individual projects based on the size of the site being considered.

After further discussion, Mr. Larson revised his motion to set the date for a public hearing for the parking amendments only and to leave the question of minimum height until a later date. Ms. Crisman seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovyeh, Larson, Leeper, Lynch and Stalnaker), and 0 nays.

- 5.) As there were no further comments, Mr. Leeper made a motion to adjourn. Ms. Grybovyeh seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Grybovyeh, Larson, Leeper, Lynch and Stalnaker), and 0 nays.

The meeting adjourned at 6:25 p.m.

Respectfully submitted,

  
Karen Howard  
Community Services Manager

  
Joanne Goodrich  
Administrative Assistant



## DEPARTMENT OF COMMUNITY DEVELOPMENT



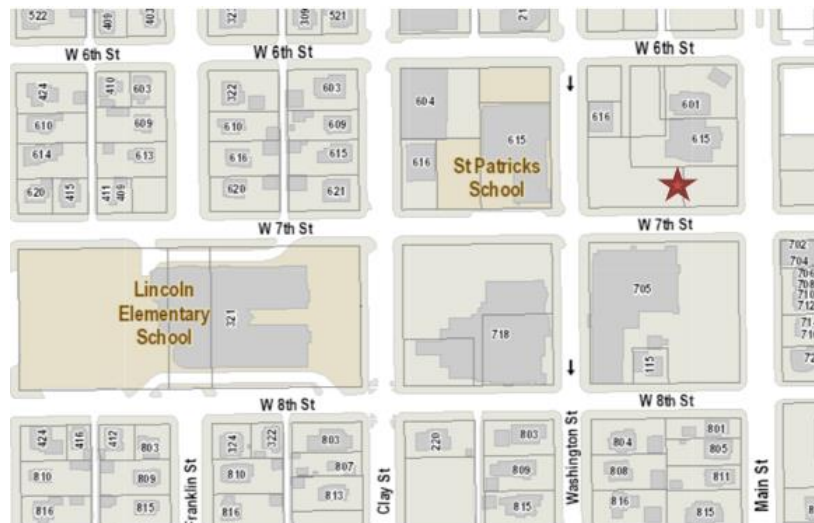
City of Cedar Falls  
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Cedar Falls, Iowa 50613  
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### MEMORANDUM Planning & Community Services Division

**TO:** Planning & Zoning Commission  
**FROM:** Karen Howard, AICP, Planning & Community Services Manager  
**DATE:** June 14, 2023  
**SUBJECT:** Zoning Code Text Amendment – Parking for Civic/Institutional Uses in Downtown Character District (TA23-002)

#### Background

The City received an inquiry from St. Patrick Catholic Church about constructing a new parking lot on a property they recently acquired that is located on the north side of 7<sup>th</sup> Street between Washington Street and Main Street. The property is across Clay Street from St. Patrick's School and across 7<sup>th</sup> Street from St. Patrick's Church. The school, church, and vacant property are located in the Urban General (UG) frontage area within the Downtown Character District. The property is currently vacant land with no buildings. Previously another church was located on the site but has since been demolished.



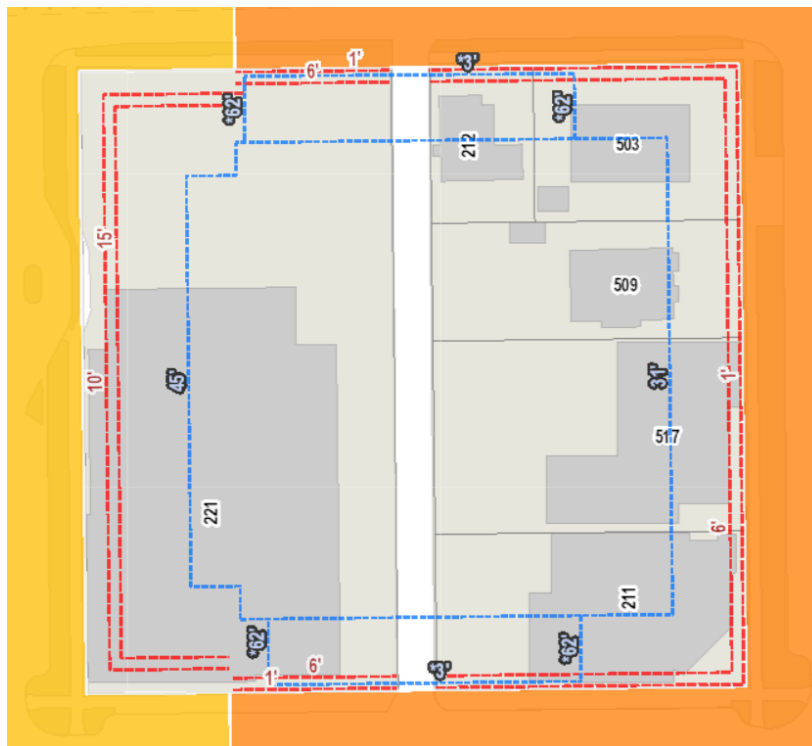
St. Patrick's would like to use the lot for parking but in the future may build a daycare or other building on the site. There are a couple of challenges the church has identified regarding future use of the property. They have indicated that the 2-story minimum height requirement for a new building may be problematic, as they are only contemplating a 1-story daycare center in the future. Secondly, in most zoning districts, as is the case here, parking is not generally allowed without a principal use on the property and the location of parking is based on setback standards relative to the

principal buildings and uses on the site. The question is whether civic and institutional uses should be treated differently as they are generally located on larger or contiguous parcels, as you can see in the image above for St. Patrick's school and church, Lincoln Elementary and the Methodist Church. Also, is the 2-story minimum height standard in the UG, UG2, and Storefront areas of the Downtown Character District problematic, given the small size of many properties and parking requirements for upper story uses.

## Analysis

## Parking Location Standards

The intent of the Urban General and Storefront frontages in the Downtown Character District is to encourage buildings to be built close to the street so that street frontages are lined with buildings to support a pedestrian-friendly, mixed-use district. To achieve that goal, the regulating plan for the Downtown Character District contains a build-to line at the fronts of lots indicating where buildings should be aligned along the street. The parking setback line in the Urban General, Urban General 2, and Storefront frontages is generally about 30 feet behind the build-to line indicating where parking can be located. Along the side streets (generally the numbered streets that run perpendicular to the mid-block alleys), there is an area where parking can be placed closer to the street if it is enclosed within a building. See an excerpt from the Downtown regulating plan below with the red lines indicating the build-to area and the blue line representing the parking setback line. Parking can be located anywhere behind the blue lines.



It should be noted that parking lots in all zoning districts must be set back from streetside lot lines and abutting properties and screened with trees and shrubs.

Following is a list of the parking setback rules for various zoning districts:

- In residential zoning districts no parking is allowed in the front yard (area between the principal buildings and the street), required front yard or required side yards. Required side yards are generally 10% of the lot width. Required front yards in these zones:
  - R-1: 30 feet
  - R-2, R-3: 25 feet
  - R-4: 20 feet
- MU – Mixed Use District: 30 feet from major streets, 20 feet from interior streets and accessways
- HWY-1 Commercial District: 20 feet
- C or M Districts: 5 feet, but 10 feet when abutting a residential district

There are several civic and institutional uses in the Downtown Character District, including St. Patrick Church and School, First Methodist Church, First Presbyterian Church, and Lincoln Elementary School. Civic and Institutional uses such as churches and schools are often designed with open spaces, parking areas, and playgrounds in a campus-like setting, which in the downtown area often involves multiple adjacent properties. While Civic Buildings as designated on the regulating plan and as defined in the code, are exempt from certain standards in the new Character District Code, there is no specific exemption for parking lots, particularly when located on a separate lot from the principal use.

The intent of the Downtown Character District Code is to facilitate development that is consistent with the adopted Downtown Vision Plan. One of the major objectives of the Vision Plan is to encourage future development that helps preserve the character of the Downtown area. Churches and schools and other institutional uses are important to the character and livability of the downtown neighborhoods. Since they operate differently than commercial or residential uses, different rules may be warranted, provided they ensure that surrounding residential properties and public areas such as parks and public sidewalks are buffered from vehicular areas and glare from lights.

#### Minimum Building Height in the Downtown Character District

The 2-story minimum building height standard in the UG, UG2, and Storefront Areas is intended to ensure a minimum building scale along downtown streets, similar to the main street character along the parkade. The minimum height encourages development that fully utilizes downtown sites and building up instead of spreading out preserves

larger areas behind for needed parking. That being said, there are many small properties downtown where requiring a second story may require more parking than what is possible on the site, making redevelopment challenging. There are also sites where mixed-use, storefront-type development is not desired by the property owner, such as the case with many civic and institutional uses.

## **Discussion of Solutions**

### Minimum Building Height

Staff have heard from several property owners that a second story would be challenging and was not within the anticipated scope of their project. With such a small downtown area in Cedar Falls, the challenges of requiring a minimum building height may outweigh the benefits. Staff recommends eliminating the minimum height standard from the code. At the Planning and Zoning Commission meeting on May 24, the Commission expressed concern about eliminating the 2-story minimum height requirement in all cases and recommended either leaving the code as is or coming up with an exception process whereby waiver of the second story could be considered on a case-by-case basis based on specific standards. Staff agreed to bring back some ideas at a later date for consideration.

### Parking Location Standards

To provide more flexibility for civic and institutional uses in the Downtown Character District, staff suggests consideration of creating a special rule that would allow parking to be located forward of the parking setback line on the regulating plan, but with certain conditions that would ensure that parking areas are buffered and screened with landscaping and trees from public sidewalks and abutting properties. The following language is provided for consideration:

On lots owned by and used for an allowed Civic or Institutional Use, parking may be located forward of the parking setback line, provided that:

1. The parking area is on a lot that contains the subject Institutional or Civic Use or directly abuts or is across the street or alley from the Civic or Institutional Use;
2. The parking area is setback a minimum of 10' from any streetside lot line and parking setbacks from common lot lines according to the requirements of code shall apply;
3. The parking area shall be landscaped according to the standards in Section 26-220(i), General landscaping of parking within all districts;
4. If the lot shares a common lot line with a Neighborhood Small or Medium frontage lot, or a lot in a R-1 or R-2 District, the parking lot shall be set back a minimum of 5 feet from the common lot line and

screened according to the standards in Section 26-220(i), General landscaping of parking areas within all districts.

5. When a principal building is constructed on the site, the building must meet all standards and requirements, as applicable.

### **RECOMMENDATION:**

Staff recommends approval of the amendment to the parking location standards for civic and institutional uses within the Downtown Character District as outlined above.

Staff recommends postponing discussions about amending the minimum height standards until a later date to allow time for staff to develop some alternative language for the Commission to consider.

## **PLANNING & ZONING COMMISSION MINUTES**

### **Discussion**

**5/24/2023**

Commission moved to the next item, a zoning code text amendment regarding parking and minimum building height for institutional uses in CD-DT. Chair Lynch introduced the item and Ms. Howard provided background information. She explained that the discussion was prompted by an inquiry from St. Patrick's Church about using a vacant lot for a surface parking lot. The property is in the Urban General Frontage of the Downtown Character District. She noted that the church indicated that sometime in the future they may build a new daycare on the site but for now would like to use the entirety of the lot for parking. She noted that accessory uses, such as parking, are not allowed without a principal use in any zone in the City with a few exceptions. She noted that parking area setbacks in most zones are relative to the principal buildings on the site. Also, the two-story minimum building height in the UG, UG2 and Storefront areas may be problematic as well. Ms. Howard displayed an image of an excerpt of the downtown regulating plan to demonstrate how parking setback areas are delineated on the Downtown Character District Regulating Plan. She discussed parking setbacks in other zoning districts as a comparison to the Downtown Character District code. She noted that the question is whether there should be some additional flexibility for parking for civic/institutional uses in the Downtown Character District to allow parking forward of the parking setback lines on the regulating plan. She noted that there are a number of churches and schools in the Downtown Character District with campus-like settings that extend over multiple properties. She noted that institutional uses are important to the character of the neighborhood and this may warrant different rules, but it is important to ensure surrounding development is respected. This might be achieved by creating a landscaped buffer between parking areas and public sidewalks and adjacent properties. She also discussed the pros and cons of the minimum two-story height standard and spoke about solutions that could allow for more flexibility for Civic and Institutional uses. At this time the item will be for discussion by the Commission.

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## DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls  
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### MEMORANDUM

#### Planning & Community Services Division

**TO:** Planning & Zoning Commission  
**FROM:** Jaydevsinh Atodaria (JD), City Planner I  
Matthew Tolan, Civil Engineer II  
**DATE:** June 9, 2023  
**SUBJECT:** The Autumn Ridge Master Plan Amendment (MP23-002)

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

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

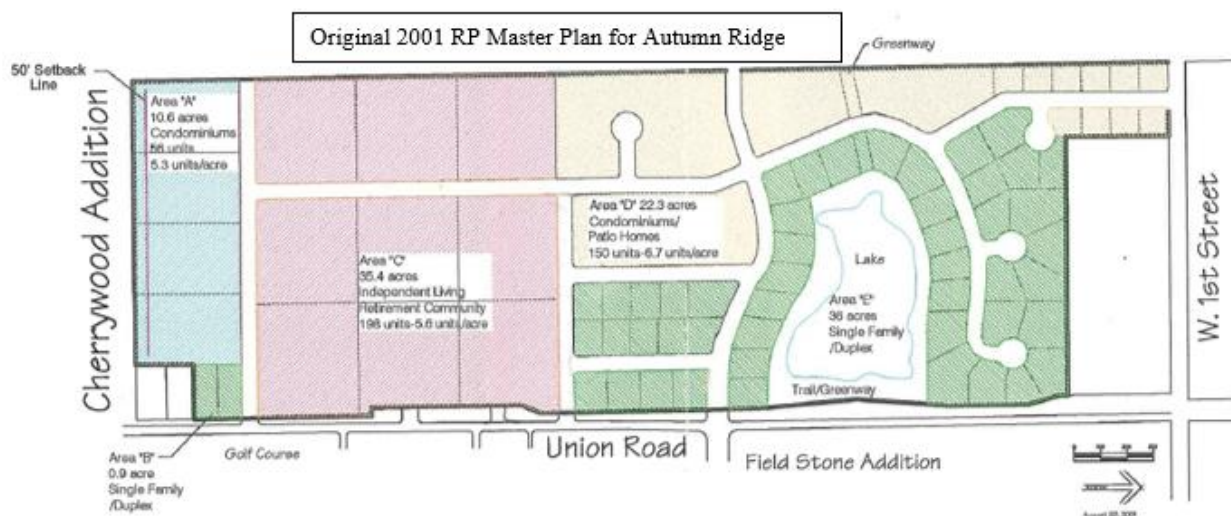
**LOCATION:** West of Union Road and south of W. 1<sup>st</sup> Street

### 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





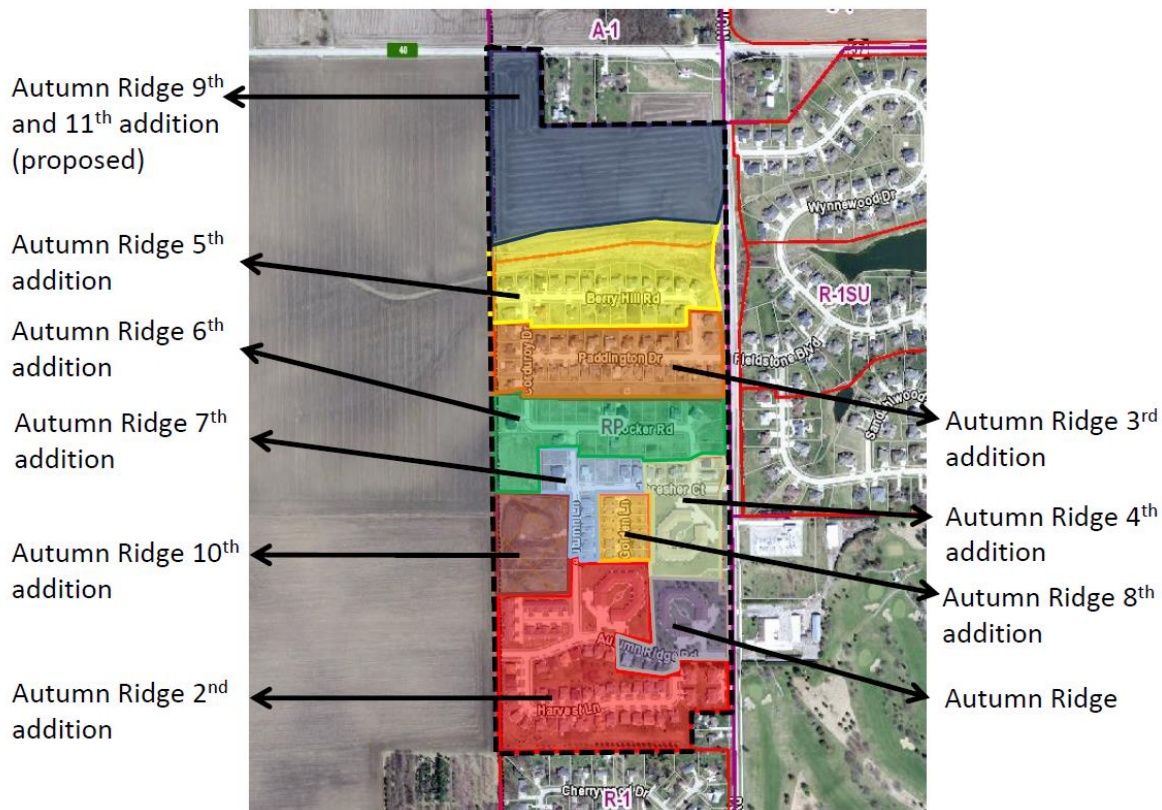
for the entire development area. The original master plan illustrates a mix of housing types, a proposed layout for the streets, and a 3 to 5 acre lake that would serve as both a storm water retention facility for much of the 105 acre development and included shared community space and trails around 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





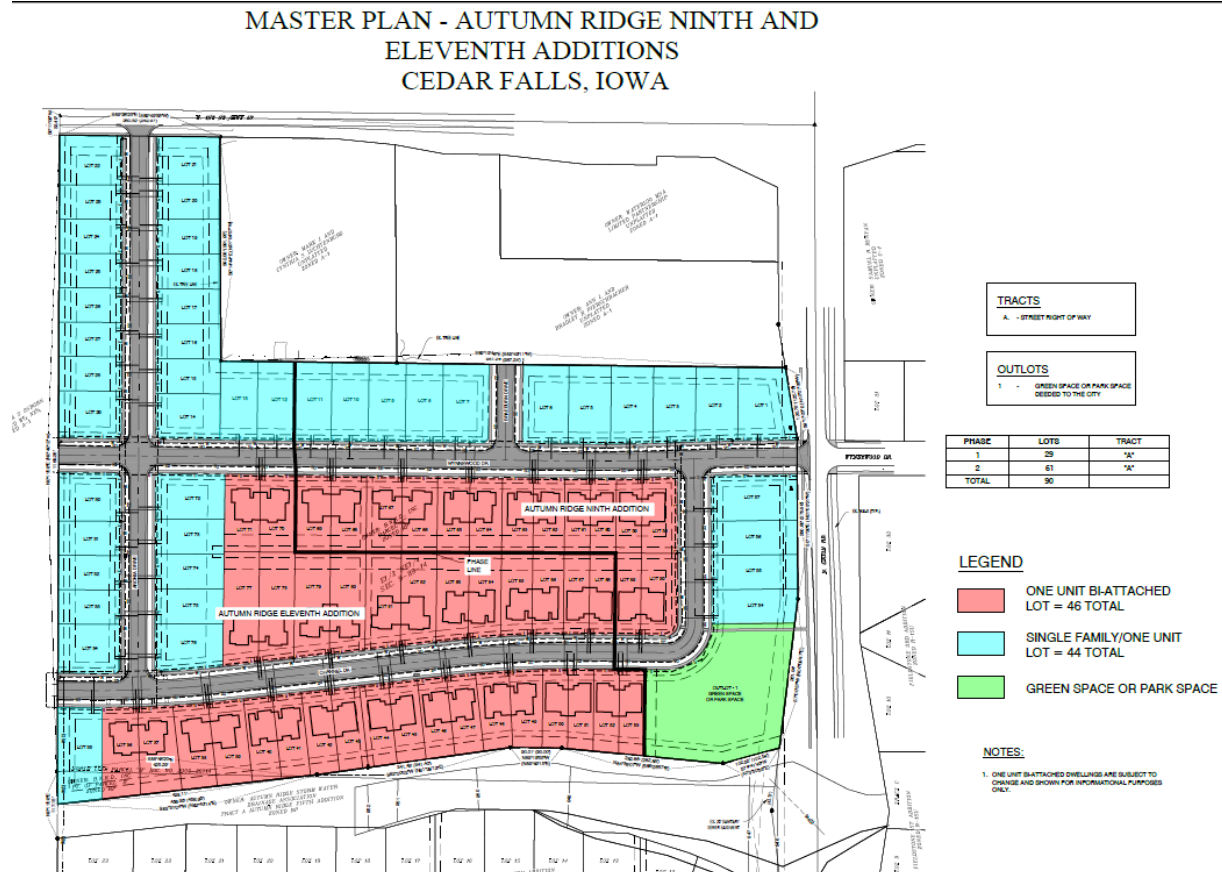
For any proposed development that is not consistent with the approved RP master plan, an amendment is required to be approved by Planning and Zoning Commission and City Council. The proposed new master plan possesses significant change from the original master plan and development agreement in terms 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 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.

#### 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 procedures agreement.

#### STAFF RECOMMENDATION

The introduction of this master plan amendment is for discussion and public comment. City staff recommends continuing the discussion to the next Planning and Zoning meeting.

#### PLANNING & ZONING COMMISSION

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.
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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.

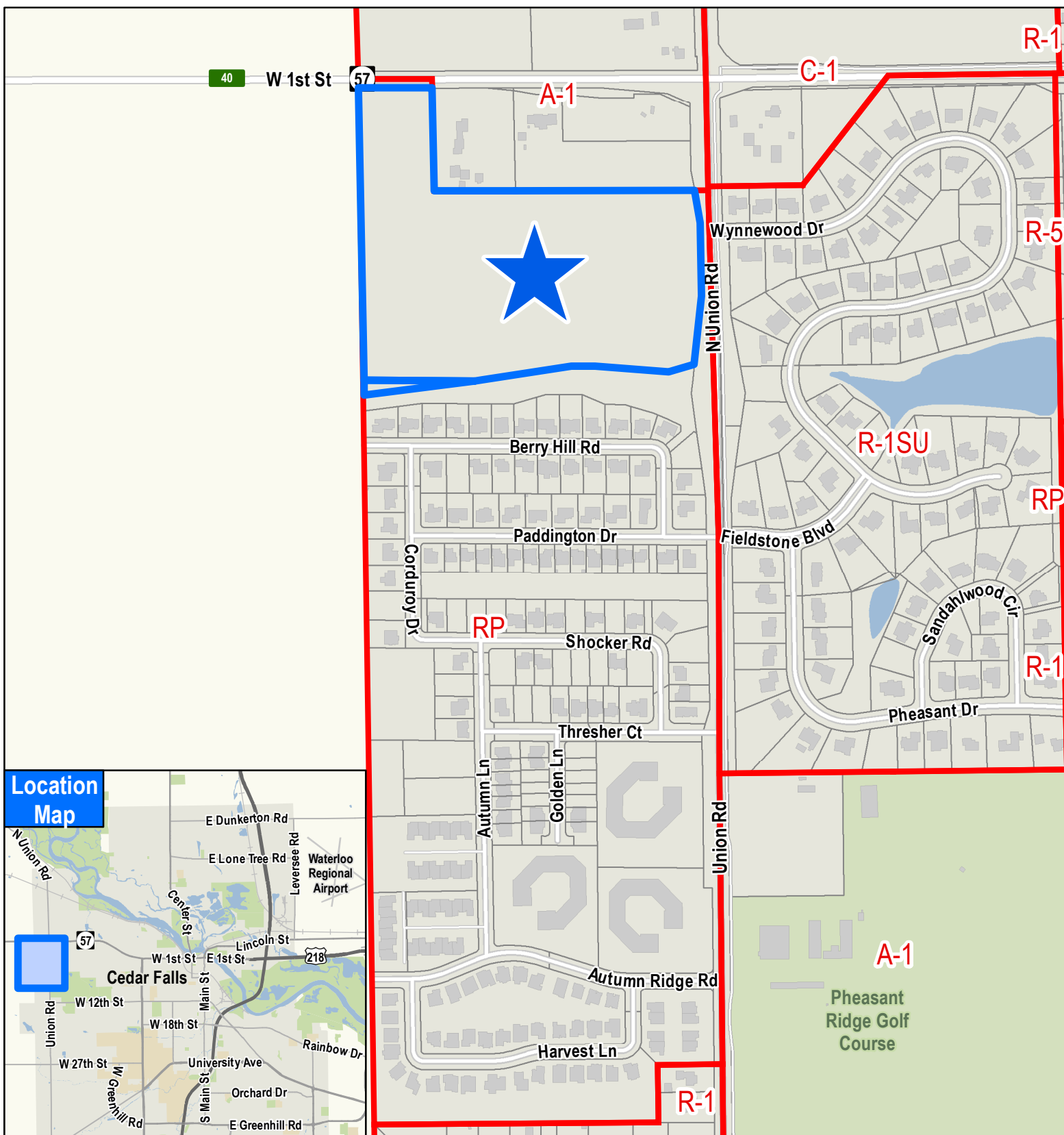
Vice Chair Leeper stated that he would like to hear more from the Commission to give some direction to the developer on whether they agree with the comments and recommendations from staff. Mr. Schrad stated that he agrees with the recommendations from staff but does recommend that the developer listen 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.

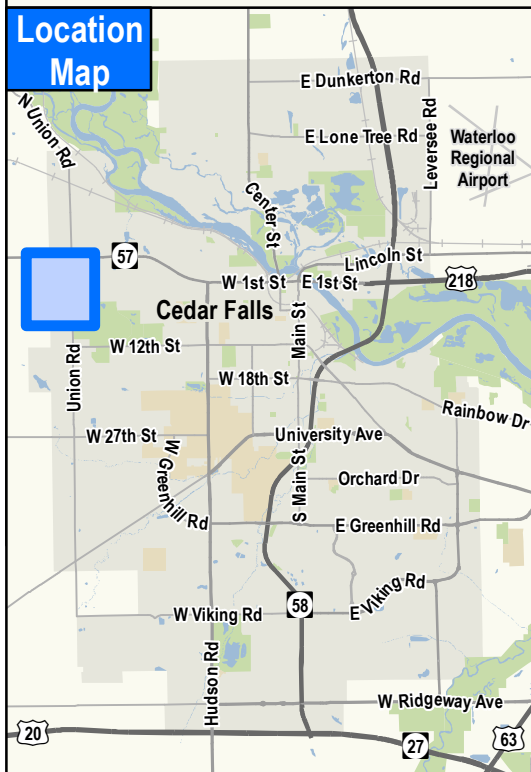
# Cedar Falls Planning and Zoning Commission

## June 14, 2023

Item 3.

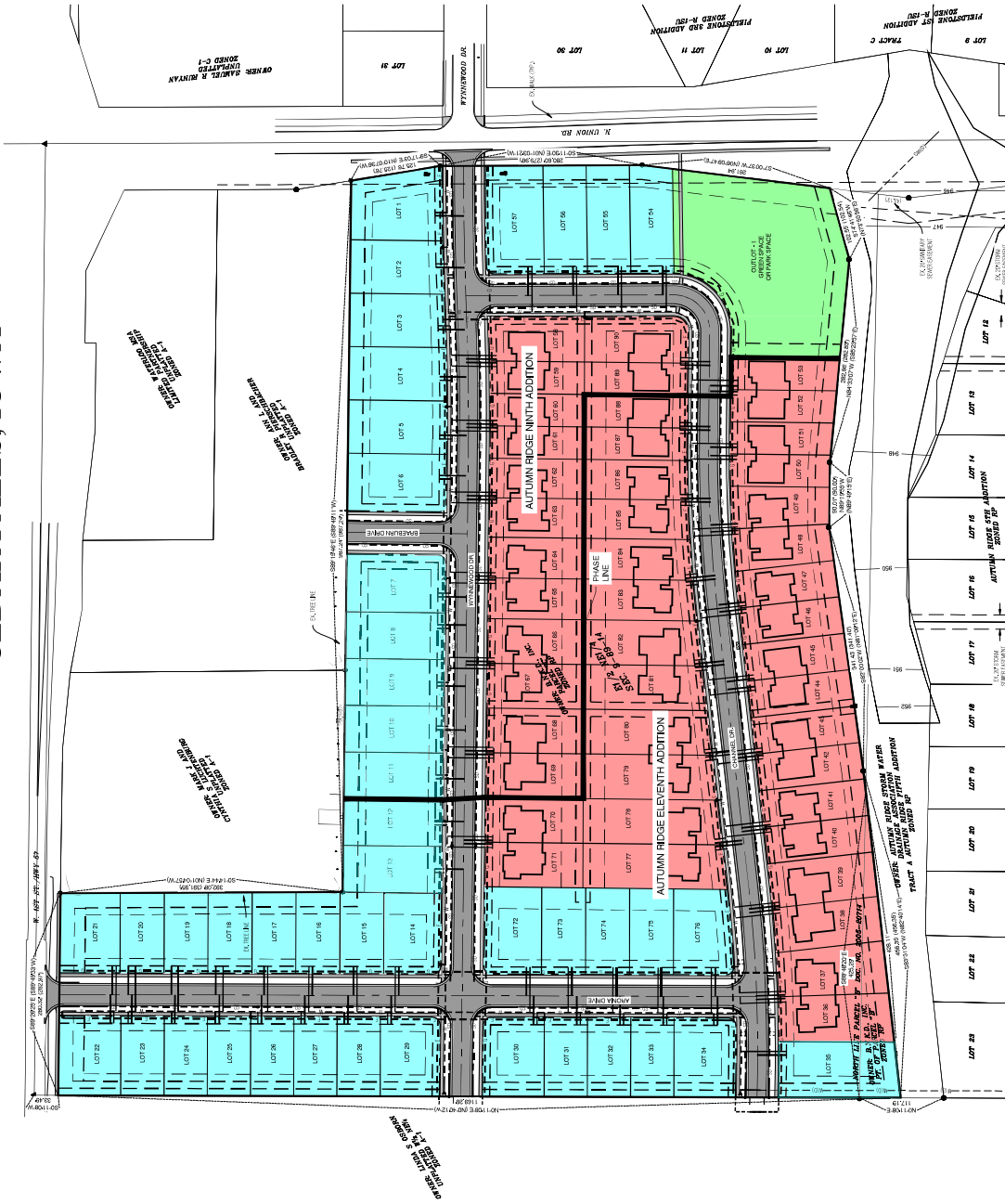


### Location Map



**Master Plan Amendment to  
Autumn Ridge Subdivision to include  
9th and 11th Addition**

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





# TIMELINE OF AUTUMN RIDGE DEVELOPMENT

Item 3.

Autumn Ridge 9<sup>th</sup>  
and 11<sup>th</sup> addition  
(proposed)

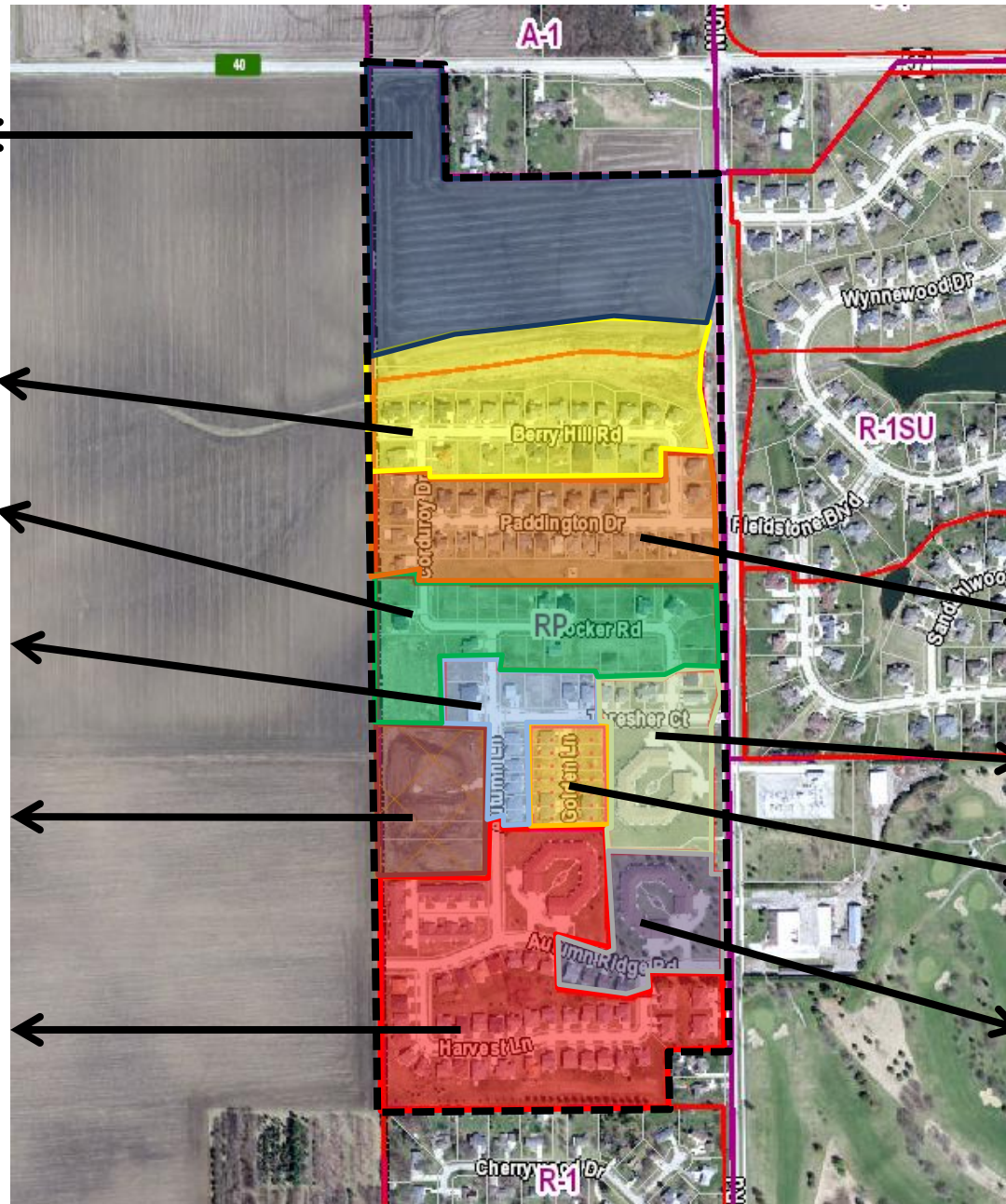
Autumn Ridge 5<sup>th</sup>  
addition

Autumn Ridge 6<sup>th</sup>  
addition

Autumn Ridge 7<sup>th</sup>  
addition

Autumn Ridge 10<sup>th</sup>  
addition

Autumn Ridge 2<sup>nd</sup>  
addition



Autumn Ridge 3<sup>rd</sup>  
addition

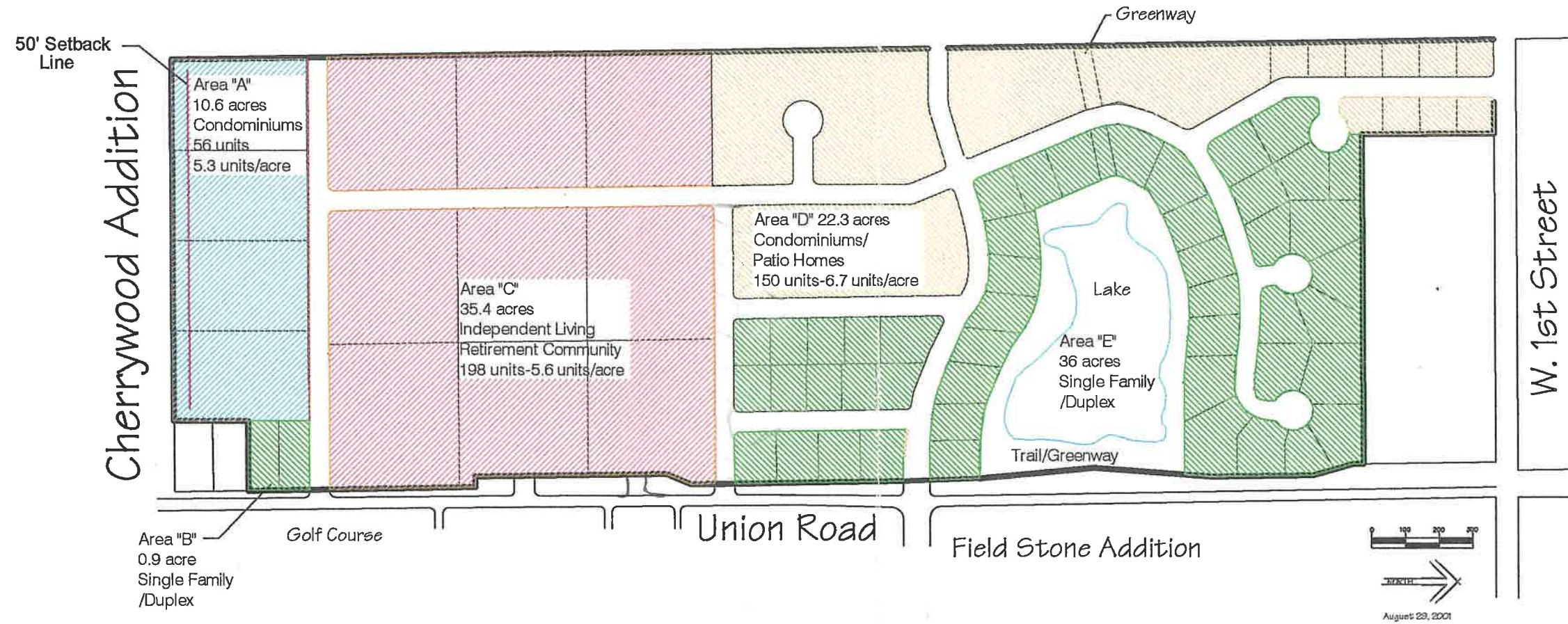
Autumn Ridge 4<sup>th</sup>  
addition

Autumn Ridge 8<sup>th</sup>  
addition

Autumn Ridge



# Autumn Ridge-Proposed Plan



Density Summary				
Area	Type Units	Number of Parcels	Living Units	Density/Acre
A	Condominiums	4 Lots (10.6 Acres)	56	5.3
B&E	Single Family / Duplex	50 +/- Lots (36.9 Acres)	75 +/-	2.0
C	Retirement / Independent Living Condominiums	9 Lots (35.4 Acres)	198	5.6
D	Condominiums and Patio Homes	14 Lots (22.3 Acres)	150	6.7
Total		77 Lots (105.2 Acres)	479 Units	4.6 Units/acre

**Project Density:  $479/105.2 = 4.6$  Units per Acre**

# Exhibit A

Sept. 24, 2001

**SHOFF CONSULTING ENGINEERS**  
Civil • Environmental • Land Surveying  
Cedar Falls, Iowa

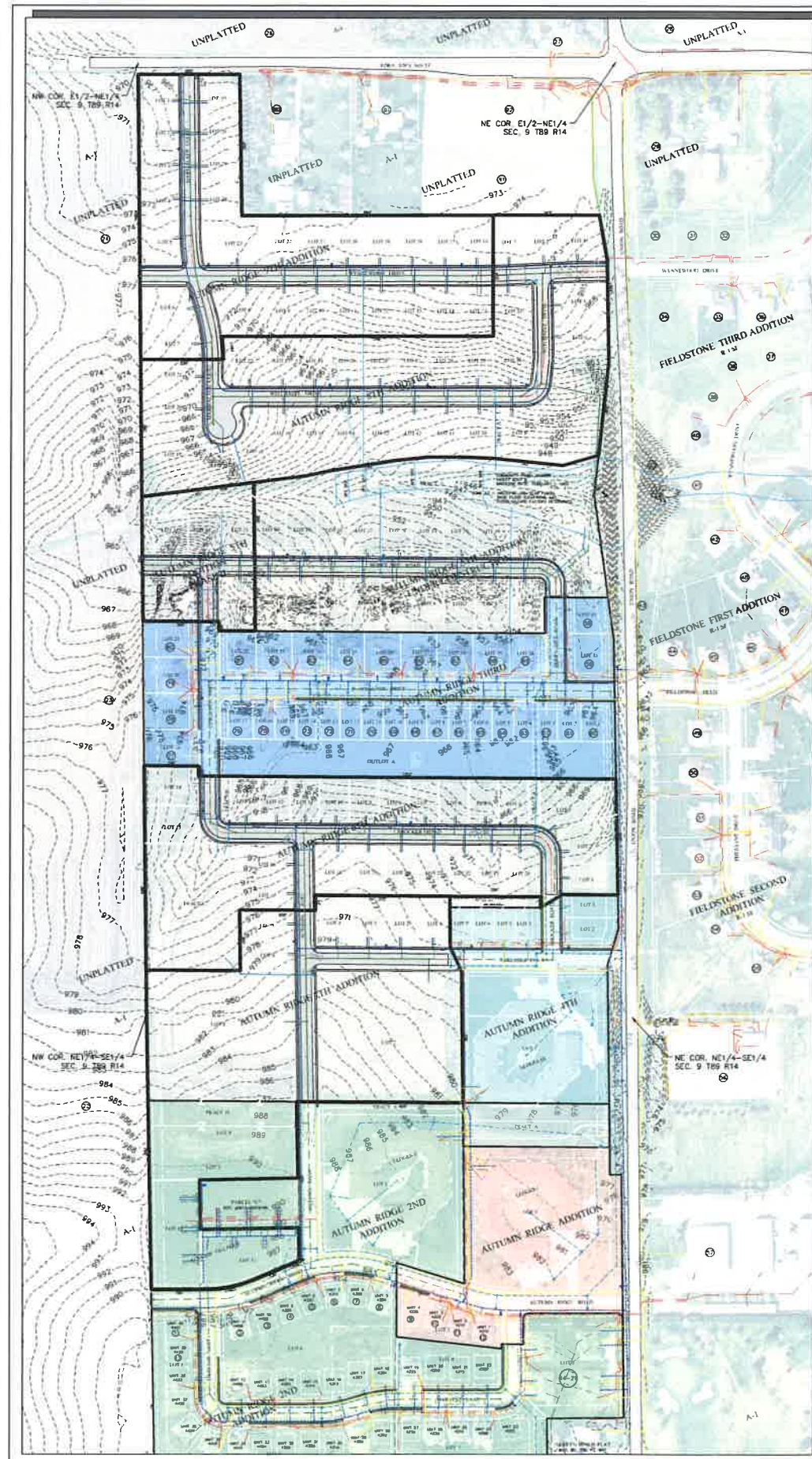
Rezonning Plat  
Autumn Ridge Subdivision

B.N.K.D., Inc.

Sheet No. \_\_\_\_\_

2 of 2 27





# Preliminary Subdivision Plat

for

## Autumn Ridge 5th Addition Phase II, Autumn Ridge 6th Addition, Autumn Ridge 7th Addition, Autumn Ridge 8th Addition, & Autumn Ridge 9th Addition

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

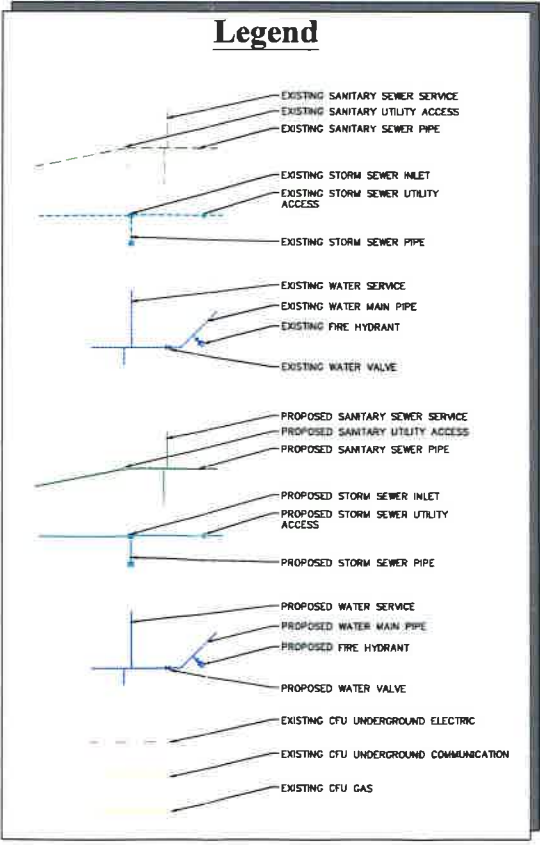
**Zoning:**  
R-P (Planned Residence)

**Engineer:**  
Jerry Shoff, PE, PLS

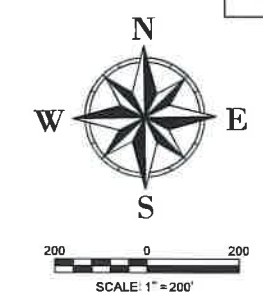
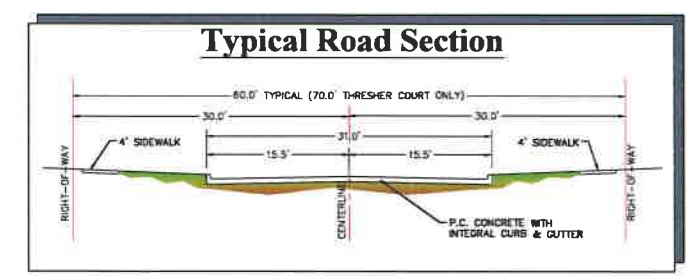
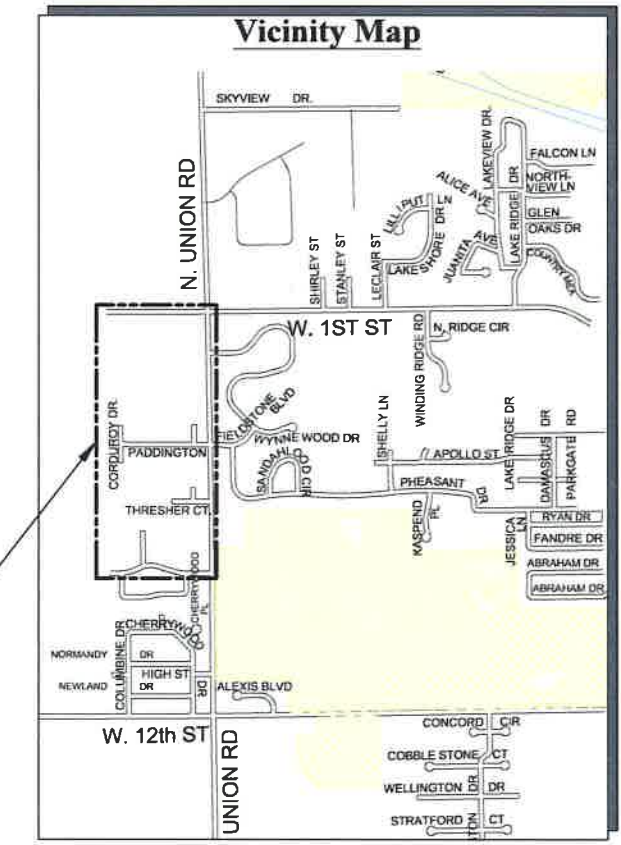
**Developer:**  
B.N.K.D., Inc.  
P. O. Box 336  
Waverly, IA 50677

**Surveyor:**  
Aaron Mueller, PLS

- Notes:**
1. See Sheet 2 of 5 for Phase I and II of Autumn Ridge 5th Addition
  2. See Sheet 3 of 5 for Autumn Ridge 6th & 7th Additions.
  3. See Sheet 4 of 5 for Autumn Ridge 8th & 9th Additions.
  4. See Sheet 5 of 5 for surrounding property owners information.



**Project Location**



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.

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, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**SHOFF CONSULTING ENGINEERS, L.C.**

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50613-6967

Phone: (319) 266-0258  
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# Autumn Ridge

Cedar Falls, Iowa

## Preliminary Subdivision Plat

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

DATE: JUNE 19, 2013  
DRAWN BY: AARON  
CHECKED BY: AARON  
APPROVED BY: AARON  
PROJECT NUMBER: 843  
Drawing No.





## 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 9, 2023  
**SUBJECT:** The Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Addition Preliminary Plat (PP23-001)

---

**REQUEST:** To approve Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Addition Preliminary Plat  
**PETITIONER:** BKND, Inc., Owner; CGA Engineering, Engineer  
**LOCATION:** The property is located west of Union Road and south of W. 1<sup>st</sup> Street in Autumn Ridge Subdivision

---

#### PROPOSAL

It is proposed to subdivide the northernmost area of the Autumn Ridge development to create 90 residential lots. The property is located south of W. 1<sup>st</sup> Street and west of Union Road And north of the drainageway that separates this area from Autumn Ridge 5<sup>th</sup> Addition, The proposed Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions include lots intended for development of 44 detached single family dwellings, 46 single-family bi-attached dwellings and an outlot intended to be dedicated to the City for public parkland.

#### PREVIOUS DISCUSSION AT P&Z

The applicant brought the preliminary plat for Autumn Ridge 9<sup>th</sup> Addition for review at November 24<sup>th</sup>, 2020 Planning and Zoning Meeting. At the time the proposal was to develop the area with 95 units (60 bi-attached single family units and 35 detached single family units), which was an increase in the number of units from the 58 single family units approved with the 2013 preliminary plat, which has since expired due to lack of development activity. Following that, in response to previous comments by the Planning and Zoning Commission, staff concerns and neighbor's concerns, the applicant made revisions and resubmitted the plat for review in 2022. The Planning and Zoning Commission reviewed the revised proposal on March 9, 2022. At that time, the proposal was to develop the area with 92 units (58 single family bi-attached units, 34 detached single-family units, and a little over one acre of public park space.

At both these meetings, the preliminary plat was just introduced, and city staff advised that approval of the R-P master plan amendment would be required prior to approval of the preliminary plat. Because the master plan amendment was not approved by the Planning and Zoning Commission, no detailed discussion of the preliminary plat was done except the initial

introduction. This report provides a more detailed analysis of the current proposal for a preliminary plat for Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions. The plat is labeled as two Additions, since the development is proposed to be final platted in two phases.

## **BACKGROUND**

BKND, Inc. has submitted a preliminary plat for review, subject to approval of the amendment to the master plan. This preliminary plat encompasses the final area of development in Autumn Ridge. Autumn Ridge subdivision along Union Road has developed over the past 20 years beginning with a series of retirement condos and patio homes along the Autumn Ridge Road coupled with an expansion of single family dwellings along Paddington Drive, Berry Hill Road and Shocker Road. A recent expansion in the Autumn Ridge Subdivision includes single family dwellings and duplexes along Thresher Court and in 2022 several six-plexes were approved along Autumn Lane (Autumn Ridge 10<sup>th</sup> Addition), which are currently under construction.. In total, the entire Autumn Ridge development consists of approximately 105 acres of land reserved for a mixture of residential homes from single family dwelling units, retirement units, and condominiums. In 2013, the owner submitted and got approval of a preliminary plat for the remaining additions in the subdivision. However, there was no Master Plan amendment done at the time. As stated above, the northern portion of that 2013 preliminary plat has since expired due to lack of development activity.

The developer now proposes to change the preliminary plat for the area shown on the 2013 preliminary plat as the 8<sup>th</sup> and 9<sup>th</sup> Additions by proposing a preliminary plat for 9<sup>th</sup> and 11<sup>th</sup> Additions for the subject area since there has already been a final plat approved for an 8<sup>th</sup> Addition and 10<sup>th</sup> Addition.

## **STAFF ANALYSIS**

### **Zoning**

The proposed Subdivision plat includes 90 lots on 22.75(approx.) acres of land which will be accessed from W.1<sup>st</sup> Street from the north and Union Road from the east. The property is zoned RP, Planned Residential which permits a variety of uses subject to an approved master development plan. In 2013 a preliminary plat was approved for this area with 58 single family lots. As stated above, the applicant is requesting approval of a new preliminary plat of what was formerly approved as Autumn Ridge 8<sup>th</sup> Addition and 9<sup>th</sup> Addition. The proposed preliminary plat will reduce the number of single-family lots from 58 to 44 with the remaining area proposed for 46 single-unit bi-attached dwellings, thereby changing the unit types and increasing the number of units.

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 through a developmental procedures agreement. It is also intended that such planned residence districts be designed and developed in substantial conformity with the standards of the comprehensive plan and with recognized principals of civic design, land use planning and landscape architecture.

Setbacks equal to what is required in the R-4 Zoning District are required around the perimeter

of the RP District. Therefore, where lots back up to the perimeter of the development, the setback is 30 feet to match the rear yard setback in the R-4 Zone. The perimeter setback of 30 feet requirement does not apply to the southern boundary of the proposed subdivision, as it is not a perimeter boundary of the RP District. The perimeter setback is shown on the Preliminary Plat, but staff notes that the same needs to be labeled correctly. The deed of dedication, developmental procedures agreement along with the new revised Master Plan and preliminary plat will outline the minimum building setback standards for all lots in the subdivision (detailed below). The lots as proposed satisfy minimum lot width and area criteria as specified in R-P Planned Residence District.

## **Subdivision Design**

### 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.

### Public Sidewalks:

To provide for pedestrian circulation public sidewalks are required along the west side of Union Road bordering the eastern boundary of subdivision and south side of W 1<sup>st</sup> Street bordering the northern boundary of subdivision. The sidewalk along Union Road must be installed with the public improvements for the 9<sup>th</sup> Addition. The sidewalk along 1<sup>st</sup> Street must be installed with the public improvements for the 11<sup>th</sup> Addition. A public sidewalk connection will be installed between the Union Road sidewalk and Channel Drive through the northern portion of the proposed park (Outlot 1) to provide access for all residents, including those who live in the southern portion of Autumn Ridge. A public sidewalk along the Channel Drive frontage of Outlot 1 must also be constructed with the public improvements of the 9<sup>th</sup> Addition. Public sidewalks, minimum 4-feet in width, must also be constructed along all internal streets within the subdivision to provide for pedestrian circulation, but these will be installed with the development of the lots.

### Community Space/Shared Usable Open Space:

To meet the subdivision code requirement for open space and to comply with the spirit of the originally adopted RP Master Plan and developmental procedures agreement, the developer has included Outlot 1 (1.15 acres), which will be dedicated to the City of Cedar Falls for a public park. Outlot 1 will be developed in the first phase (9<sup>th</sup> Addition). City staff notes that the proposed park space must be graded so there is usable space. Outlot 1 slopes toward the drainageway to the south. In order to create relatively level usable park space, the southern and western edge of the Outlot will need to be more steeply sloped. The deed of dedication will need to outline the conditions under which the City will accept this area as public park space. In general, it must be graded and seeded according to City standards to provide level park space for City staff to maintain after acceptance and conveyance to City. As noted above, the developer will be adding a sidewalk connection to access the park from Union Road. This sidewalk connection will require the developer to regrade the previously established Union Road drainage ditch. Additional grading will be done to tie the southerly limit of the park space into the existing stormwater detention facility.

### Stormwater Management:

A regional detention facility was constructed as a part of Autumn Ridge 5<sup>th</sup> Addition that utilized an existing culvert structure under Union Rd. The stormwater facilities are platted currently under Autumn Ridge 5<sup>th</sup> Addition. However, the facility is sized to serve the additional area of Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions. For Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions, stormwater will be collected either in the street with intakes or captured by overland swales within protected drainage easements and will be conveyed to the regional detention area. Collection from street intakes will be captured and piped to the southern waterway previously established in Autumn Ridge 5<sup>th</sup> Addition. Likewise, the overland drainage swales will convey rear-yard drainage swales into intakes to be collected by the storm sewer network.

During construction, it will be the responsibility of the developer to maintain the existing detention facility by way of the established maintenance and repair agreement to ensure proper functionality. It will also be the developer's responsibility to develop and maintain a Storm Water Pollution Prevention Plan that will limit onsite erosion from construction related activities, as outline by City Code. Compliance with these requirements will help to reduce sedimentation within the stormwater facilities.

### Sanitary Sewer

The sanitary sewer will be extended from an existing manhole located north of the existing Union Road culvert and along the west side of Union Road. The sanitary sewer will be extended northerly across Outlot 1, and then extend along the proposed street network to service each lot. The sanitary sewer will be extended to the limits of the plat on the westerly and northerly sides, per the City's subdivision ordinance to accommodate future growth.

### Utilities

City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, electric, gas and communication services are available to the site. The developer is responsible for the construction of a properly sized water system from the existing 12" water mains on the east side of Union Road on Wynnewood Drive and the northwest end of Berry Hill Road in the easement to the north. Included in the installation are valves, fire hydrants and water service stubs for the new lots. Water main sizing and fire hydrant and valve placement locations will need to be finalized during water construction plan review. The developer is responsible for the cost of the streetlight installations required for any City streets.

### **Subdivision Phasing**

The proposed plat includes two phases (Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions) which will be accessed from Union Road and W.1<sup>st</sup> Street. According to the phasing plan (attached), the development will proceed from east to west. When final plats are submitted, they must match the proposed phasing plan and will need to ensure that all infrastructure necessary to serve the specific final plat area will be constructed prior to approval. Staff finds the phasing plan is acceptable. No more than 30 lots can be developed without a second means of access, so the first phase is limited to 30 lots.

The developer proposes forty-four (44) single family units and forty-six (46) bi-attached units for the proposed addition. The two phases are outlined below.

<b>Proposed Autumn Ridge Additions</b>			
<b>Phases</b>	<b>Lots</b>	<b>Detached Single-family units</b>	<b>Single Family bi-attached units</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>

### **Lot Standards**

As per the R-P, Residential Planned zoning district, there is no minimum yard or height requirements except that the minimum yards, as specified in the R-4 residence district shall be provided around the boundaries of the planned residence district. The perimeter setbacks are described in the zoning section above.

#### Minimum principal building setbacks:

The developer proposes the following minimum setbacks for all the lots in the development.

- Minimum Front Yard setback = 20 feet
- Minimum Side Yard setback = 5 feet (however, for the bi-attached units the setback on the attached side of the unit is zero)
- Minimum Rear Yard setback = 30 feet

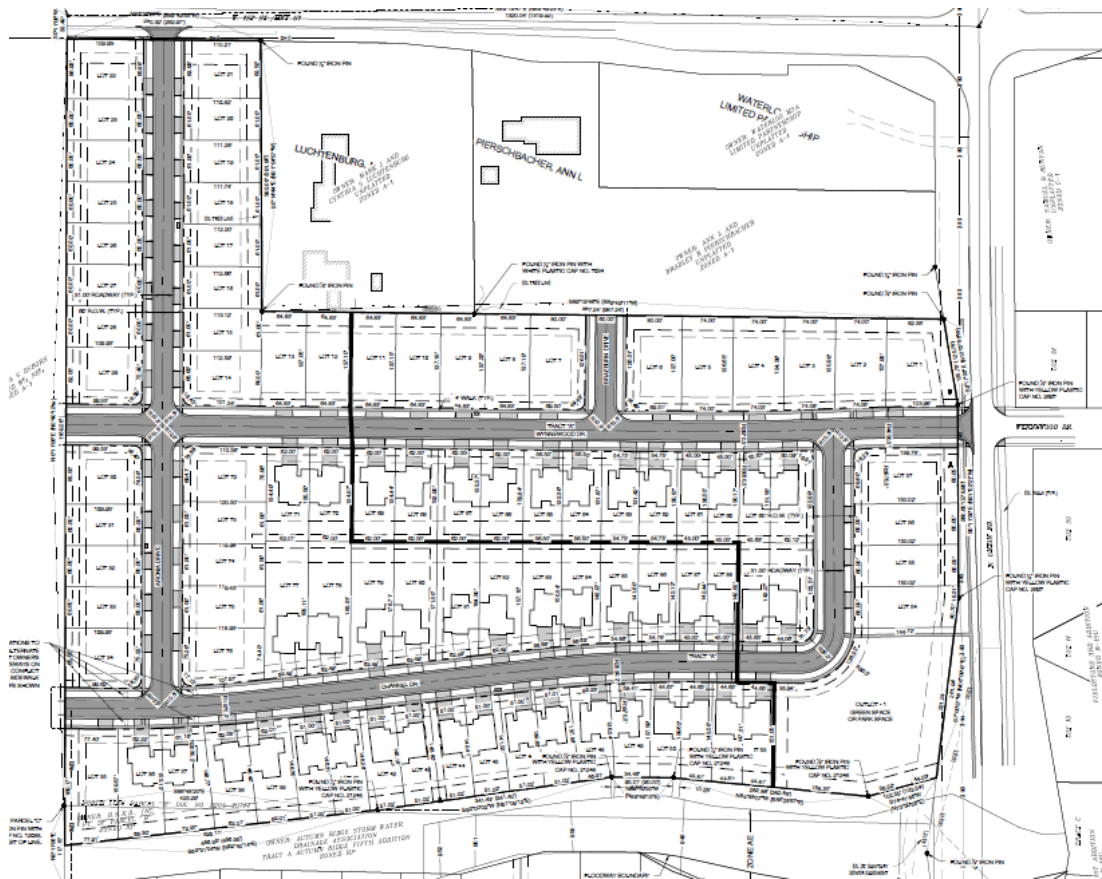
City staff finds that the setbacks will be appropriate for the development being similar to setback requirements for single family dwellings in the R-4 District. City staff notes that the required setbacks should be noted on the plat and in the deed of dedication.

#### Lot size:

As per the R-P District standards, the lot area requirements of the R-4 District shall apply. In the R-4 District, detached single family units required a minimum of 6000 square feet and bi-attached units require a minimum of 4000 square feet. The lot sizes for the detached single family units vary from 6,596 sq.ft to 12,722 sq.ft in area., The proposed single-family bi-attached dwelling lot sizes vary from 5,878 sq. ft to 12,201 sq. ft in area. All proposed lots meet the requirements of the RP District. However, we note that the proposed single-family lots along Aronia Drive are fairly shallow in depth and have rear yard drainage easements. Shallow depth lots with rear drainage easements have caused some issues in other subdivisions. Homeowners often desire to fence their rear yards for privacy, but since fences are not allowed in drainage easements, the rear yard area may be smaller than homeowners anticipate. Home designs on these lots should be carefully chosen to ensure adequate rear yard space.

#### Dwelling Unit Design:

City staff notes that the bi-attached units are all proposed with front-loaded garages. As described in the staff report for the RP Master Plan amendment, staff is concerned about the effect that so many driveways and curb cuts will have on the livability of the neighborhood, as there will be little room for on-street parking, street trees, or landscaped front yards. Driveway paving will cover a significant portion of the front yards and interrupt the sidewalk along the street (see driveway exhibit below).



The developer has indicated that they would like to move forward with the proposal and to address the issue of wider driveways and curb cuts, developer is proposing to add a clause in the deed of dedication stating that all driveways in the development be no more than 18 feet wide at the property line. In addition, lots narrower than 60 feet are limited to 2-car garages. For larger lots with 3-car garages, driveways can still meet the maximum 18-foot standard at the front property line if the driveway is flared out in a manner that meets the zoning code standards, so there is separation between the public sidewalk and any extended area beyond the 18-foot width. On some lots this may require the third garage stall to be setback further to maneuver, which is a common design. While staff is still concerned about this issue and the quality of the neighborhood streetscape it will produce, we are accepting of this solution.

#### Notification of Surrounding Property Owners:

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

#### TECHNICAL COMMENTS

Stormwater Management – Public comments have been received highlighting concerns regarding localized flooding adjacent to previously established basins. These concerns were reviewed by the developer's engineer, who provided City staff with a written memorandum with calculations demonstrating that the existing detention volumes and rates are still acceptable and within tolerance from the originally designed stormwater facility. Secondly, concerns were raised by staff and others regarding the current state of the existing drainage facility regarding the need to clear and grub the basin to maintain its capacity. After review by the developer's engineer, the current drainage capacity is being met. However, as ongoing maintenance is expected for all stormwater facilities per the approved Stormwater Maintenance & Repair Agreement, the City

required the developer to clear the drainageway of volunteer trees and shrubs that may over time pose a problem. The developer, as a member of the Autumn Ridge Storm Water Drainage Association completed the required maintenance as directed by City. It should be known that maintenance will be ongoing for the life of the drainage facility as outlined in the Stormwater Maintenance & Repair Agreement. Once a subdivision is built-out, this obligation falls to the homeowners, most often through an association that collects fees for maintenance over time. This is an obligation of all subdivisions to maintain the stormwater facilities that serve their development, including both dry bottom and wet bottom ponds.

The petitioner's engineer has previously submitted a storm water management plan to the City and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City's subdivision requirements and also finds that the design will improve the drainage pattern that has developed over the years on this undeveloped parcel of land.

### OUTSTANDING ISSUES

Staff notes that there are some minor label corrections to be done on the plat, including re-labeling Outlot 1 to Outlot A (all tracts and outlot must be labeled with letters instead of numbers).

The draft deed of dedication has been submitted by the applicant. The wording of this document will be dependent on the conditions and specifications of the plat as recommended by the Planning and Zoning Commission.

### STAFF RECOMMENDATION

The introduction of this preliminary plat is for discussion and public comment. City staff requests direction from the Commission and recommends continuing the discussion to the next Planning and Zoning meeting.

### PLANNING & ZONING COMMISSION

Introduction&

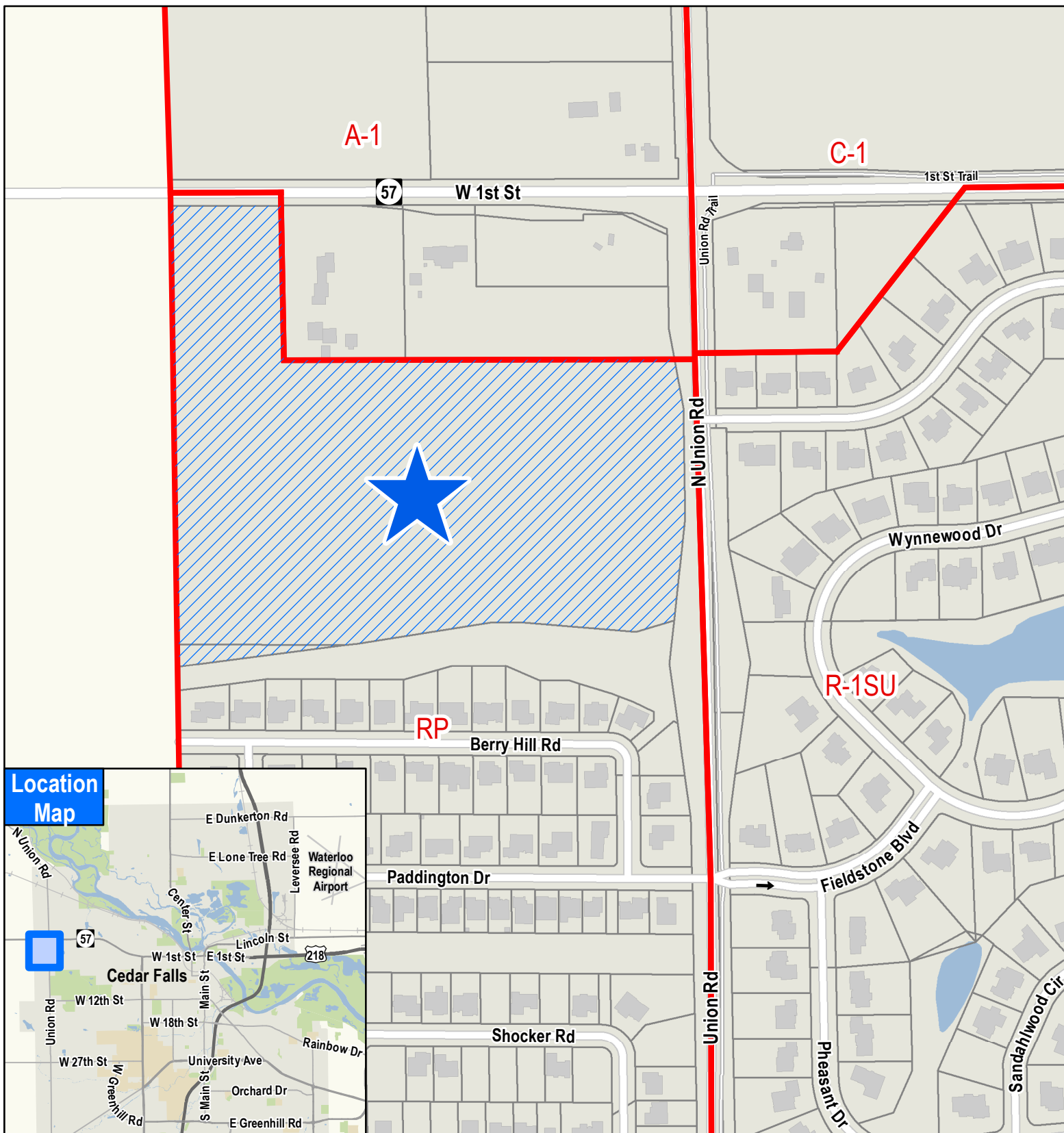
Discussion

06/14/2023

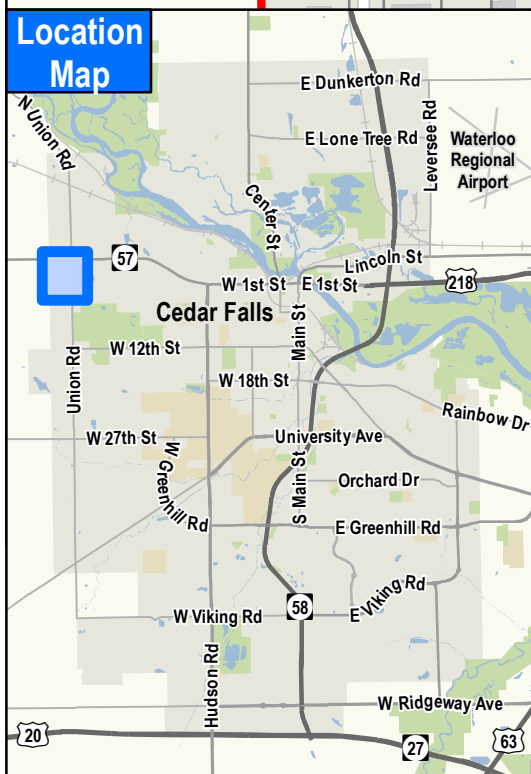
# Cedar Falls Planning and Zoning Commission

## June 14, 2023

Item 4.



### Location Map



**Preliminary Plat for Autumn Ridge  
9th and 11th Addition  
(PP23-001)**



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

## LEGEND

EXISTING	PROPOSED	
		EVERGREEN TREE
		DECIDUOUS TREE
		SHRUBS (BUSHES)
		TREE LINE
		SIGN (TYPE AS NOTED)
		FENCE
		SILT FENCE
		CONTOUR LINE
		WATERLINE
		WATER VALVE
		FIRE HYDRANT
		SANITARY SEWER LINE
		STORM SEWER LINE
		MANHOLE
		CLEANOUT
		INTAKE
		BEEHIVE INTAKE
		GAS LINE
		GAS VALVE
		OVERHEAD ELECTRICAL LINE
		BURIED ELECTRICAL LINE
		POWER POLE
		STREET LIGHT
		ELECTRICAL BOX/TRANSFORMER
		TELEPHONE LINE
		TELEPHONE PEDESTAL

## OWNERS OF RECORD

B.N.K.D., INC.  
PO BOX 336  
WAVERLY, IOWA 50677

## FLOOD ZONE

(ZONE X)  
PANEL # 19013C0161F  
EFFECTIVE DATE: JULY 18, 2011

## SETBACK DATA

FRONT YARD = 20 FT  
REAR YARD = 30 FT  
SIDE YARD = 5 FT

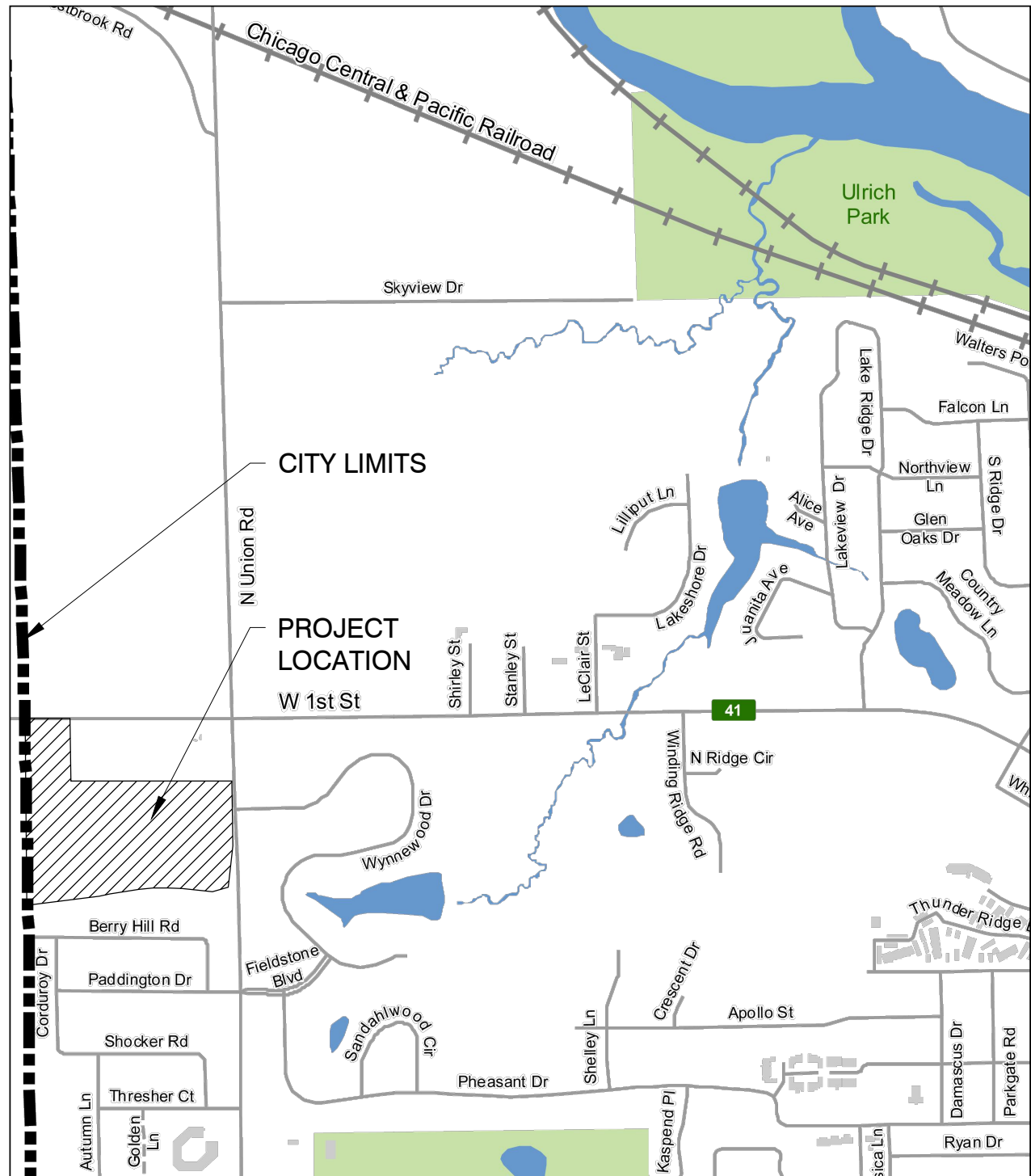
## LEGAL DESCRIPTION

PARCEL "C" LOCATED IN THE E½ OF THE NORTHEAST ¼ 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 ¼ 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.

## SITE NOTES:

- NO ABOVE GROUND UTILITIES TO BE PLACED ON OVERLAND FLOW PATHS AND ESTABLISHED DRAINAGE EASEMENTS.
- ESTABLISHED STORMWATER MANAGEMENT AREA TO BE CLEARED OF DEBRIS, TREES AND SAPLINGS CLEARED AND GRUBBED, RE-ESTABLISHED BANKS AND FLOWLINE, AND SUBMITTAL TO CITY OF AN UPDATED INSPECTION RECORDS AS PART OF EXISTING MAINTENANCE AND REPAIR AGREEMENT. ALL INSPECTION DOCUMENTATION TO BE SUBMITTED TO ENGINEERING DIVISION.



VICINITY MAP  
NOT TO SCALE

## SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL LAYOUT
3	OVERALL GRADING
4-5	UTILITIES, EASEMENTS AND DETAILED DIMENSIONS
6	HOUSE AND DRIVEWAY FOOTPRINT

## SURVEY LEGEND

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND AS NOTED ON PLAN
- SET 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #17162
- ( ) RECORDED AS

## SURVEYOR AND ENGINEER

TRAVIS R. STEWART, P.L.S.  
ADAM DATERS, P.E.  
CLAPSADDLE-GARBER ASSOCIATES  
P.O. BOX 754 - 16 E. MAIN STREET  
MARSHALLTOWN, IOWA 50158  
(641)752-6701

## ZONING INFORMATION:

CURRENT: RP (PLANNED RESIDENCE DISTRICT)

## SURVEY REQUESTED BY:

B.N.K.D., INC.  
PO BOX 336  
WAVERLY, IOWA 50677

## CLOSURE:

- ALL SUBDIVISION BOUNDARIES ARE WITHIN THE 1:10,000 ERROR OF CLOSURE REQUIREMENT
- ALL LOTS ARE WITHIN THE 1:5000 ERROR OF CLOSURE REQUIREMENT.

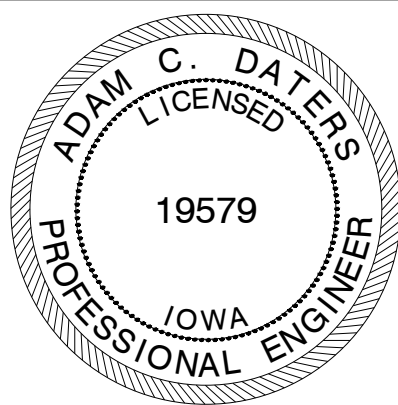
## NOTE:

ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS USING NAD83 IOWA STATE PLAN NORTH ZONE

## MAILBOX NOTES:

- CLUSTER MAILBOX UNITS SHALL COMPLY WITH ALL USPS STANDARDS & SPECIFICATIONS.
- CONTRACTOR WILL CONSULT WITH THE CITY OF CEDAR FALLS PRIOR TO INSTALLATION.
- ALL CLUSTER MAILBOXES SHALL BE PLACED IN THE R.O.W.

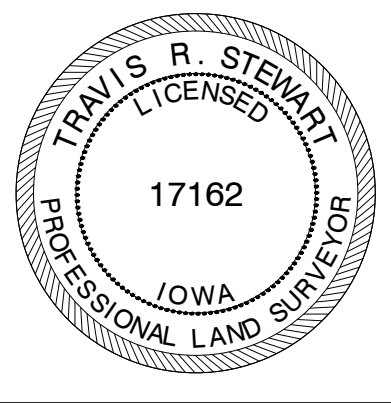
DATE PREPARED :4/24/2023



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

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Adam C. Daters, PE  
Iowa License Number 19579  
My license renewal date is December 31, 2024

Pages or sheets covered by this seal: \_\_\_\_\_



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

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Travis R. Stewart, PLS  
Iowa License Number 17162  
My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal: \_\_\_\_\_

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	ADDRESS CITY COMMENTS	SJC	09-08-2020	1	CITY TECH REVIEW COMMENTS (2-16-22 MTG.)	ACD	2-22-2022
2	ADDRESS CITY COMMENTS	SJC	10-26-2020				
3	ADDRESS CITY COMMENTS	SJC	11-12-2020				

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

DESIGNED: NCB	DATE: 05-18-20
DRAWN: SJC	DATE: 5-20-20
CHECKED: MCH	DATE: _____
APPROVED: _____	DATE: _____

AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA

PRELIMINARY PLAT -  
COVER SHEET

PROJECT NO. 5786
SHEET NO. 1 OF 6



PRELIMINARY PLAT - AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA

TRACTS & OUTLOTS

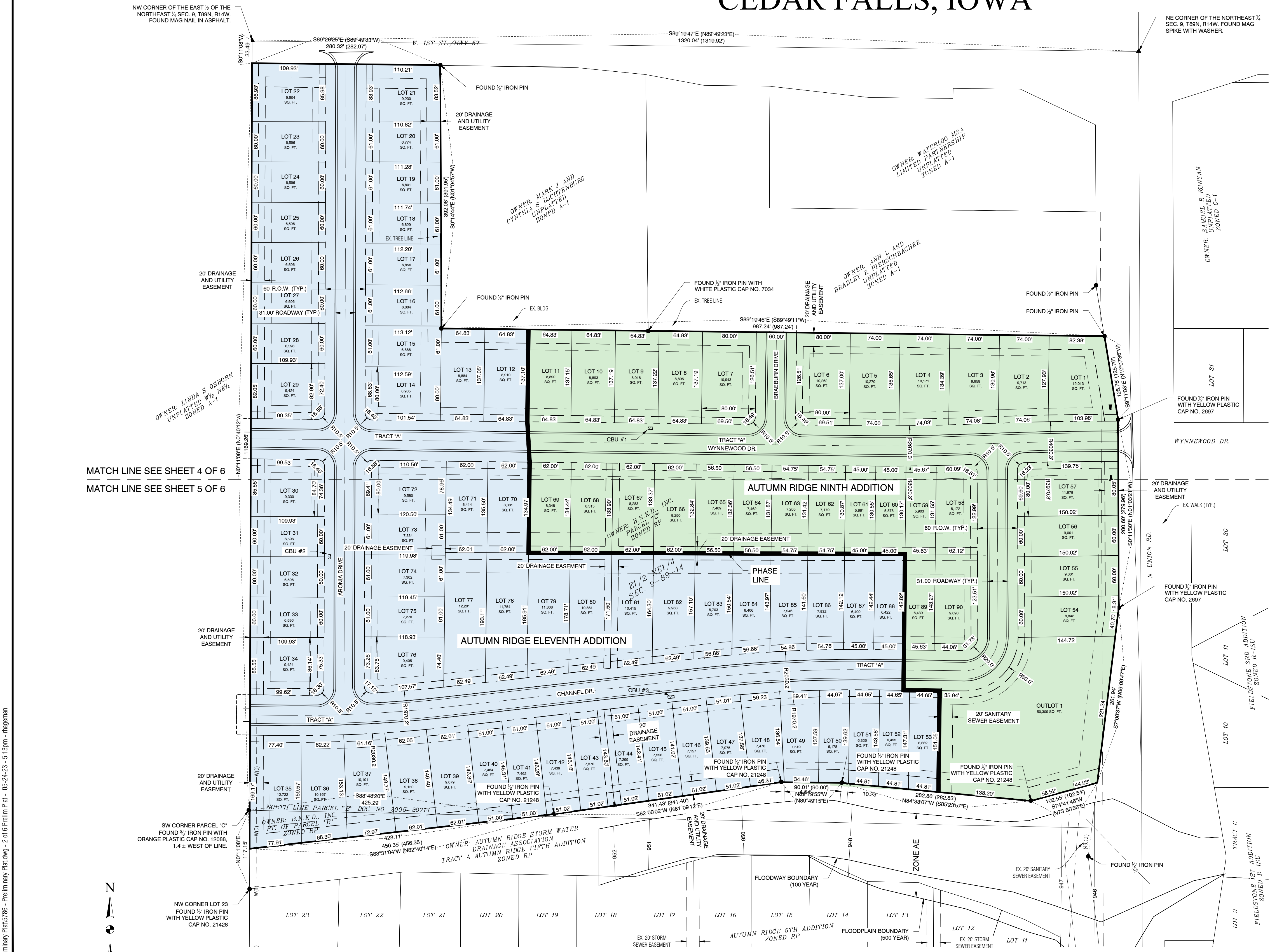
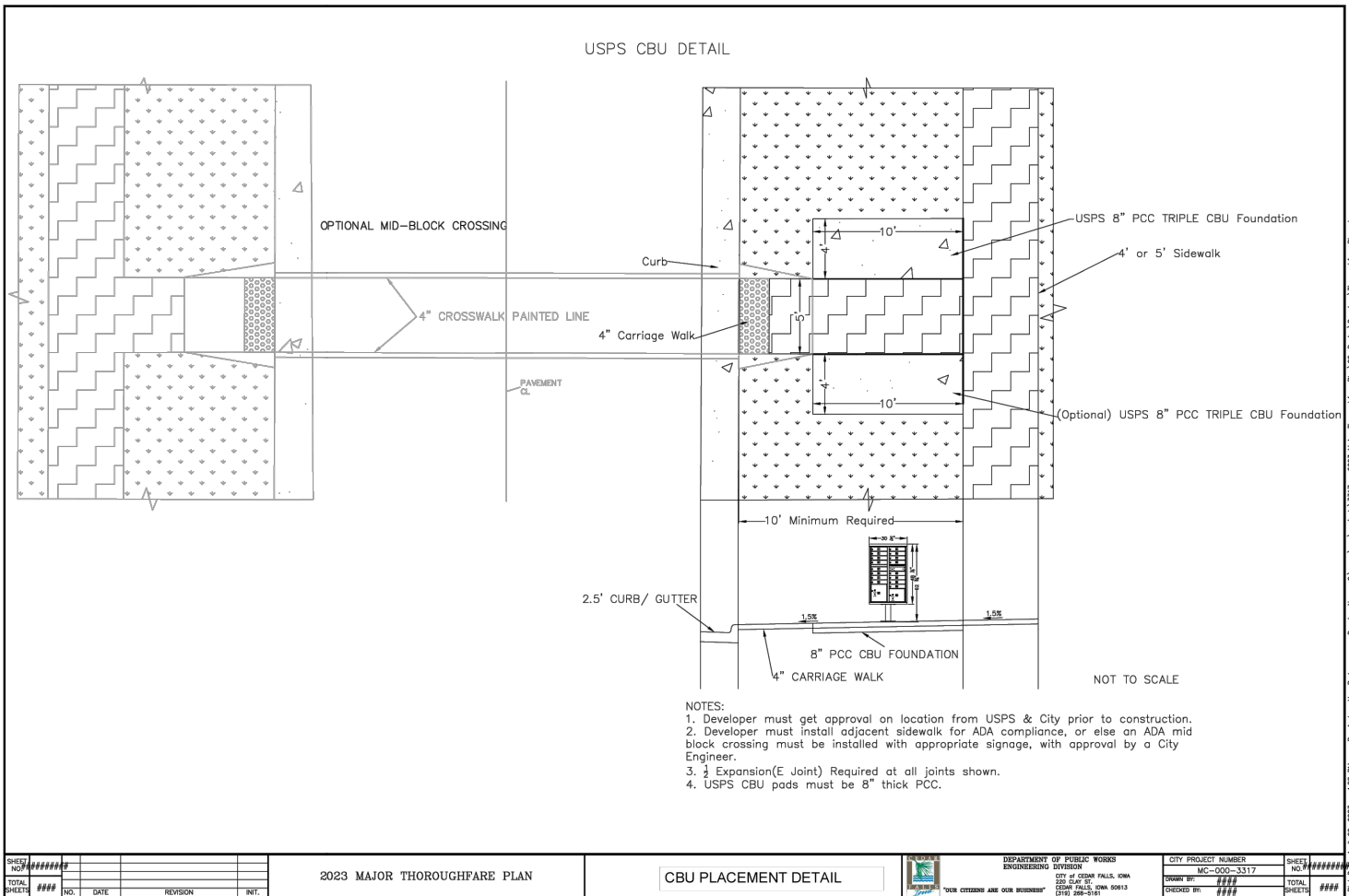
TRACT A - STREET RIGHT OF WAY  
OUTLOT 1 - PARK SPACE

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

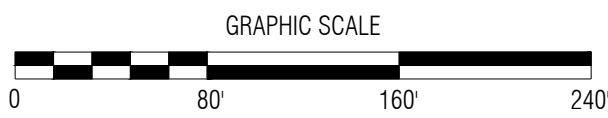
PHASE	LOTS	TRACT
1	29	"A"
2	61	"A"
TOTAL	90	

MAILBOX NOTES:

- CLUSTER MAILBOX UNITS SHALL COMPLY WITH ALL USPS STANDARDS & SPECIFICATIONS.
- CONTRACTOR WILL CONSULT WITH THE CITY OF CEDAR FALLS PRIOR TO INSTALLATION.
- ALL CLUSTER MAILBOXES SHALL BE PLACED IN THE R.O.W.
- 16 MAILBOXES PER UNIT WITH 92 LOTS TOTAL
- CBU LOCATION SUMMARY:
  - CBU #1: LOTS 1-11, 54-69, 89-90; 29 MAILBOXES (2 UNITS)
  - CBU #2: LOTS 12-34, 70-76; 30 MAILBOXES (2 UNIT)
  - CBU #3: LOTS 35-53, 77-88; 31 MAILBOXES (2 UNITS)
- CBU INSTALLATION PHASING:
  - CBU #1 TO BE INSTALLED WITH PHASE 1
  - CBU #2 and #3 TO BE INSTALLED WITH PHASE 2



SEE SHEET 3 OF 6 FOR EXISTING AND PROPOSED CONTOUR DATA.  
DATE PREPARED: 4/06/23



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	ADDRESS CITY COMMENTS	SJC	09-08-2020	4	CITY TECH REVIEW COMMENTS (2-16-22 MTG)	ACD	2-22-2022
2	ADDRESS CITY COMMENTS	SJC	10-26-2020				
3	ADDRESS CITY COMMENTS	SJC	11-12-2020				

**CGA**  
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Ph 319-266-0268  
www.cgaconsultants.com

DESIGNED: NCB	DATE: 05-18-20
DRAWN: SJC	DATE: 5-20-20
CHECKED: MCH	DATE:
APPROVED:	DATE:

AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA

PRELIMINARY PLAT -  
OVERALL LAYOUT

PROJECT NO.  
5786  
SHEET NO.  
2 OF 6



PRELIMINARY PLAT - AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA



MLO TABLE			
LOT #	LOW POINT ELEVATION	SWALE 100 YR DEPTH (FT)	MLO ELEVATION
1	971.36	0.12	972.48
2	973.12	0.12	974.24
3	973.94	0.12	975.06
4	973.43	0.45	974.88
5	972.73	0.45	974.18
6	972.04	0.45	973.49
7	972.00	0.45	973.45
8	971.95	0.45	973.40
9	972.31	0.45	973.76
10	972.61	0.45	974.06
11	972.94	0.45	974.39
12	973.27	0.45	974.72
13	973.30	0.45	974.75
14	973.44	N/A	974.44
15	973.16	0.25	974.41
16	971.87	0.25	973.12
17	970.32	0.25	971.57
18	968.79	0.25	970.04
19	967.22	0.25	968.47
20	965.67	0.25	966.92
21	963.69	0.25	964.94
22	967.02	0.40	968.42
23	967.46	0.40	968.86
24	967.76	0.40	969.16
25	968.06	0.25	969.31
26	968.54	0.25	969.79
27	969.91	0.25	971.16
28	971.79	0.25	973.04
29	973.38	0.25	974.63
30	975.26	0.20	976.46
31	974.66	0.20	975.86
32	973.59	0.20	974.79
33	972.06	0.20	973.26
34	970.22	0.20	971.42
35	962.91	N/A	963.91
36	962.01	N/A	963.01
37	960.50	N/A	961.50
38	959.06	N/A	960.06
39	957.63	N/A	958.63
40	956.79	N/A	957.79
41	956.42	N/A	957.42
42	954.61	N/A	955.61
43	954.44	N/A	955.44
44	953.66	N/A	954.66
45	953.38	N/A	954.38

MLO TABLE			
LOT #	LOW POINT ELEVATION	SWALE 100 YR DEPTH (FT)	MLO ELEVATION
46	953.37	N/A	954.37
47	953.37	N/A	954.37
48	954.64	N/A	955.64
49	954.39	N/A	955.39
50	952.36	N/A	953.36
51	952.23	N/A	953.23
52	952.23	N/A	953.23
53	949.89	N/A	950.89
54	959.71	N/A	960.71
55	964.46	N/A	965.46
56	966.06	N/A	967.06
57	967.42	N/A	968.42
58	968.88	0.40	970.28
59	968.43	0.40	969.83
60	967.98	0.40	969.38
61	967.53	0.40	968.93
62	966.98	0.40	968.38
63	966.43	0.40	967.83
64	965.87	0.40	967.27
65	965.30	0.40	966.70
66	964.69	0.40	966.09
67	964.24	0.40	965.64
68	964.24	0.25	965.49
69	964.99	0.25	966.24
70	966.53	0.25	967.75
71	968.08	0.25	969.33
72	972.19	N/A	973.19
73	969.64	0.25	970.89
74	969.62	N/A	970.62
75	967.96	N/A	968.96
76	965.95	N/A	966.95
77	964.07	N/A	965.07
78	962.20	N/A	963.20
79	960.58	N/A	961.58
80	959.89	0.45	961.34
81	959.89	0.45	961.34
82	960.12	N/A	961.12
83	960.56	N/A	961.56
84	960.96	N/A	961.96
85	961.35	N/A	962.35
86	961.73	N/A	962.73
87	962.21	N/A	963.21
88	962.74	N/A	963.74
89	963.40	N/A	964.40
90	964.20	N/A	965.20

- NOTES
1. THE EXTENT OF TOPOGRAPHIC CHANGES SHALL CONSIST OF ROADWAY GRADING AND LOT GRADING.
  2. TRACT "A" IS PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF CEDAR FALLS.
  3. SLOPES SHALL NOT EXCEED 4:1 IN ANY ACCESS EASEMENT AREA
  4. SEE SHEETS 4 AND 5 FOR ADDITIONAL LOT DIMENSIONS AND NOTATIONS.

GRAPHIC SCALE

0 80 160 240

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CGA

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CHECKED: MCH

DATE:

APPROVED:

DATE:

AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS

CEDAR FALLS, IOWA

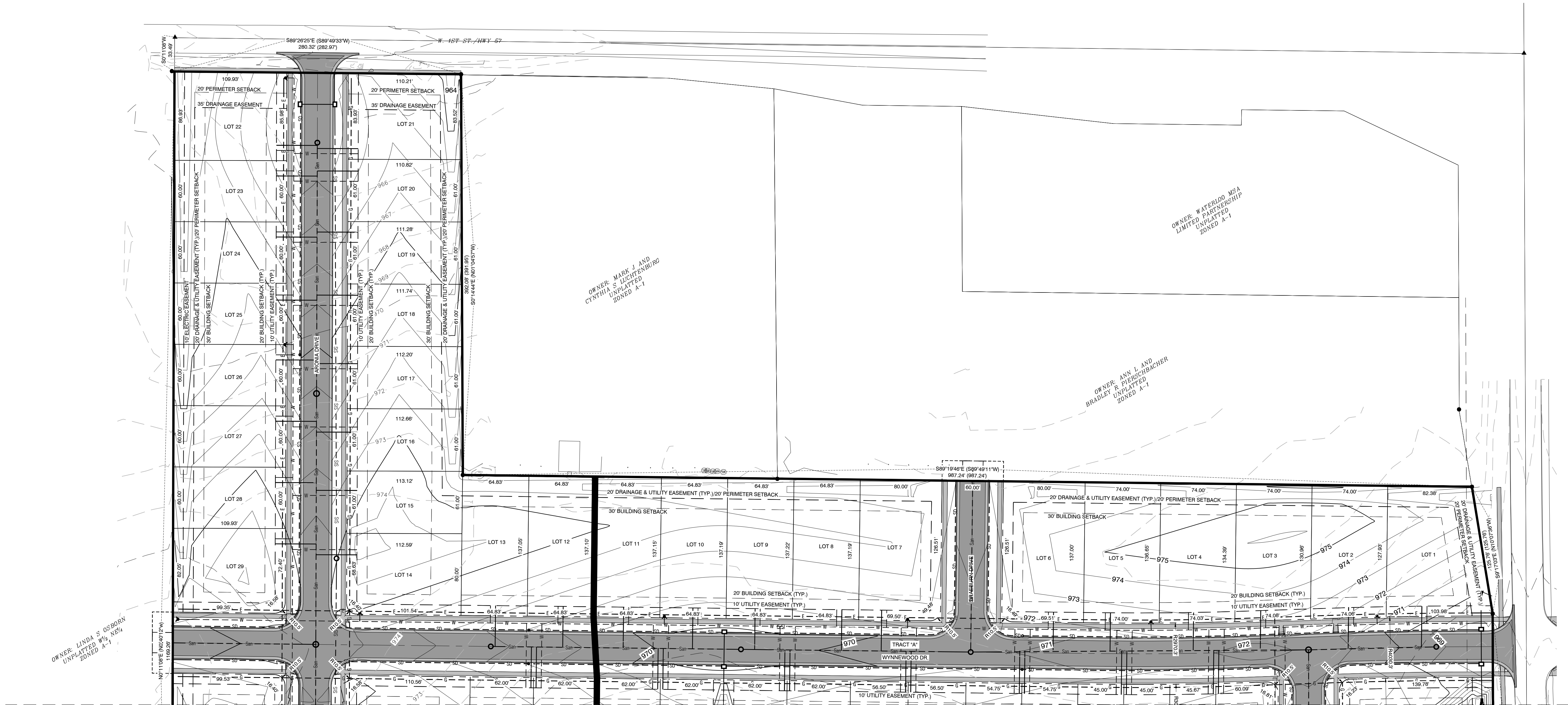
DATE PREPARED: 5/20/20

PROJECT NO. 5786

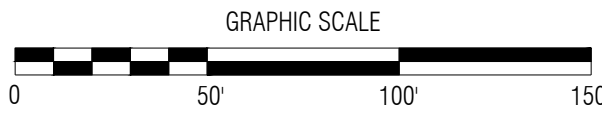
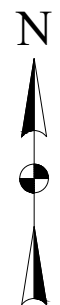
SHEET NO. 3 OF 6



PRELIMINARY PLAT - AUTUMN RIDGE NINTH AND  
ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA



MATCH LINE SEE SHEET 5 OF 5



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	ADDRESS CITY COMMENTS	SJC	09-08-2020	4	CITY TECH REVIEW COMMENTS (2-16-22 MTG.)	ACD	2-22-2022
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AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA

PRELIMINARY PLAT -  
UTILITIES AND EASEMENTS

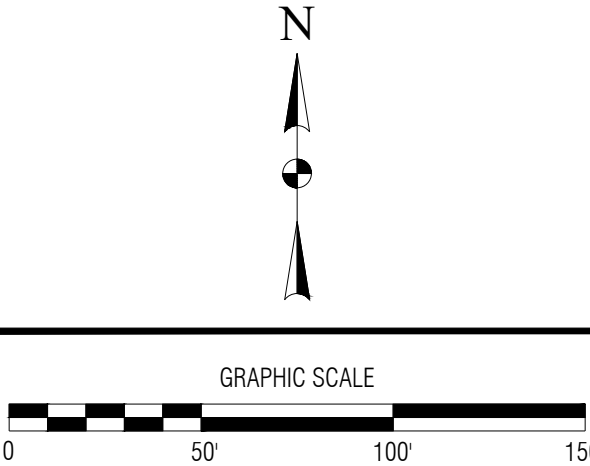
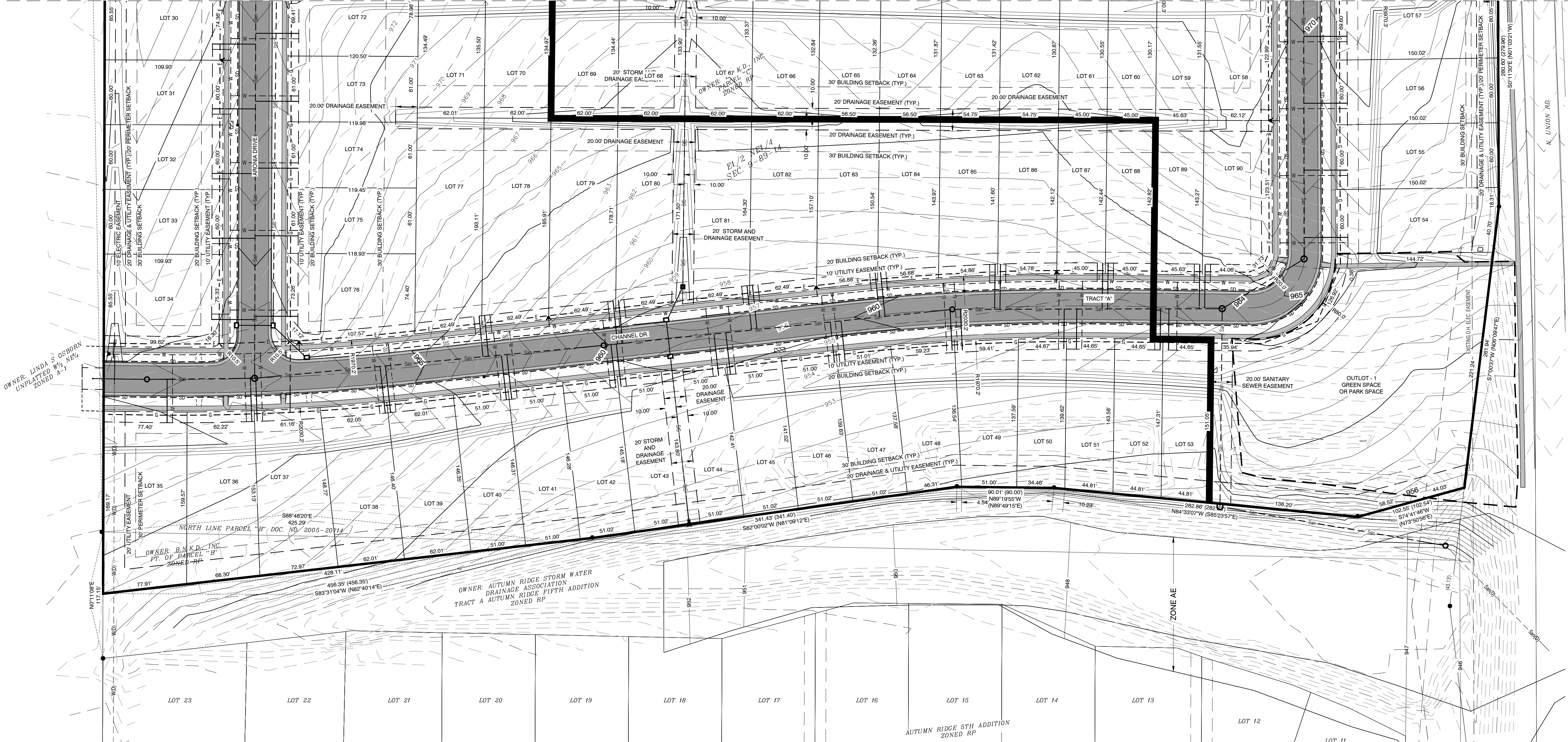
PROJECT NO. 5786
SHEET NO. 4 OF 6

DATE PREPARED: 5/20/20



PRELIMINARY PLAT - AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA

MATCH LINE SEE SHEET 4 OF 6



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
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AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA

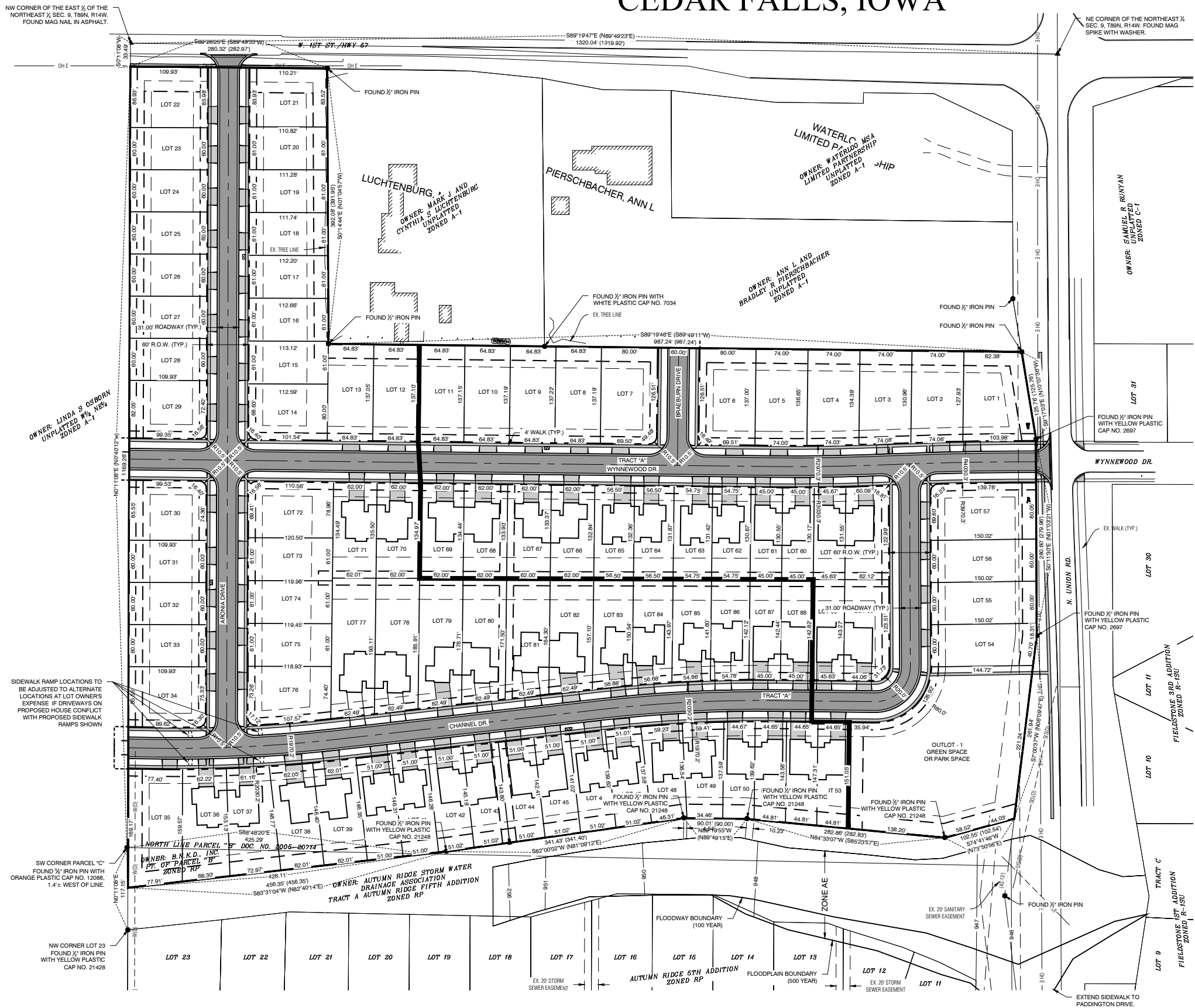
DATE PREPARED: 5/20/20

**PRELIMINARY PLAT - UTILITIES AND EASEMENTS**

PROJECT NO. 5786  
SHEET NO. 5 OF 6



PRELIMINARY PLAT - AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA



- NOTES:**
- 1. ALL DRIVEWAY LOCATIONS ARE BASED OFF HOUSING PRODUCTS PROVIDED BY THE DEVELOPER, BUT ARE SUBJECT TO CHANGE.
  - 2. ONE UNIT BI-ATTACHED DWELLINGS ARE SUBJECT TO CHANGE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.
  - 3. SINGLE FAMILY FOOTPRINTS NOT SHOWN DUE TO VARIABILITY IN THIRD PARTY DESIGNS, TYPICAL DRIVEWAY LOCATIONS ARE SHOWN



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
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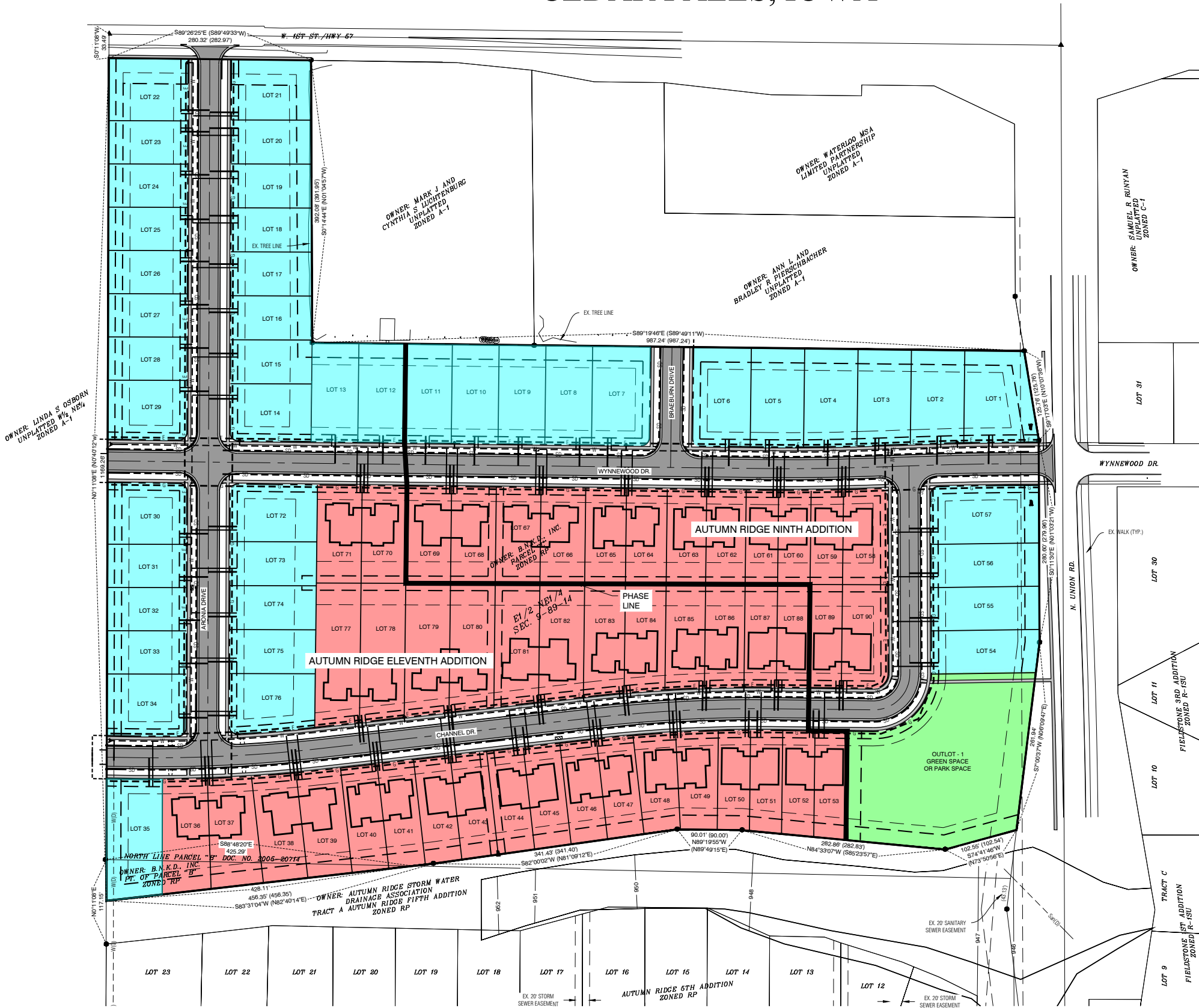
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APPROVED: DATE:

AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA

PRELIMINARY PLAT - HOUSE & DRIVEWAY FOOTPRINT

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



## TRACTS

A. - STREET RIGHT OF WAY

## OUTLOTS

1 - GREEN SPACE OR PARK SPACE  
DEEDED TO THE CITY

PHASE	LOTS	TRACT
1	29	"A"
2	61	"A"
TOTAL	90	

## LEGEND

- ONE UNIT BI-ATTACHED  
LOT = 46 TOTAL
- SINGLE FAMILY/ONE UNIT  
LOT = 44 TOTAL
- GREEN SPACE OR PARK SPACE

## NOTES:

1. ONE UNIT BI-ATTACHED DWELLINGS ARE SUBJECT TO  
CHANGE AND SHOWN FOR INFORMATIONAL PURPOSES  
ONLY.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	CITY TECH REVIEW COMMENTS (2-16-22 MTG)	ACD	2-22-2022				



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AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA

MASTER PLAN

PROJECT NO.  
5786  
SHEET NO.  
1 OF 1