



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MAY 27, 2020
5:30 PM AT CITY HALL**

To protect against the spread of the COVID-19, the meeting will be held via Videoconference. The public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 and when prompted, enter the meeting ID (access code) 886 2008 9534.
- b) iPhone one-tap: +19292056099,,88620089534# or +19292056099,,88620089534#
- c) Join via smartphone or computer using this link: <https://us02web.zoom.us/j/88620089534>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/watch?v=Zp7-4szD3DQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press *9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of May 13, 2020.

Public Comments

Old Business

2. **Rezoning from R-1 and A-1 to RP, Planned Residential – West Fork Development**
Location: Approx. 177 acres of property north of W. 27th Street and east of Union Road
Applicant: Echo Development/Brent Dahlstrom - Developer; ISG – Civil Engineer
Previous discussion: May 13, 2020
Recommendation: *Recommend approval with master plan*
P&Z Action: *Public hearing and make a recommendation to the City Council*

New Business

Commission Updates

- Please note: Both June P&Z meetings will be held via videoconference

Adjournment

Reminders:

- * June 10 and June 24 Planning and Zoning Commission Meetings
- * June 1 and June 15 City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
May 13, 2020
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, May 13, 2020 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Hartley, Holst, Larson, Leeper, Lynch and Prideaux. Adkins and Saul were absent. Karen Howard, Planning & Community Services Manager and Shane Graham, Economic Development Coordinator, were also present.

- 1.) Chair Holst noted the Minutes from the April 22, 2020 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Mr. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Leeper, Lynch and Prideaux), and 0 nays.
- 2.) The first item of business was a preliminary plat amendment for the Arbors Fourth, Fifth and Sixth Additions. Chair Holst introduced the item and Mr. Graham provided background information. He explained that the item was discussed at the previous meeting and gave a brief recap of the project. He discussed the original plat from 2014, revisions made in 2018 and he then described the changes being proposed. He displayed potential duplex designs for the area, and discussed the proposed addendum to the Original Development Procedures Agreement. Staff recommends approval of the amended preliminary plat subject to conformance with staff recommendations and any additional comments from the Commission. Mr. Holst asked about the requirements based upon the zoning, and whether the density is changed much from what was already allowed.

Kevin Fittro confirmed that duplexes were already allowed so this proposal will not increase the allowed density. He discussed that the market drives the need for these duplex style homes. Howard clarified that the change to the plat is to create separate lots for each duplex unit.

Amy Rube, 2932 Timber Cove Drive, commented that it would be helpful for developers to explain to potential buyers the potential changes that could come in the neighborhood and have transparency with regard to the kinds of housing that could be built. She also noted that she would like to have some assurance that the values of the new construction would not decrease and stated that she would prefer that steps be taken to keep these units from becoming rentals.

Mr. Fittro stated that he understands the concerns of the homeowners, but noted that as developers and builders, it is also in their best interest to keep a quality neighborhood so they are doing things in a way in which it will be good for all parties.

Mr. Larson asked about the one and two story units and how the need for either is driven. Mr. Graham stated there is nothing in the agreement that specifies a need for a certain percentage of one or the other. Mr. Fittro stated that it would be market driven. Howard clarified that staff is not recommending specific models but rather that there is some variation in the design of the units to prevent a monotonous street with the same design repeated all along the block. These two models are what the developer provided as examples of the variation that would be provided. Mr. Larson stated that made sense.

Mr. Leeper asked staff to consider ways for getting zoning information out to the public and homebuyers so they are aware of what kinds of housing are allowed in different zones. Ms. Howard noted that one possibility is to provide additional information for realtors. She noted that there is no guarantee that things won't change in the future, but that is why there is a public process when a change is proposed. Staff would be willing to provide more information to anyone who has questions. It was suggested that additional information might be provided on the City's website.

Ms. Prideaux made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Leeper, Lynch and Prideaux), and 0 nays.

- 3.) The next item for consideration by the Commission was a rezoning request from R-1 and A-1 to RP, Planned Residential in the West Fork Development. Chair Holst introduced the item and Ms. Howard provided background information. She explained that the proposed rezoning is for approximately 177 acres located north of West 27th Street and east of Union Road. The northern portion of the property was rezoned in October 2019. She discussed the proposed zoning in each part of the property and the proposed master plan that was submitted by the developer. Ms. Howard stated that single-family detached homes are being proposed on different sized lots in the area, from 6,000 square feet up to ½ acre lots, with most in the lower to midsize range. She discussed the street and trail connectivity shown on the proposed master plan, as well as topography and environmental features, stormwater management, greenspace and parks, and described the proposed development phasing. She provided a rendering of the different work areas proposed in the order they will be completed. She noted that the phasing was particularly important to ensure that the major north-south and east-west road connections are made in a timely fashion to prevent traffic circulation issues in the future neighborhood, particularly when the new school is built. These important streets include connections between Waterbury Drive and Union Road, and two north-south street connections to 27th Street and a neighborhood street connection near the northwest corner of the new high school site. This will allow local residents a much shorter route to school that will encourage walking and biking. Staff recommends that at least one north-south route be completely constructed within one year of the high school opening, anticipated in 2023. The Future Land Use Map was displayed for the area and Ms. Howard stated that the project is consistent with the Comprehensive Plan. She noted that the development is also accessible to public infrastructure, but that sanitary sewer will need to be extended from the south to serve the southern half of the development. Staff has recommended that the developer work with the school district on a mutually beneficial arrangement for extending the sewer. Howard summarized the points in the staff report. Staff recommends discussion by the Commission at this time and setting a public hearing for the upcoming meeting on May 27.

Gale Bonsall, 85 River Ridge Road, stated that he feels it is a great subdivision and asked about the potential for him to develop property he owns in the area. The developer agreed to discuss the possibilities with Mr. Bonsall for connection to their proposed street stub to the north.

Mike Goyen, 1712 Union Road, noted concerns about parking as the lots are smaller and wondered about the width of the streets. He also asked about the proposed retention pond next to his property and where the overflow will go, as well as whether he will be responsible for weed management. The developer stated that the standard street width should not create parking issues. He also explained that the retention basin is the responsibility of the developer, and the overflow will drain across his property, but it will be no different than the drainage pattern that exists currently. He noted that the drainage would be more controlled with the retention pond in place.


The developer addressed the phasing and how it was decided to be completed in the order that has been proposed.

Mr. Leeper recused himself from the discussion due to a conflict of interest. There were few comments from the Commission. The item was moved to the next meeting.

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

The meeting adjourned at 6:58 p.m.

Respectfully submitted,


Karen Howard
Community Services Manager


Joanne Goodrich
Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM
Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: May 21, 2020
SUBJECT: Rezoning Request #RZ20-001 – Approximately 177 acres east of Union Road and north of W. 27th Street (West Fork Crossing Development)

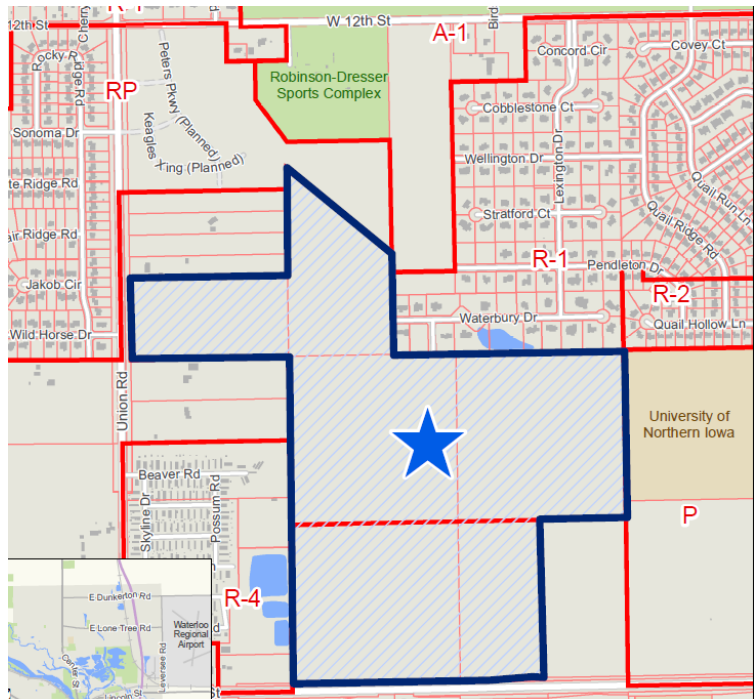
REQUEST: Rezone approximately 120 acres of property from R-1 Residence District to RP Planned Residence District; and approximately 57 acres of property from A-1 Agricultural District to RP Planned Residence District (Case #RZ20-001)
PETITIONER: Echo Development/Brent Dahlstrom, ISG Engineering
LOCATION: 177 acres of property east of Union Road and north of W. 27th Street

PROPOSAL

The petitioner has submitted a request to rezone approximately 177 acres of land located east of Union Road and north of W. 27th Street to RP Planned Residence District to allow the area to develop according to an RP Master Plan with single-unit detached homes on a variety of lot sizes and associated neighborhood infrastructure and amenities.

BACKGROUND

The northern 120 acres of the subject property was rezoned from A-1 Agricultural District to R-1 Residence District in October 2019. The intent at the time was to allow for development of a traditional single family subdivision



according to the R-1 zoning standards. However, in developing plans for future development of the southern 57 acres of land currently zoned A-1, the developer indicated a desire to allow a variety of single family lot sizes to serve a broader market and to create flexibility to create an efficient layout of the future neighborhood in response to the topography and drainage patterns of the land. The requested RP Planned Residence District provides the flexibility the developer desires, so they are requesting to rezone the entirety of the area to RP and have submitted a draft RP Master Plan for consideration.

The subject property is bordered by an R-1 zoned single family subdivision (Lexington Heights) and an RP District (NewAldaya development) to the north and a manufactured home development, zoned R-4, located to the west. Undeveloped land owned by UNI and the site of the new Cedar Falls High School is located along the eastern boundary of the subject property. West 27th Street extends along the southern boundary of the property with undeveloped farmland to the south. The northern edge of the property is bounded by the western reach of the University branch of Dry Run Creek. This portion of the property is located in the 100-year floodplain that runs along Dry Run Creek.

The rezoning of this property must be carefully considered by evaluating the characteristics of the land, the infrastructure needed to serve the future neighborhood, and how the new development would be integrated and connected to the surrounding areas of the community.

ANALYSIS

Current Zoning

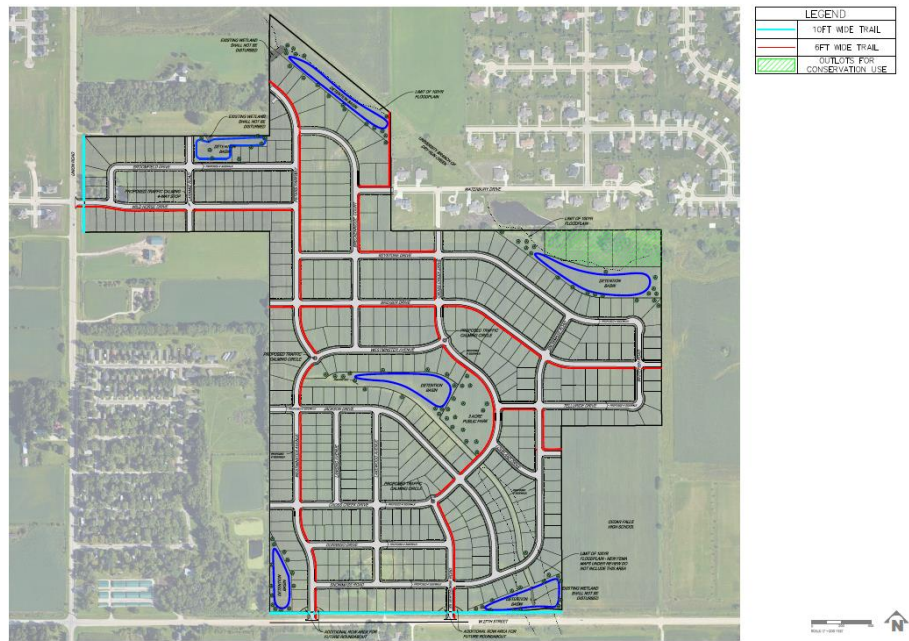
The purpose of the A-1, Agricultural Zoning District serves as a “holding zone” for future urban development until municipal services (sanitary sewer, water, roads) are accessible to the site. When these services are available, requests for rezoning can be considered according to the City’s Comprehensive Plan and Future Land Use Map. The R-1 Residence District provides for development of low density residential neighborhoods consisting largely of one and two-unit dwellings.

Proposed Zoning

The RP, Planned Residence District is intended to provide for orderly planned growth of residential development on larger tracts of land. The zone allows for flexibility in residential building types, setback standards, and building height, but requires minimum lot sizes equivalent to what is required in the R-4 Residence District. For detached single-unit dwellings the minimum lot size is 6,000 square feet. 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 agreement. The developer has submitted a master site plan and a development phasing plan, which are attached to this report. The features of the master plan and phasing plan and how they fit with the characteristics of the site are described in more detail in the following paragraphs.

Land Use, Development Density, and Dimensional Standards

The proposed development consists of single-unit detached dwellings located on a range of lots sizes from 6,000 square feet to around 1/2 acre, with about half the lots in the low end of the range and about half in the mid to high end of the range. The resulting residential density proposed for the entire development is approximately 3 units per acre, which falls into the low density range according to the City's Comprehensive Plan. To create a compatible mix and spacing between dwelling



units and to provide for safe vehicular and pedestrian movement, staff recommends the following minimum standards be adopted as part of the master plan and development agreement. These standards are consistent with the standards of the R-4 Zoning District:

1. Min. lot area – 6,000 square feet
2. Min. lot width – 60 feet
3. Min. front yard setback – 20 feet
4. Min. side yard setback – 10% of lot width
5. Min. rear yard setback – 30 feet
6. On corner and double fronting lots – min. 20 foot setback along all street frontages
7. Double fronting lots located along Union Road and W. 27th Street – min. lot depth of 150 feet.
8. Corner lot driveway locations shall be a minimum of 20' from the intersection of local streets and a minimum of 75' from the intersection of Union Rd or W. 27th according the SUDAS standards.
9. No direct driveway access to Union Road or W. 27th Street.
10. Maximum building height: 2-1/2 stories above grade as measured at the front building line and not to exceed 35 feet above grade at any point around the perimeter of the building.

Phasing of the Development

The most important aspect of the phasing plan is to ensure that the major east-west and north-south connections develop first to provide good traffic circulation so that not any one street becomes over-burdened with traffic for an extended period of time. The goal is to avoid situations like what is occurring near Aldrich Elementary School where the only travel route to the school is via Erik Road while other critical street connections that could provide alternative travel routes have been delayed while other phases of the development have proceeded first. For the West Fork Crossings development, these important first connections include:

- The east-west connection between Union Road and Waterbury Drive;
- The north-south connection to W. 27th via Peters Parkway and Westminster Avenue;
- The north-south connection from Waterbury Drive and Cross Creek Drive to W. 27th and Cedar Falls High School via multiple intervening streets, which will allow local residents

from West Fork and Lexington Heights to travel to the high school without having a much longer route via 12th Street, Union Road or Hudson Road to the school access points along W. 27th Street. Staff notes that the local neighborhood connection to the school property will be near the northwest corner of the school site, but the exact location will need to be coordinated with the school district. This connection will also provide an option for students to walk or ride their bike to school, which would not be very feasible if this local connection to the school site was not provided.

The developer has proposed a phasing plan with seven “work areas” identified (see attached phasing map). Each of these work areas should include no more than two final plat phases and would proceed in the order indicated. The developer has indicated that construction of around 40 houses per final plat phase is typical, so for example areas # 3 and #4 should each be platted in one phase. The 1st final plat must include the street connection to Union Road, so that construction traffic can be routed from Union Road rather than through the Lexington Heights neighborhood. Staff notes that the portion of the property south of the central east-west greenway must be served by a sewer connection from the south due to the topography. This is likely the reason that the 3rd work area is proposed in the southeast corner. It is anticipated that the school district will extend the sewer from south of W. 27th Street to the school site. The West Fork developer would then pick it up from there and extend it to serve the new development (see more information about the sewer connection below). It is important that the development includes a continuous north-south connection to W. 27th in a timely manner to provide adequate traffic circulation. To that end staff recommends that there be a condition in the development agreement that at least one continuous street connection from work area #2 to W. 27th be constructed within one year of the high school opening. It is anticipated that the new high school will open in fall of 2023.

Street and Trail Connectivity

It is best practice to design neighborhoods with a compact pattern of blocks with intersecting streets every 300 to 600 feet. Excessively long blocks, cul-de-sacs and dead end streets have hidden long term costs to the community, including increased emergency vehicle response times, increased travel times to work or school, increased traffic congestion, and disincentives to walk or bike to neighborhood destinations, particularly for children. The master plan for West Fork Crossings illustrates the intended pattern of streets and blocks that form a modified grid. Staff finds that the proposed plan provides good connectivity throughout the development and stubs the streets to the property boundary so that a similar street network can continue in adjacent properties. While some of the blocks exceed 600 feet in length, the general pattern is well designed and responds to the topography and environmental features of the site.

The master plan also illustrates proposed trail connections. These include a network of wide sidewalks to encourage walking and biking and 10-foot wide trails along both Union Road and W. 27th Street. Note that there is a trail extension proposed north along the edge of the development that will connect to the NewAldaya property to the north. When this portion of the NewAldaya property is developed, the trail can be connected to the Robinson Dresser Sports Complex, thus creating a direct route for walking and biking from the West Fork neighborhood and from the new high school to the sports complex. The Union Road Trail is scheduled for construction this summer, so instead of the developer building a typical residential sidewalk along this frontage, they will be expected to pay the City an amount equivalent to the cost of a typical residential sidewalk and the City will pay the oversize cost and construct the trail. This

arrangement will be included in the development agreement.

Traffic calming techniques, such as short blocks with intersecting streets and traffic circles at key intersections, can be effective. The submitted master plan identifies locations where traffic circles will be installed to slow traffic.

Topography and Environmental Features

Most of the subject property is currently farmed. The topographic map to the right illustrates the slope of the land, the drainage patterns, and three small wetlands. The University Branch of Dry Run Creek extends along the northern boundary of the property and creates a natural buffer between the proposed development and the Lexington Heights neighborhood to the north. The developer has agreed to sell the small area of land located north of Dry Run Creek to the abutting property owners along Waterbury Drive. When the property is subdivided these lots can be created and conveyed to these neighbors. A conservation easement should be established over these lots to prevent inappropriate development activity. The developer hired an environmental scientist to delineate the wetland areas and resulting report was submitted to the US Army Corps of Engineers, who have determined these wetland areas to be non-jurisdictional. However, it is the policy of the City to preserve all wetland areas to the extent possible. The developer has indicated that they do not plan to disturb the wetlands. This may prove difficult for the one located along the southern border of the site because a stormwater detention facility is planned in this area. A plan for mitigating any wetland lost due to development activity will be required at the time of platting.



Stormwater Management

As part of a future platting process, a stormwater management system will be designed to accept the stormwater runoff from the west and north. The stormwater will be directed toward multiple detention basins on the site and released at a controlled rate into the floodplain. The stormwater management system must be designed so that it will not adversely affect the current and future residents surrounding and within this development. The submitted master plan illustrates six different areas where detention basins will be established. These correspond with the existing drainage patterns and topography. The stormwater management areas can be designed as neighborhood amenities to help meet the open space needs and trail connections to serve this new neighborhood. The Comprehensive Plan illustrates the drainage ways as greenways so will need to be taken into account with the design of the plat. Details of the stormwater management plan will be reviewed during the platting process to ensure that it meets all Code requirements.

Parkland and Greenspace

The Comprehensive Plan includes an analysis regarding the community needs for parkland including geographic distribution. Since this will be a new area for residential growth, there will be a need for neighborhood park space. With nearly 500 homes planned for this area and according to census data an average of 2.93 persons per dwelling unit, there is an estimated need for about 3 acres of parkland. According to the submitted master plan, a 3 acre park is planned within the central greenway that extends along the natural drainage way from the western boundary to the southeast corner of the site. The proposed parkland is centrally located and will be within ¼ to ½ mile walking distance for most neighborhood residents. Staff reviewed the proposed neighborhood park with the Parks and Recreation Commission at their February 13 meeting. They voiced their support for the park and commented positively regarding the size of the park and its accessibility and visibility with significant frontage along Cross Creek Drive. Dedication of the park to the City would occur after development of working area #4, which also includes additional open space along the natural drainage way and stormwater detention basin. The proposed park and greenway is consistent with the greenway and open space designation on the City’s Future Land Use Map.

Zoning considerations involve evaluation of three main criteria:

- 1) *Is the rezoning request consistent with the Future Land Use Map and the Comprehensive Plan?*

When the northern portion of the property was rezoned in 2019, the Future Land Use Map was amended to eliminate a portion of the neighborhood commercial designation on the far western edge of the property along Union Road and to more closely align the Greenways/Floodplain designation with the topography, drainage patterns and floodplain. The amended map is shown at right. The map now indicates that low to medium density residential development is appropriate on the subject property. The greenways/floodplain will serve as buffers for storm water management and detention. These areas also provide an opportunity, through thoughtful subdivision design, to create open spaces, natural areas, and neighborhood park space to serve the residents of the new neighborhood.



While the proposed master plan does not create separate, distinct areas of low density residential development and medium density residential development, overall the density of the area will fall within the low density range of less than 4 dwelling units per acre with a range of low to medium density lot sizes from a minimum of 6000 square feet to larger lots of ½ acre. Only single-unit detached dwellings are proposed. As shown on the master plan, in general the smaller sized lots are clustered in the northwest extension of the property near Union Road and in

the southern portion of the property south of the greenway and proposed park. Staff believes that the proposed master plan is generally consistent with the intent of the Future Land Use Map.

2) *Is the property readily accessible to sanitary sewer and water service?*

Sanitary sewer is available to the northern portion of the site. This sewer is located along the northern boundary of the property within the floodplain of Dry Run Creek. This sanitary sewer is located in the Cherrywood Interceptor Sewer District which includes a sewer tapping fee as part of the development. The sewer tapping fee is \$294.63 per acre of development. This fee is paid by the developer at the time of final platting. The portion of the development located generally south of the central greenway can only be served by extending the sewer from south of W. 27th Street. City Staff have encouraged the developer to partner with the school district on extending the sewer via the most cost effective route, which would help reduce costs for both parties. Regardless, the developer will have to pay for the extension of the sewer to serve the development by partnering with the school to construct it or through payment of a tapping fee. If they choose the latter and if the high school develops prior to development of the southern portion of the West Fork neighborhood, the school district will construct the sewer to their property and stub it to the boundary of their property. A new sewer district will be created and a sewer tapping fee established accordingly. The developer of West Fork will pay this fee at the time of final plat.

As part of the technical review of this proposal, Cedar Falls Utilities personnel, have no concerns with the proposed rezoning request. Water, electric, gas, and communication utilities are all available to this site from Union Road and Cross Creek Drive in the Lexington Heights subdivision and can be extended along W. 27th Street to serve the property from the south. There is a water connection fee for this property based on the street lineal footage of Union Road. This connection fee is part of the cost of the original water main installations on Union Road. All utility services will be extended into this property as part of the platting process.

3) *Does the property have adequate roadway access?*

As stated above, the property has good access to area streets and if developed in an orderly fashion according to the proposed phasing plan, internal street connections will help to distribute local traffic to neighborhood destinations, such as the new high school, while access along multiple routes to abutting collector and arterial streets will provide circulation to destinations in the larger community. The property has frontage along Union Road to the west and can be accessed from the east via Waterbury Drive and Cross Creek Drive. These connections to the Lexington Heights neighborhood will be important to provide travel routes between the two neighborhoods. The residents in Lexington Heights will benefit equally as they will have new travel routes to destinations west and south. For example, travel distance for residents of the West Fork and Lexington Heights neighborhoods to the new high school will be much shorter, making it possible for more students to walk or bike to school. The property is bounded by W. 27th Street along its southern edge. Two street connections are planned along this corridor, which will help to distribute local traffic to this major street corridor.

The City has contracted with a traffic engineer to conduct a traffic study for the area based on the proposed development of West Fork Crossings and anticipated traffic generated by

the new high school. The traffic study will provide information necessary to determine if additional right-of-way is needed along W. 27th Street for street improvements and how the intersections should be designed to manage the traffic flows. The developer has illustrated the right-of-way necessary for roundabouts at the two southern intersections proposed along W. 27th Street in case the traffic study indicates roundabouts are the most appropriate intersection design.

While there may be no development planned for the UNI property to the east of this site, at some point in the future there may be reasons to provide a connection to PE Center Drive. Similarly, several connections to the property to the north and to the west will provide access to the surrounding areas and allow for additional development if the larger lots along Union Road were ever to be subdivided or if the manufactured home development were ever to be redeveloped.

Other modes of transportation include bike and pedestrian accommodations. Public sidewalks will be included as a part of the subdivision platting process. Future trail locations within this development are important in order to provide the connections from the planned Union Road trail to the west, the W. 12th Street trail and Robinson-Dresser Sports Complex to the north and the W. 27th Street trail to the south as well as connections to the east into the proposed high school site on W. 27th Street.

Summary

In summary, the upzoning of the land from A-1 Agricultural District and R-1 Residence District to RP Planned Residential causes a need for neighborhood infrastructure that ensures the health and welfare of future residents, which includes parks and trails, a well-connected network of streets, stormwater management facilities, sewer and water lines. Staff finds that the master plan submitted by the developer provides for all these important elements, is designed to respond to the natural topography of the site, and is consistent with the Comprehensive Plan and Future Land Use Map. Staff recommends that the City enter into a development agreement with the petitioner to ensure that the development proceeds according to the submitted master plan.

A notice was mailed to the adjoining property owners on May 7, 2020 regarding this request.

STAFF RECOMMENDATION

The Community Development Department recommends approval of RZ20-001, a rezoning from A-1, Agricultural District and R-1, Residence District to RP, Planned Residence District, subject to a master plan and development phasing plan and other development conditions outlined in the staff report, which will be incorporated into a development agreement that will be forwarded to the City Council for adoption with the rezoning.

PLANNING & ZONING COMMISSION

| | |
|-------------------------|--|
| Introduction 5/13/20 | Chair Holst introduced the item and Ms. Howard provided background information. She explained that the proposed rezoning is for approximately 177 acres located north of West 27 th Street and east of Union Road. The northern portion of the property was rezoned in October 2019. She discussed the proposed zoning in each part of the property and the proposed master plan that was submitted by the developer. Ms. Howard stated that single-family detached homes are being proposed on different |
|-------------------------|--|

sized lots in the area, from 6,000 square feet up to ½ acre lots, with most in the midsize range. She discussed the street and trail connectivity shown on the proposed master plan, as well as topography and environmental features, stormwater management, greenspace and parks, and described the proposed development phasing. She provided a rendering of the different work areas proposed in the order they will be completed. She noted that the phasing was particularly important to ensure that the major north-south and east-west road connections are made in a timely fashion to prevent traffic circulation issues in the future neighborhood, particularly when the new school is built. These important streets include connections between Waterbury Drive and Union Road, and two north-south street connections to 27th Street and a neighborhood street connection near the northwest corner of the new high school site. This will allow local residents a much shorter route to school that will encourage walking and biking. Staff recommends that at least one north-south route be completely constructed within one year of the high school opening, anticipated in 2023. The Future Land Use Map was displayed for the area and Ms. Howard stated that the project is consistent with the Comprehensive Plan. She noted that the development is also accessible to public infrastructure, but that sanitary sewer will need to be extended from the south to serve the southern half of the development. Staff has recommended that the developer work with the school district on a mutually beneficial arrangement for extending the sewer. Howard summarized the points in the staff report. Staff recommends discussion by the Commission at this time and setting a public hearing for the upcoming meeting on May 27.

Gale Bonsall, 85 River Ridge Road, stated that he feels it is a great subdivision and asked about the potential for him to develop property he owns in the area. The developer agreed to discuss the possibilities with Mr. Bonsall for connection to their proposed street stub to the north.

Mike Goyen, 1712 Union Road, noted concerns about parking as the lots are smaller and wondered about the width of the streets. He also asked about the proposed retention pond next to his property and where the overflow will go, as well as whether he will be responsible for weed management. The developer stated that the standard street width should not create parking issues. He also explained that the retention basin is the responsibility of the developer, and the overflow will drain across his property, but it will be no different than the drainage pattern that exists currently. He noted that the drainage would be more controlled with the retention pond in place.

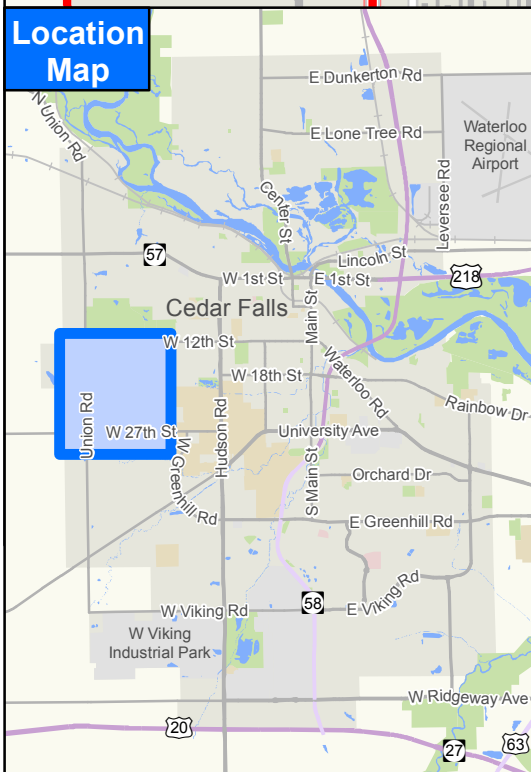
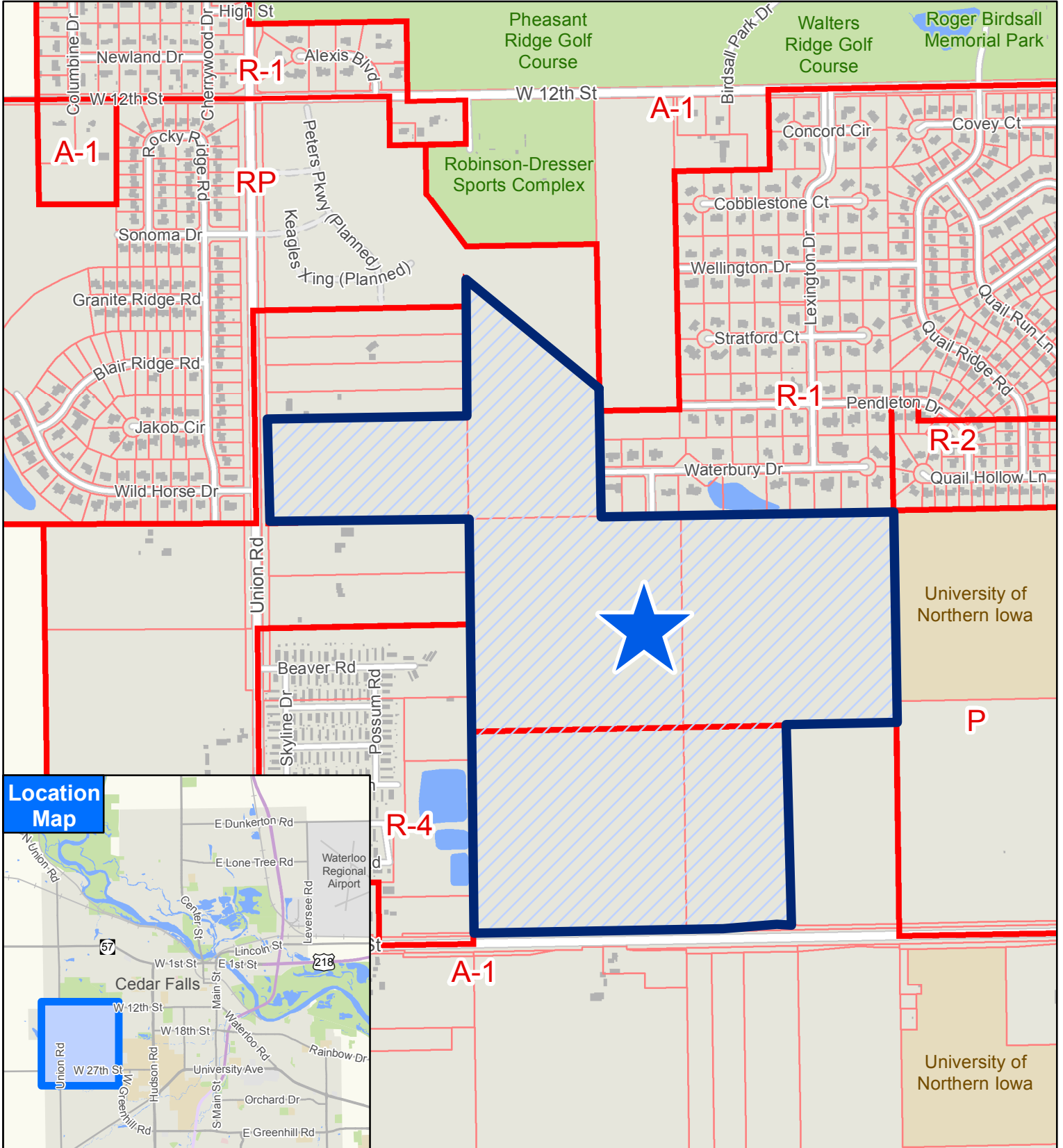
The developer addressed the phasing and how it was decided to be completed in the order that has been proposed.

Mr. Leeper recused himself from the discussion due to a conflict of interest. There were few comments from the Commission. The item was moved to the next meeting.

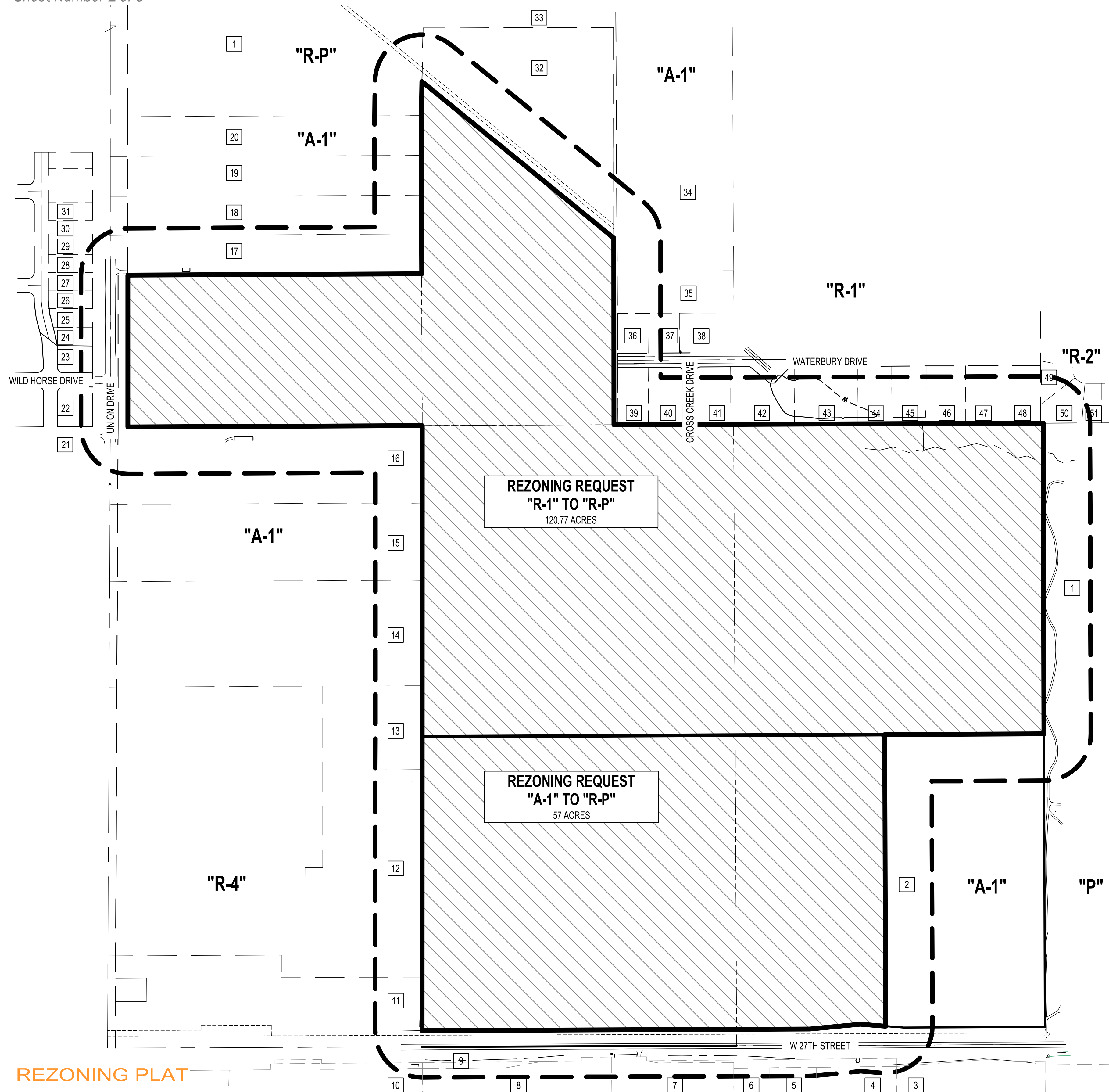
Cedar Falls Planning & Zoning Commission

May 13, 2020

Item No. 2.



Rezoning of Property from A-1 Agricultural and R-1 Residential to RP Planned Residential



"OWNERS LISTING" FOR "REZONING REQUEST" "A-1 & R-1" TO "R-P"

LEGAL DESCRIPTION

The West Half of the Southeast Quarter (W1/2 SE1/4) and the East Half of the Southwest Quarter (E1/2 SW1/4) of Section 15, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, Iowa except the South 50 feet thereof conveyed for public highway in 115 LD 533 and except that part conveyed to the City of Cedar Falls, Iowa in 571 LD 821

AND

Lot No. 2 in Robinson's Plat of part of the Northwest Quarter of Section 15, Township 89 North, Range 14 West of 5th P.M., City of Cedar Falls, Black Hawk County, Iowa, Owner's Dedication filed July 29, 1992 in 302 Misc. 305

AND

The South 648 feet of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 15, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, Iowa, except that part conveyed to the City of Cedar Falls for Union Road right of way in 547 LD 656

EXCEPT

Parcel A in Lot 2 of Robinson's Minor Plat of part of the Northwest Quarter (NW1/4) of Section 15, Township 89 North, Range 14 West of 5th P.M., City of Cedar Falls, Black Hawk County, Iowa as shown on a plat of survey file no. 2019-00015839

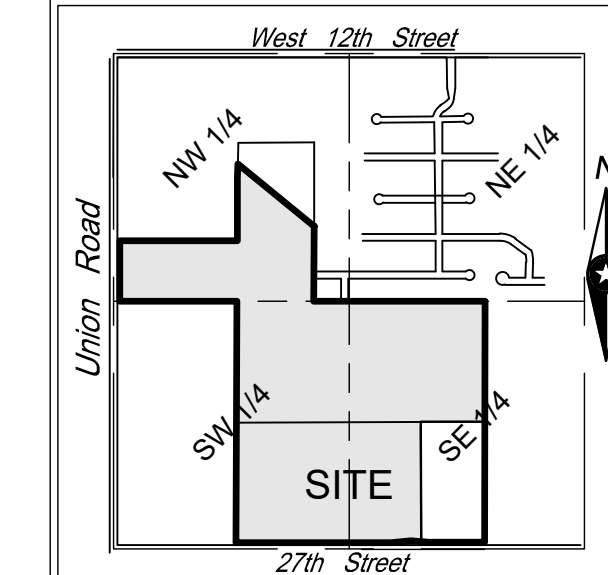
and

Parcel B in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 15, Township 89 North, Range 14 West of 5th P.M., City of Cedar Falls, Black Hawk County, Iowa as shown on a plat of survey file no. 2019-00007423.

NAMES OF ALL PROPERTY OWNERS WITHIN 300 FEET OF REZONING

- | | | |
|-----------------------------------|----------------------------------|---|
| 1. STATE OF IOWA BOARD OF REGENTS | 21. PICKLUM, WARREN & NEYSA | 41. ESTEP, TARA & MARK |
| 2. STATE OF IOWA BOARD OF REGENTS | 22. PITZ, STEVEN & NANCY | 42. TIMM, STEVEN & JULIE |
| 3. RASMUSSEN CO | 23. BARNHART, THOMAS & CHELSEA | 43. SCHUERMAN CONSTRUCTION INC |
| 4. RASMUSSEN, DONALD R | 24. MIDWEST DEVELOPMENT CO | 44. MASON, BENJAMIN & CARMEN |
| 5. RASMUSSEN, JACK P TRUST | 25. MIDWEST DEVELOPMENT CO | 45. HURST, EMIL & JENNIFER |
| 6. RASMUSSEN COMPANY | 26. HERNANDEZ, KEVIN & GINA | 46. BRADLEY, DONALD & CAROL |
| 7. BRUNSCHON, KEAGHAN & ANTHONY | 27. MIDWEST DEVELOPMENT CO | 47. OLSEN, CHRISTOPHER & LEAH |
| 8. MORRIS, DANIEL & JULI | 28. MIDWEST DEVELOPMENT CO | 48. GERDES, BENJAMIN & ELIZABETH |
| 9. CITY OF CEDAR FALLS | 29. SPAUDE, CHRISTOPHER & ASHLEY | 49. BECKER, STACIE |
| 10. DAMGAARD, THOMAS & PAULA | 30. BARTELT, ROBERT & KALE | 50. CARPENTER, KELLY & KRISTEN |
| 11. SIRES, DAVID & JOY | 31. MIDWEST DEVELOPMENT CO | 51. SURNEDI, MURALI & VELAMASETTI, SAROJINIKALA |
| 12. SIRES, DAVID | 32. TERRACES AT WESTGLEN | |
| 13. SIRES, JOY | 33. CITY OF CEDAR FALLS CSD | |
| 14. SIRES, DAVID & LISA | 34. PAULSEN, GLORIA & HOWARD | |
| 15. RATH, ELIZABETH & RICHARD | 35. BNKD INC | |
| 16. TRESSLER, KENNETH & LORRAINE | 36. POPPENS, SCOTT & MURIEL | |
| 17. GOYEN, MICHAEL & DENISE | 37. PAGE, BRIAN & ELIZABETH | |
| 18. BONSALE, GALE | 38. RANGE, DEVIN | |
| 19. GIRSCH, MICHAEL | 39. HOLAHAN, CHRISTOPHER | |
| 20. GIRSCH, SUE | 40. HOLAHAN, BROOKE | |

VICINITY MAP (NOT TO SCALE)



SEC. 15, TWP. 89, RGE. 14
Black Hawk County, Iowa

0 250 500
SCALE: 1" = 250 FEET



REZONING PLAT

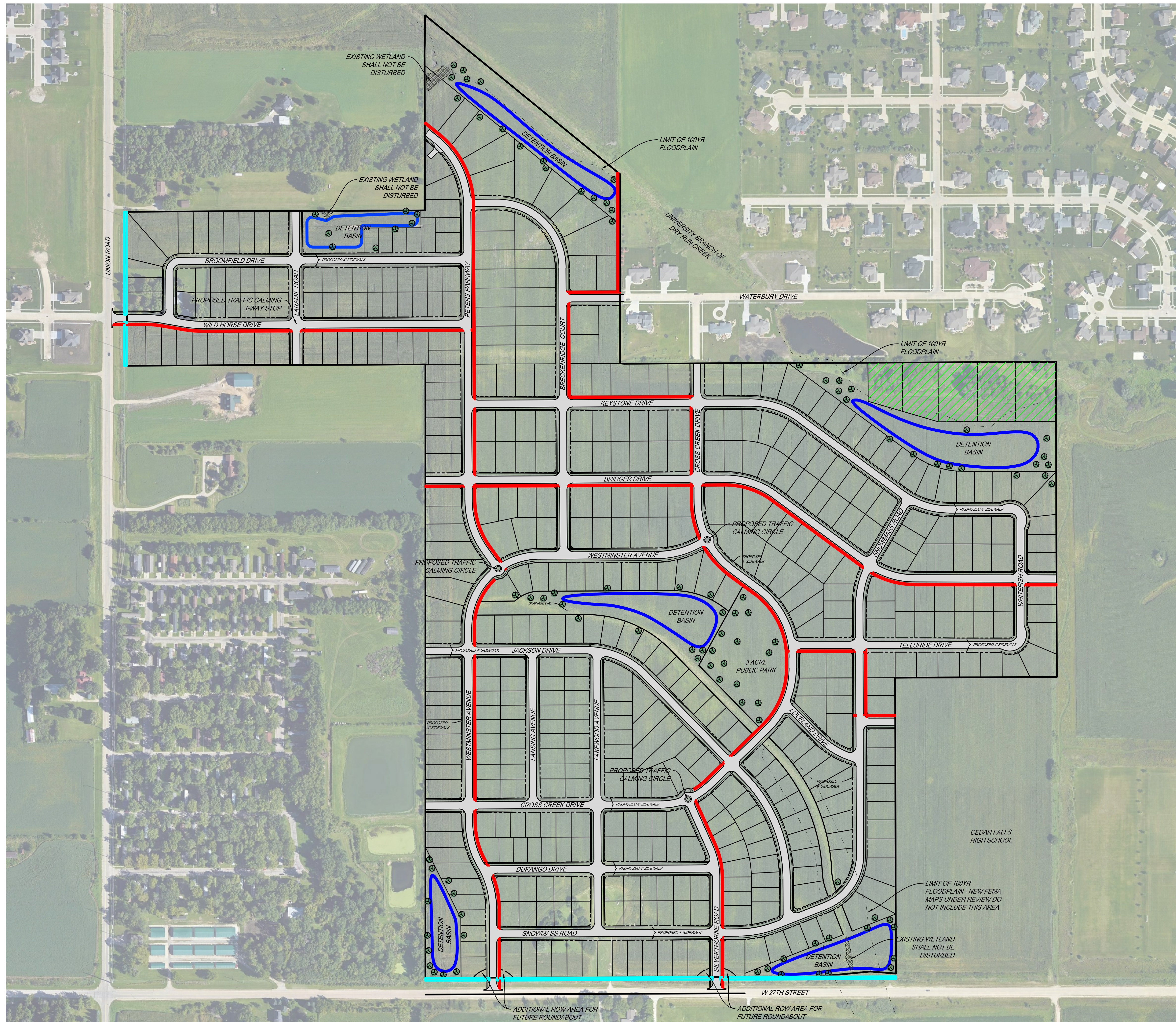
ISG

Architecture + Engineering + Environmental + Planning

WEST FORK CROSSING

CEDAR FALLS, IOWA - 04/29/2020
ISG PROJECT NO. 19-22603

ISGInc.com



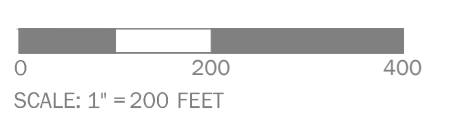
| LEGEND | |
|--------|------------------------------|
| | 10FT WIDE TRAIL |
| | 6FT WIDE TRAIL |
| | OUTLOTS FOR CONSERVATION USE |

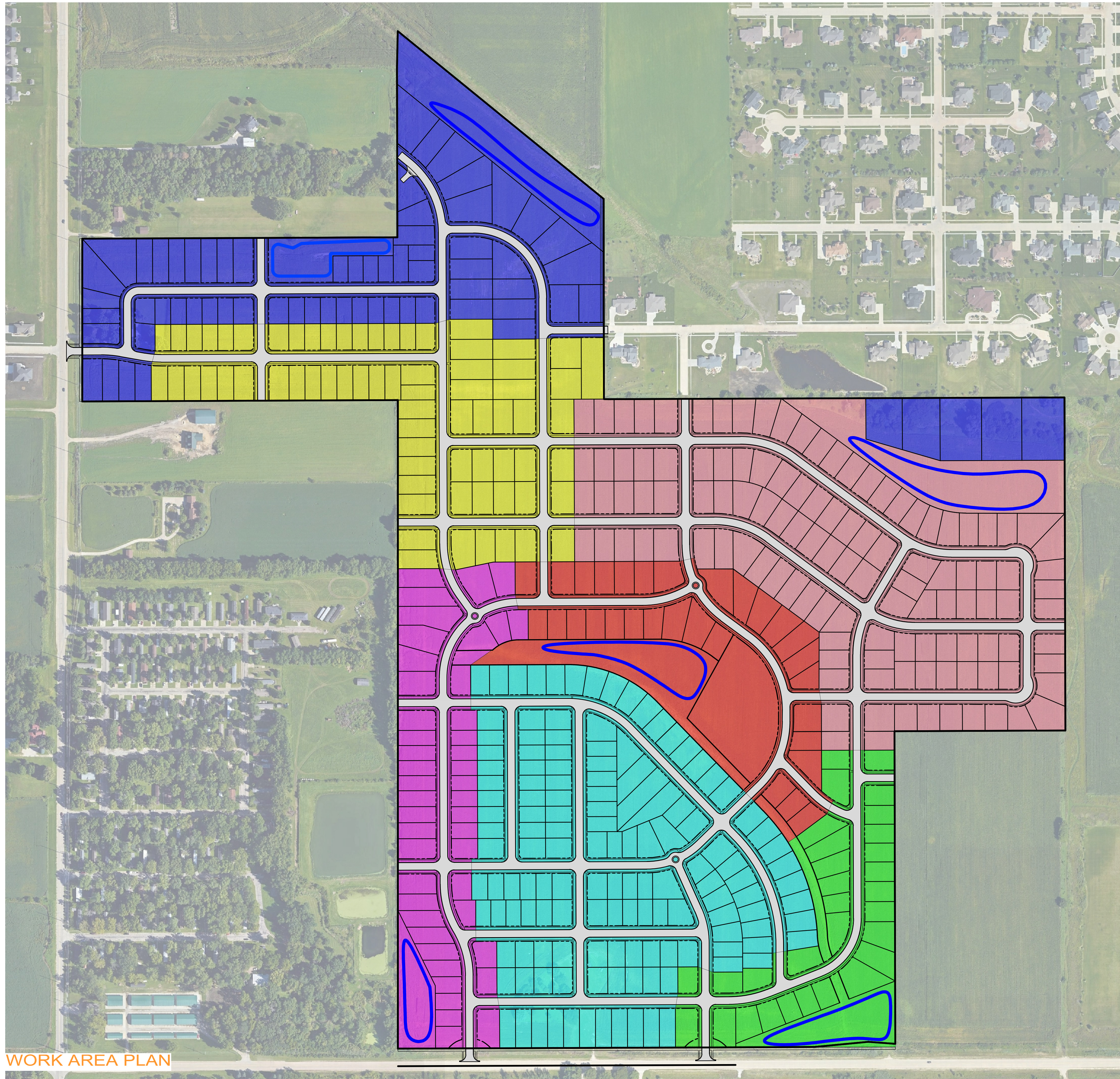
MASTER PLAN










Architecture + Engineering + Environmental + Planning

WEST FORK CROSSING
CEDAR FALLS, IOWA - 04/29/2020
ISG PROJECT NO. 19-22603





| WORK AREA LEGEND | |
|---|-----------|
| COLOR | WORK AREA |
|  | AREA 1 |
|  | AREA 2 |
|  | AREA 3 |
|  | AREA 4 |
|  | AREA 5 |
|  | AREA 6 |
|  | AREA 7 |

* WORK AREA PLAN IS PREPARED FOR POTENTIAL PHASING OPPORTUNITIES WITHIN WEST FORK CROSSING. THE PROPOSED WORK AREAS ARE NUMBERED BASED ON SEQUENCE OF TIMING FOR EACH AREA. EACH AREA WILL BE COMPLETED PRIOR TO COMMENCING WORK WITHIN THE NEXT NUMBERED AREA. WORK WITHIN AREAS 6 AND 7 WILL NOT COMMENCE UNTIL AREA 5 IS COMPLETED. THE SEQUENCE OF WORK WITHIN AREAS 6 AND 7 COULD INTERCHANGED DUE TO THE NEEDS OF THE CITY. ALL WORK AREAS WILL BE BUILT OUT BASED ON THE MARKET FACTORS.

WORK AREA PLAN

