



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, JANUARY 22, 2020  
5:30 PM AT CITY HALL**

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**Call to Order and Roll Call**

**Special Commission and Board Training – 5:30 PM – 6:30 PM**

1. Conflict of Interest and Ex-Parte Communication - Kristine R. Stone, Ahlers & Cooney Attorneys

**Regular Meeting Agenda – 6:30 PM**

**Approval of Minutes**

1. Planning and Zoning Commission Minutes of December 4, 2019.

**Public Comments**

**Old Business**

**New Business**

2. **HWY-1 Site Plan Review – Residence Inn by Marriott**

**Location:** 7200 Nordic Drive

**Applicant:** Hawkeye Hotels – owner; VJ Engineering – Civil Engineer; Paradigm Architects

**Previous discussion:** None

**Recommendation:** *Review and continue discussion to next meeting*

**P&Z Action:** *Provide direction and comments*

**Commission Updates**

3. Public Kick-Off Workshop for *Our Cedar Falls: Imagine College Hill*

**Adjournment**

Reminders:

- \* February 12<sup>th</sup> and February 26<sup>th</sup> Planning & Zoning Commission Meetings
- \* February 3<sup>rd</sup> and February 24<sup>th</sup> City Council Meetings
- \* January 29<sup>th</sup>, 6:00 – 8:00 PM at UNI CEEE, 8106 Jennings Drive

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
December 4, 2019  
City Hall Council Chambers  
220 Clay Street, Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, December 4, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Holst, Larson, Lynch, Prideaux, Saul and Wingert. Hartley and Leeper were absent. Karen Howard, Community Services Manager and David Sturch, Planner III, were also present.

- 1.) Chair Holst noted the Minutes from the November 20, 2019 regular meeting are presented. Ms. Prideaux made a motion to approve the Minutes as presented. Ms. Adkins seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Holst, Larson, Lynch, Prideaux, Saul and Wingert), and 0 nays.
- 2.) The first item of business was the preliminary and final plats for Greenhill Village Estates. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the plats were presented at the last meeting and stated that the two would be discussed together as they are similar. The plat is located near the northwest corner of Ashworth Drive and Algonquin and is approximately 8.66 acres. The lot is intended to accommodate a new senior living facility and all easements have been provided. He discussed the current stormwater conditions, explaining that there will be an overland flow to the drainage easement and storm sewer. The sewer will carry the stormwater to Ashworth Drive and eventually to an area-wide detention basin. Staff recommends approval of the plats. Mr. Wingert recused himself from the item.

Ms. Saul made a motion to approve the item. Ms. Prideaux seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Holst, Larson, Lynch, Prideaux and Saul), 1 abstention (Wingert) and 0 nays.

- 3.) The next item for consideration by the Commission was a mixed use zone site plan for Greenhill Village Estates. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that this item was also discussed at the last meeting. The property is at the corner of Ashworth and Algonquin and is currently proposed for a senior living facility with 121 units and 104 parking stalls. He displayed the site plan to show the proposed features and noted that the setbacks meet requirements. Mr. Sturch also provided a rendering of the landscaping plans and noted that requirements have been met. He discussed building design elements for each aspect of the building, as well as utilities, lighting, signage, dumpster and traffic. Staff recommends approval of the site plan.

Robin Frost, 4718 Addison Drive, stated that she realizes that the developer is well within their right to build the facility, but stated that at the time she purchased her home she was under the understanding that the area would only have single-family homes. She stated that there has been some confusion with the Master Plan. She presented a list of requests for the developer and the City to consider.

Jacob Wolfgang (developer), 4727 40<sup>th</sup> Street, Des Moines, stated that he feels the concerns of the neighbors are well noted. A SWPP plan will be submitted as part of the approval process, and that they would repair any damage done to adjacent properties.

Mr. Holst asked if there has ever been single-family shown on that property on the master plan. Mr. Sturch stated that the plan has been adjusted from time to time, specifically along the north side of the development and recently along the north side of the Loren Drive extension, but this 8 acre parcel has remained the same from the 2003 plan.

Debbie Lee, 1415 Ashworth Drive, stated that she has concerns about parts of the project. She noted that one is with the access drive and its proximity to her home. She requests that the access drive be moved. She also noted concern with the main entrance for the parking lot in proximity to the park. She feels there is a substantial safety issue, and suggests that the drive be moved further north, away from the park area. Ms. Lee questioned whether the elevation will stay lower, causing traffic light to come into their windows. She also noted concerns with the lights on the property and potentially lowering them. She asked if the access road will be one or two way and noted her concern with traffic utilizing the road.

Nalin Goonesekere, 1518 Athens Court, stated his appreciation for the developer's thoughtfulness to the concerns of the residents. He also noted his concern with the size of the trees being planted and their ability to shield the neighbors to help alleviate psychological trauma of having new buildings come up. He urged the developer to plant large trees.

Mr. Wolfgang stated that they had looked at multiple ways of doing the service drive, but the current plan is the most functional. He also addressed the delivery truck traffic and stated that the road will be two-way traffic.

Nick Bettis, Action Consultants, 60 East Court Street, Iowa City, Iowa, added that in the design process they did several iterations with regard to the access point in an attempt to balance comments from neighbors.

Ms. Lee noted her continued concern with the access location.

Mr. Wingert noted that he will be abstaining from this item.

Mr. Larson thanked the developer for making the adjustments and updated drawings so quickly. He asked about the process for making adjustments to signage and the parking signage near the park. Ms. Howard stated that staff could look at it if it were to become an issue. Mr. Sturch explained that staff receives petitions from the public with regard to on-street parking and they have given consideration to changes and adjustments.

Ms. Saul doesn't feel that traffic calming is the issue. She is concerned with semis trying to get through the entrance with cars parked on each side of the street and children getting in and out. She believes that will be a safety issue.

Mr. Larson didn't feel that an adjustment would not be worthwhile. His concern is for keeping Algonquin clear of traffic, etc.

Mr. Larson made a motion to approve the item. Ms. Saul seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Holst, Larson, Lynch, Prideaux and Saul), 1 abstention (Wingert) and 0 nays.

- 4.) The Commission then considered the final plat for the Terraces at West Glen First Addition. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the property is located at the corner of Union Road and West 12<sup>th</sup> Street where a NewAldaya facility is proposed. Rezoning and a preliminary plat were done earlier this year for the property. He provided renderings for the proposal and explained that four single-unit

dwelling and four two-unit dwellings are being proposed. He also displayed a stormwater drainage drawing and explained how the water runoff will be collected. Staff recommends approval of the plat, as the final plat is consistent with the preliminary plat.

Mike Girsch, 1608 Union Road, noted that the addition is along his whole property line and he has concerns with the dirt that was brought in next to his property to build up the area is an issue. He also noted issues with the drainage ditch that was dug out and is concerned with inability to keep it dry and mowed. He asked how it will be maintained. He also noted that he is not against the project.

John Biederman of Fehr Graham, 128 South Pine Street, West Union, Iowa, stated that they are aware there is water that continually runs through that area and they may eventually add a tile line to pick up some of the low flow in an attempt to make it as maintainable and attractive as possible.

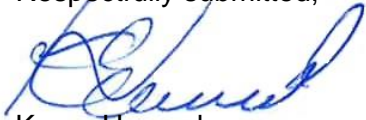
Ron Bock, 1602 Rocky Ridge Road, noted his concern with the weeds in the ditch along Union Road. He would like the owner to maintain this. Mr. Biederman stated that the maintenance will not be done by the individual residents, but as a group by NewAldaya. He also mentioned that a trail is proposed that will eventually build up the ditch.

Mr. Wingert made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Holst, Larson, Lynch, Prideaux, Saul and Wingert), and 0 nays.

- 5.) As there were no further comments, Ms. Lynch made a motion to adjourn. Ms. Adkins seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Holst, Larson, Lynch, Prideaux, Saul and Wingert), and 0 nays.

The meeting adjourned at 6:40 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:** Jaydevsinh Atodaria (JD), Planner I  
**DATE:** January 13, 2020  
**SUBJECT:** Residence Inn Site Plan Review

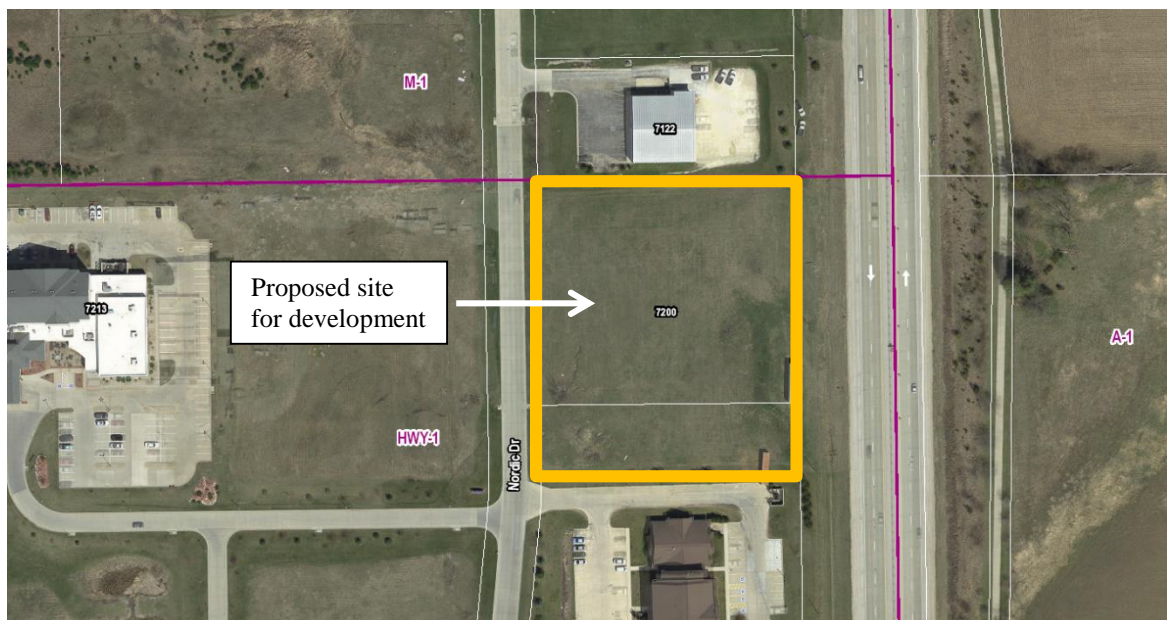
**REQUEST:** Site plan approval for construction of a new hotel.

**PETITIONER:** Hawkeye Hotels (owner); VJ Engineering (engineer); Paradigm Architects (architect)

**LOCATION:** 7200 Nordic Drive

**PROPOSAL**

The applicant proposes to construct a new 21,530 square foot Residence Inn hotel, a premium extended stay under the Marriot flagship on 7200 Nordic Drive. The proposal includes construction of a new five-story, 119 room hotel on the east side of Nordic Drive. The proposed layout of the hotel sits on about 2.65 acres of land with the front of the hotel facing Nordic Drive and the back facing Highway 58.



## BACKGROUND

This parcel was rezoned from A-1 Agricultural District to HWY-1 Highway Commercial District on June 8, 2003. In addition, the property is in the HCG, Highway Corridor and Greenbelt Overlay District and the Highway 20 Commercial Corridor Overlay District. When there are multiple zoning districts that apply to a property, all the standards and requirements apply. If there are any conflicts between the standards in the districts, the most restrictive or more specific requirements apply. In this case, Highway 20 Commercial Corridor Overlay District is the more restrictive one, for the very reason all the stated conditions in the overlay zone will be applicable in addition to the base zone of HWY-1 Commercial district.

## ANALYSIS

The HWY-1 District is intended to promote general services commercial uses that serve a broader market area (i.e. City-wide or regional customer base). The ordinance requires a detailed site plan review prior to approval in order to ensure that the development site satisfies a number of basic aesthetic standards. Attention to details such as parking, open green space, landscaping, signage, building design and other similar factors help to ensure orderly development in the entire area.

The intent of the Highway 20 Commercial Corridor Overlay District provides enhanced development guidelines for commercial uses established in the roadway corridor. The overlay district regulations encourage high quality commercial development at key entry points into the city that will incorporate adequate open green space areas, on site landscaping, high quality building architectural design and adequate visual screening of outdoor storage or display areas. The regulations in this overlay district apply in addition to the underlying zoning district regulations.

Following is a review of the zoning ordinance requirements for the proposed development:

- 1) Use: A hotel is a permitted use both in the HWY-1 District and Highway 20 Commercial Corridor Overlay District. The overlay district suggests that buildings should be designed to enhance the character of this major entryway into the city. **Use is allowed.**
- 2) Building Location: 20-ft. setbacks are required along the edge of the district and along any internal streets/principal access ways. The overlay district also requires a 20 ft. setback established around the perimeter of the zoning district. These areas must be landscaped. Open space and landscaping is shown on the separate landscape plan attached with the documents. In addition, no structure, sign or parking areas are allowed in the minimum required setback area. The proposed hotel site plan shows 20 ft. setback on the north, east and west sides of the property. The site plan shows two access points to the proposed hotel buildings from Nordic Drive. **Building setbacks are satisfied.**

- 3) Parking: The new hotel is required to provide 125 parking stalls plus one stall for every two employees, and this is derived based on the number of rooms, meeting space, restaurant space and employees. The site plan provided shows 130 parking stalls, which includes 5 ADA stalls. The parking is provided around the periphery of the lot.

North Side: The parking stall dimensions are 9' x 19' with a 24' wide aisle.

East Side: The parking stall dimensions are 9' x 19' stall with a 22' wide aisle.

South Side: The parking stall dimensions are 9' x 17.3' angled stall at 30 degrees with an 18' wide aisle.

West Side: The parking stall dimensions are 9' x 19' stall with 26' wide aisles.

**The amount and dimension of the parking stalls and drives are met.**

- 4) Open Green Space: This property is located within the Highway 20 Commercial Corridor Overlay Zoning District. This overlay district requires that open green space/landscape area be provided at the rate of 15% of the development site. Following is a summary from the landscape plan that details how this provision is met.

New Hotel Development Site	115,232	SF.
Required Open/Green Space	17,284SF	15%
<b>Provided Open/Green Space</b>	<b>35,021SF</b>	<b>30%</b>

Landscaping is shown throughout the site, both around the building as well as within the parking lot, along the streets and required setbacks.

**The open green space exceeds the minimum requirement and is well distributed.**

- 5) Landscaping: The Highway 20 Commercial Corridor Overlay Zoning District requires landscaping at the rate of 0.02 points per sq. ft. of total development site area. Following are the requirements for the new hotel site and what is proposed.

<i>Description</i>	<i>Required</i>	<i>Proposed</i>
New Hotel Lot 115,232 * .02	2,305 pts.	2,835 pts.
Parking lot trees 130/15 = 9 trees @ 80 pts.	720 pts.	1,040 pts.
Street Tree Planting (.75 points per linear foot → 678' on Nordic Drive and Highway 58)	509 pts.	560 pts.
Screening (1 point per linear foot → 550' on Nordic Drive and Highway 58)	550 pts.	1,440 pts.
	4,083 pts	5,875 pts

As detailed in the table, trees are required in the vehicular use area at the rate of one tree per 15 parking spaces. This is in addition to the open space and landscaping requirements. 13 trees are provided to meet this requirement on the proposed new hotel site.

In addition to parking lot trees, there are trees located along the street frontages, with shrubs and additional trees being located around each of the buildings.

**Landscaping requirements are met.**

- 6) **Building Design:** The HWY-20 Overlay District, requires a design review of various elements because the intent of the overlay zone is to have high quality commercial properties along the corridor as the corridor serves as one of the main entry points to Cedar Falls. These are noted below with a review on how each element is addressed. **Overall, staff finds that the proposed building design meets the zoning standards based on the following analysis.**

*Proportion: The relationship between the width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building; the relationship of width to height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building.*

The scale and proportion of the new hotel will be slightly more than the existing hotel sitting on a lot to the south side of proposed development. The hotel on the south side of proposed development is about three stories tall and if considering the overall height of built structure with the pitch roof, it appears to be about four stories tall. On the other end, there is a four story hotel west of the proposed development, which sits about 20 ft. higher than the proposed development site level and if the overall height of the built structure with pitch roof is considered, it appears to be five stories tall. The proposed new hotel development will be five stories tall. **Staff finds that the proposal is consistent with other development in the general area and with the height allowances in the zoning district.**









*Roof shape, pitch, and direction: The similarity or compatibility of the shape, pitch, and direction of roofs in the immediate area shall be considered in the construction or alteration of a building.*

Most of the industrial uses located to the west and north utilize flat roofs and are about three stories tall. The new hotel will utilize a flat roof with several sloping features at the ends of the building and in the main entrance area of the building. Whereas, the two existing hotel buildings to the south and west of proposed development have sloping roofs that cover the entire building, which add height to these buildings. The proposed new hotel's flat roof style and certain single side sloping roof on the ends of hotel and over common areas in the entrance of hotel building provides a more contemporary look to the hotel. This distinctive character of roofing in the proposed development will provide a unique identity to the corridor. Also such unique features do align with the intent of the Highway 20

Commercial Corridor Overlay District by creating a unique architectural style. This proposed roof shape, pitch and direction creates a nice balance of pitched roof and flat terraces style used in the surrounding buildings on the west and north sides of the proposed development site.

*Pattern: Alternating solids and openings (wall to windows and doors) in the front facade and sides and rear of a building create a rhythm observable to viewers. This pattern of solids and openings shall be considered in the construction or alteration of a building.*

The new hotel will feature alternating panels of two contrasting colors of Exposure Cement Fiber Lap Siding on the main hotel building and a portion of fiber cement wall panels will be added in the entrance of the building to make it more attractive. The Exposure cement fiber lap siding will be used in varying sizes on alternating facades to develop a rhythmic profile of the building. These patterns will eliminate a plain façade. All of these materials are used in slightly different designs on all sides of the building. The pattern is designed in a manner that would enhance the building along the gateway corridor to the city. These patterns will also be distinguished as far as other neighboring developments are concerned, thus aligning to the goal of the Highway 20 Commercial Corridor Overlay district.

EXTERIOR FINISH KEY		
	ST	STONE VENEER
	S-1	10 1/2" EXPOSURE CEMENT FIBER LAP SIDING
	S-2	6" EXPOSURE CEMENT FIBER LAP SIDING
	S-3	10 1/2" EXPOSURE CEMENT FIBER LAP SIDING
	S-4	6" EXPOSURE CEMENT FIBER LAP SIDING
	S-5	BOARD AND BATTEN CEMENT FIBER PANEL SIDING
	S-6	EXPOSURE CEMENT FIBER LAP SIDING
	SP-1	FIBER CEMENT WALL PANELS

*Materials and texture: The predominant external building materials of all structures shall be of masonry/stone/brick or similar material. Concrete materials shall be minimal. Stucco materials and/or E.I.F.S. materials are also acceptable if complemented with masonry materials. Glass materials including large window and doorway areas are encouraged. The prime "public view" wall faces of the structure (at least two wall faces), comprising at least 90 percent of said wall areas, must be made up of at least one or more of these specified preferred building materials. Sheet metal or steel sheeting wall materials are to be discouraged unless this is a minor component of the wall surface area of no more than one wall face of the building. Interior metal, steel or concrete structural building components are permitted.*

Stone, Fiber Cement and glass are the exterior materials proposed for the new hotel. Most of the fiber cement materials and stone will have a rough texture. In total, approximately 15% of the building will be made up of glass, 70% fiber cement, and 15% stone.

The buildings in the surrounding area are constructed using a wide variety of materials, as you have the industrial uses to the north and west that primarily utilize metal siding, with commercial/hotel/office uses to the west and south which utilize primarily brick and EIFS. Staff finds the proposed building materials will enhance the building and will create a distinctive look.

*Color: The similarity or compatibility of existing colors of exterior walls and roofs of buildings in the area shall be considered in the construction or alteration of a building.*

The new hotel building will primarily include two different shades of tan and navy blue in the fiber cement materials with varying size panels in the alternating facade. There is another shade of brick red in fiber cement materials which will be applied in minimal part of the building to enhance the entrance and main areas of hotel.

*Architectural features: Architectural features, including but not limited to, cornices, entablatures, doors, windows, shutters, and fanlights, prevailing in the immediate area, shall be considered in the construction or alteration of a building. It is not intended that the details of existing buildings be duplicated precisely, but those features should be regarded as suggestive of the extent, nature, and scale of details that would be appropriate on new buildings or alterations.*

Architectural features of the new hotel building includes the one way sloping roofs on the ends of the main building and varying heights of the one way sloping roof in the entrance part of the hotel building. The one way sloping roofs are projecting the fascia boards creating a distinctive roof line for the entire building. These roof lines create a good balance between the flat roofs and pitched roofs used in the development of neighboring properties. There is also a unique light element designed for the hotel that will be located on west side façade of the hotel. Alternating projections in the floor plan will create several niches and will break the façade in rhythmic manner. Overall, the architectural style is more contemporary in nature and will help in developing a unique identity of the building.



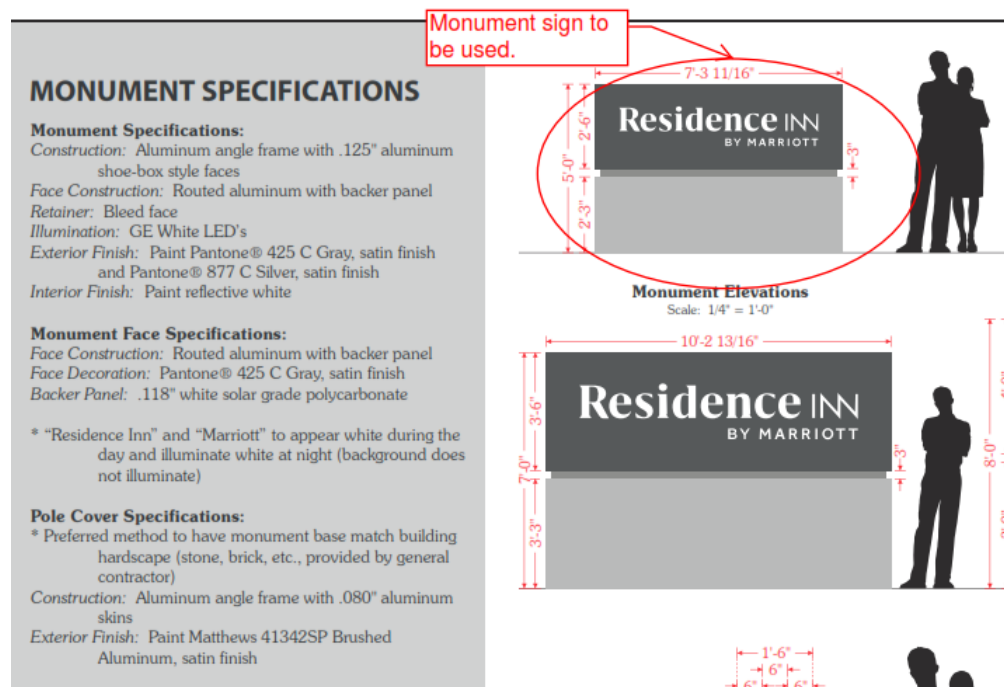
- 7) **Trash Dumpster Site:** The dumpster enclosure for the new hotel is located at the northeast corner of the parking lot. This enclosure will be made of concrete block and will have two doors to operate towards the parking aisle. The enclosure will measure 14' by 14'. **Staff suggests that some detail about the height of the enclosure, type of color to be used be provided by the architect prior to approval by the Commission.**

- 8) **Lighting:** The HWY-1 District regulations do not have specific lighting design guidelines. The site plan shows the location of light poles throughout the site. The parking lot lights will include a standard light pole similar to OSQ Series LED Area/Flood Luminaire lights with a backlight shield. The lights will be downcast and will be made of aluminum powder coated with black color. **Lighting is acceptable.**



LED Parking Lot Fixture

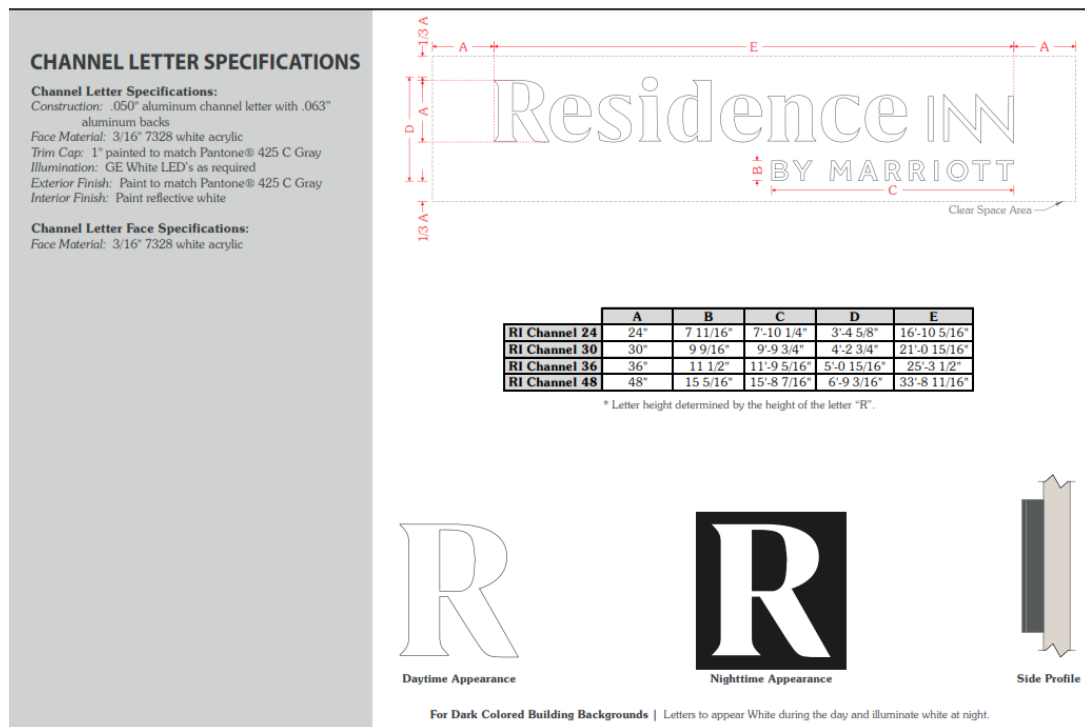
- 9) **Signage:** For the new hotel, two monument signs are illustrated on the site plan; at the entrance along Nordic Drive to the west of the building. These signs measure 5' tall by 7.3' wide. The monument signs will be made of aluminum angle frame with shoe box style faces. The monument sign will be illuminated by GE White LED's. The base of the monument sign will be made of aluminum angles and will be brushed with aluminum satin finished. The exterior face will be 425 C Gray satin finished. The letters on the monument sign will appear white during the day and will illuminate white at night. The proposed design of the monument base is darker so that the sign is visible from a distance and is clear. Please refer to the images below for more reference about the monument signs.





In addition, there are two wall signs, one facing the east and other facing the west. Channel letters will be used for the Wall Signs. Letters will be made with aluminum backs. Letters will appear Pantone 425 C gray during the daytime and will illuminate white at night. GE White LED's will be used for illumination of letters. Please refer to the images below for more reference about the wall signs. The proposed wall signs appear to be well within the District limitations of no larger than 20% of the wall area to which the wall sign is attached. However, this will be reviewed in detail at the time a sign permit is requested.

**Signage is acceptable, subject to detailed review with a sign permit.**



- 10) Sidewalks: There is a 6-foot-wide PCC sidewalk proposed in the site plan to allow for patrons to get to the entrances of the buildings from the Nordic Drive. In addition to it, there is a plan to add a six foot PCC sidewalk on north side of hotel building, a 5 foot PCC sidewalk on the east side of the hotel and a 4 foot PCC sidewalk on the south side of the hotel to provide easy pedestrian access to the building. These sidewalks would also serve any interior movement for occupants within the site. Sidewalks are indicated on the site plan submitted. **The sidewalks proposed provide good pedestrian circulation and meet City standards.**
- 11) Storm Water Management: The storm water management plan has been submitted by the applicant. The plan indicates that several storm water intake points are located in the periphery of building footprint to capture the water from the impervious surfaces. The site plan also shows a new underground storm sewer chamber being proposed at the southwest corner of the property. The chamber will capture water from the proposed development site and the parking



area around the hotel building. This chamber will be designed in order to release the water collected from impervious surfaces into the storm sewer along Nordic Drive. The Storm sewer chamber will function similar to the one installed for the Hampton Inn hotel in downtown. **The stormwater management plan has been reviewed and approved by the Engineering Department.**

### TECHNICAL COMMENTS

Water, electric, gas, and communications utility services are available to the site in accordance with the service policies of Cedar Falls Utilities. The property owner/contractor is responsible to extend all utility services to the building. These utility extensions will be reviewed by CFU personnel as part of the building plan review.

The comments from Cedar Falls Utilities, Engineering, Building, Fire and Planning Departments from the Technical Review Meetings on December 18, 2019 were sent to the applicant. Staff anticipates that any remaining technical issues will be addressed prior council meeting.

A courtesy notice to surrounding property owners was mailed on January 16, 2020.

### STAFF RECOMMENDATION

Gather any comments from the Planning and Zoning Commission and public then continue the discussion at the next Planning and Zoning Commission meeting on February 12, 2020 with the following conditions:

1. Any comments or direction specified by the Planning and Zoning Commission.
2. Conform to all city staff recommendations and technical requirements.
3. Resolution of any minor technical issues.

### PLANNING & ZONING COMMISSION

Discussion

1/22/2020

Vote

2/12/2020

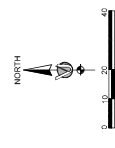
Attachments:    Proposed Site Plan  
                          Proposed Utility Plan  
                          Proposed Landscaping Plan  
                          Proposed Building Elevations

- |                          |                   |
|--------------------------|-------------------|
| <b>SITE IMPROVEMENTS</b> |                   |
| NEW BUILDING             | = 21,530 SF       |
| NEW PAVEMENT             | = 59,681 SF       |
| TOTAL IMPROVISED         | = 80,211 SF = 70% |
| GREENSPACE               | = 35,021 SF = 30% |
| TOTAL LOT AREA           | = 115,232 SF      |

**FEATURE LEGEND**

- PROPERTY CORNER SET
- EXISTENT CORNER POUND
- SECTION CORNER POUND
- SECTION CORNER FOUND
- 100' DIMENSION OF SURVEY
- 100' DIMENSION OF RECORD
- 100' EXISTING COMMUNICATION
- EXISTING GAS
- EXISTING STORM SEWER

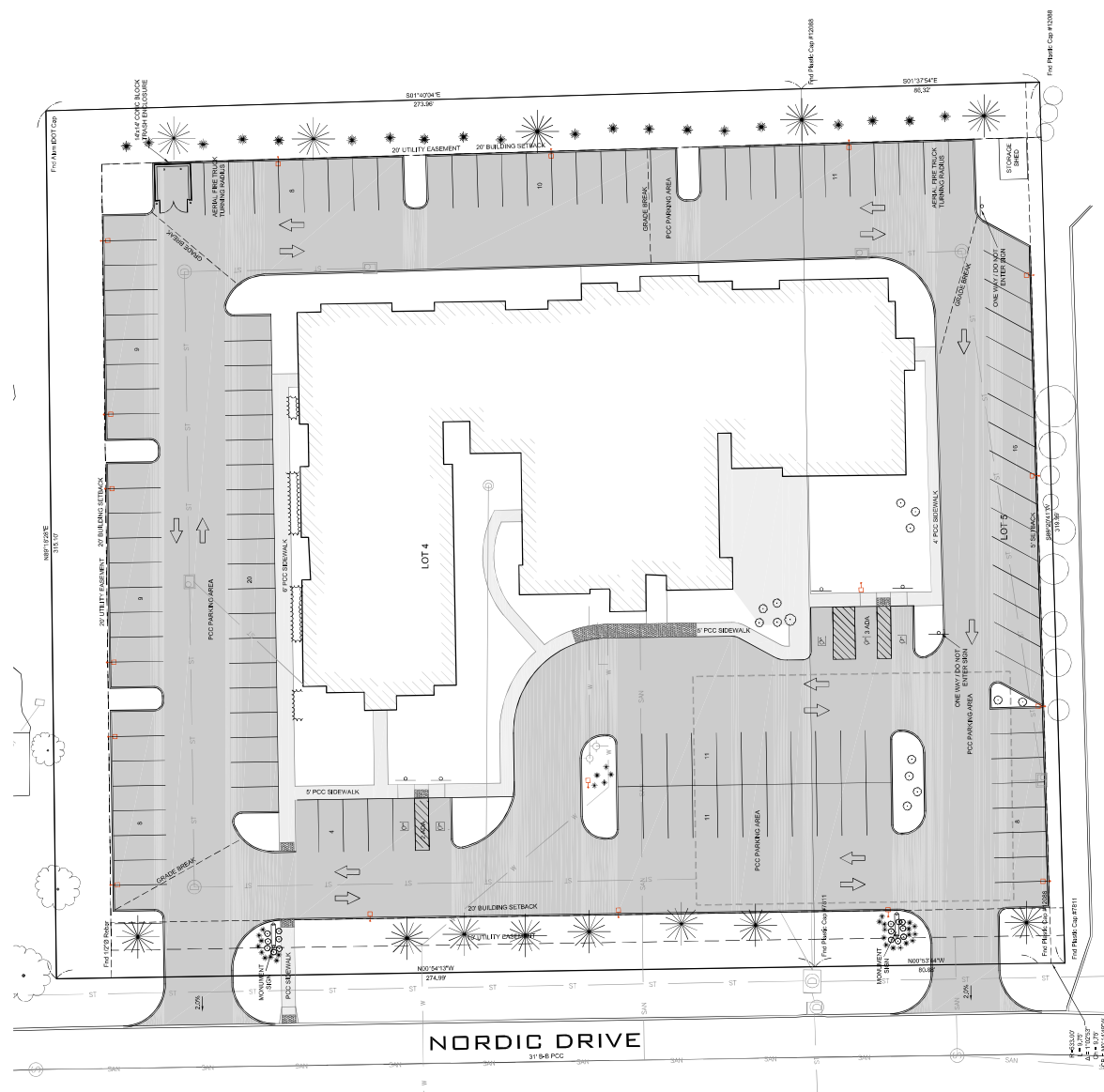
PROPERTY IS LOCATED IN ZONE X (SHADED) &  
(UNSATURATED RED HIGHLIGHT) 10013010272E



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.

DANIEL M. ARENDS, P.E.	DATE
License number 22647	
My license renewal date is December 31, 2020	

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UTILITY STATEMENT

UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

**IOWA**  
**ONE CALL**  
**800 / 292-8989**  
TOLL FREE  
CALL - BEFORE - YOU - DIG

## 108084



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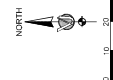
VJ Engineering  
1501 Technology Parkway  
Cedar Falls, Iowa - 319-266-5829



RESIDENCE INN BY MARRIOTT  
NORDIC DRIVE - LOT 4 & PT OF 5, LOCKARD PINES  
CEDAR FALLS, IOWA

4 of 5  
 scale  
 1"=20'  
 drawn by  
 DMA  
 approved by  
 date  
 12-9-19  
 revisions  
 01-06-20  
 084  
 Item 2

*Item 2.*



NEW BUILDING	=	21,530 SF
NEW PAVEMENT	=	58,681 SF
TOTAL IMPERVIOUS	=	80,211 SF = 70%
GREENSPACE	=	35,021 SF = 30%
TOTAL LOT AREA	=	115,232 SF

DEVELOPMENT SITE  
20' SETBACK (S&W)  
DEVELOPMENT SITE LESS 20' SETBACKS  
REQUIRED GREEN SPACE = 97,245 SF X 10%  
PROVIDED GREENSPACE  
= 115,232 SF  
= 17,987 SF  
= 97,245 SF  
= 97,245 SF  
= 17,195 SF

LOT AREA:  
115,232 SQ FT x 0.02 POINTS PER SQ FT = 2305 PTS  
TOTAL PROVIDED  
= 2835 PTS

VEHICULAR USE AREA:  
130 STALLS/45 STALLS x 80 PTS  
= 720 PTS

130 STALLS/15 STALLS x 80 PTS. = 720 PTS  
OVERSTORY 3" 80 PTS x 13 = 1040 PTS  
TOTAL PROVIDED

OVERSTORY 3" 80 PTS x 2  
CONIFER 6" 80 PTS x 5  
TOTAL PROVIDED

550 L.F. x 1 POINT = 550 PTS  
NORDIC: CONIFER 6' 80 PTS x 8 = 640 PTS  
HWY 58: 5' ARBORVITAE 40 PTS x 20 = 800 PTS  
TOTAL PROVIDED

TOTAL POINTS - 5573 F15

PLANT MATERIAL SCHEDULE		BOTANIC
COMMON NAME	TILIA CORDATA	
LEAF (L.)		

[illegible]

[illegible]





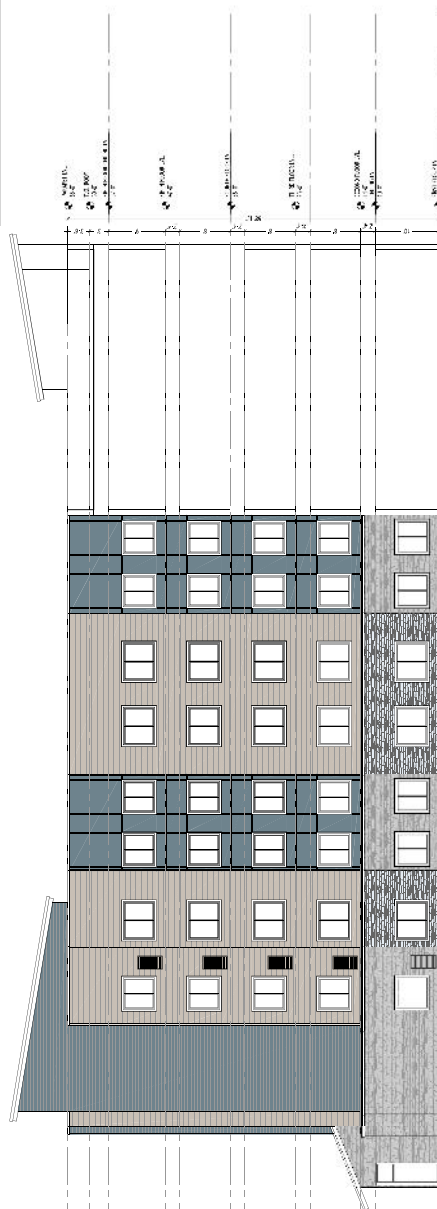





70 BUILDING SIGNAGE DETAILS  
JULY 1997

**EXTERIOR FINISH KEY**

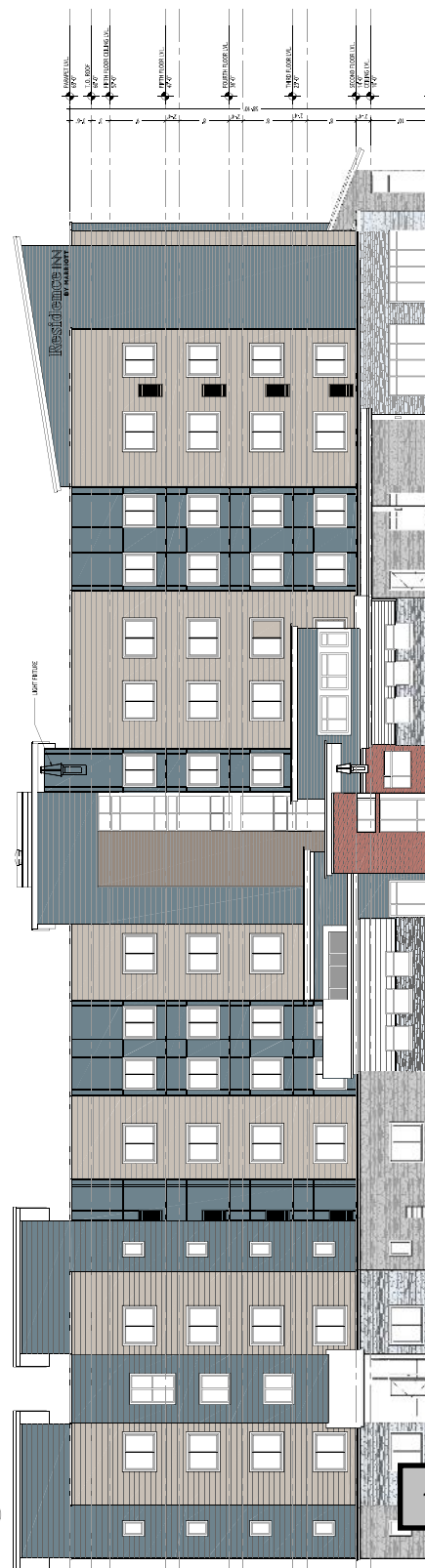
- 1 STONE VENEER
- 2 10% EXPOSURE CEMENT  
FIBER LAP 1/8" @ 16"
- 3 20% EXPOSURE CEMENT  
FIBER LAP 1/8" @ 16"
- 4 30% EXPOSURE CEMENT  
FIBER LAP 1/8" @ 16"
- 5 40% EXPOSURE CEMENT  
FIBER LAP 1/8" @ 16"
- 6 SQUARE AND BITTER CEMENT  
FIBER LAP 1/8" @ 16"
- 7 EXPOSURE CEMENT  
FIBER LAP 1/8" @ 16"
- 8 SQUARE AND BITTER CEMENT  
FIBER LAP 1/8" @ 16"



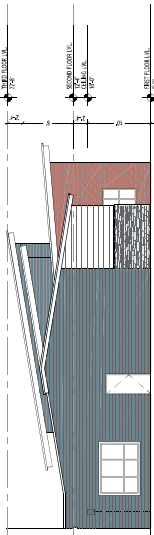
03 BUILDING ELEVATION\_SOUTH SIDE (INSIDE)



03 BUILDING ELEVATION\_SOUTH SIDE



17 BUILDING ELEVATION WEST SIDE



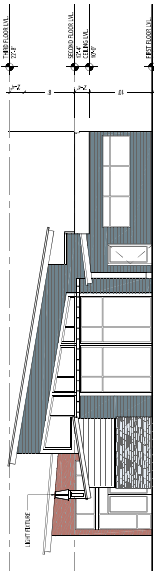
05 GATE HOUSE ELEVATION\_NORTH\_SIDE

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



04 GATE HOUSE ELEVATION\_WEST\_SIDE

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



03 GATE HOUSE ELEVATION\_SOUTH\_SIDE

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



02 BUILDING ELEVATION\_NORTH\_SIDE

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



01 BUILDING ELEVATION\_EAST\_SIDE

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

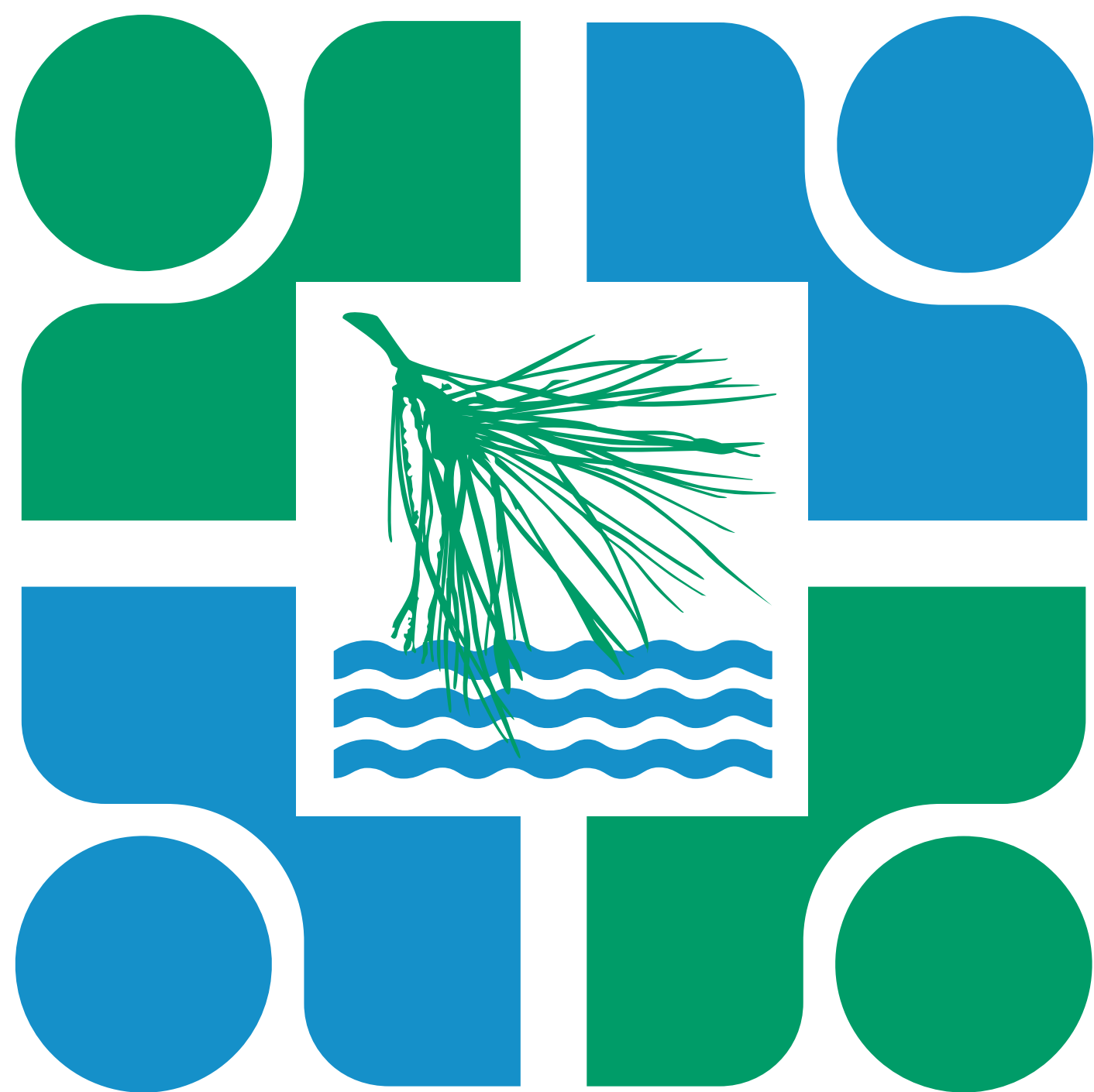
EXTERIOR FINISH KEY

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PROJECT TITLE

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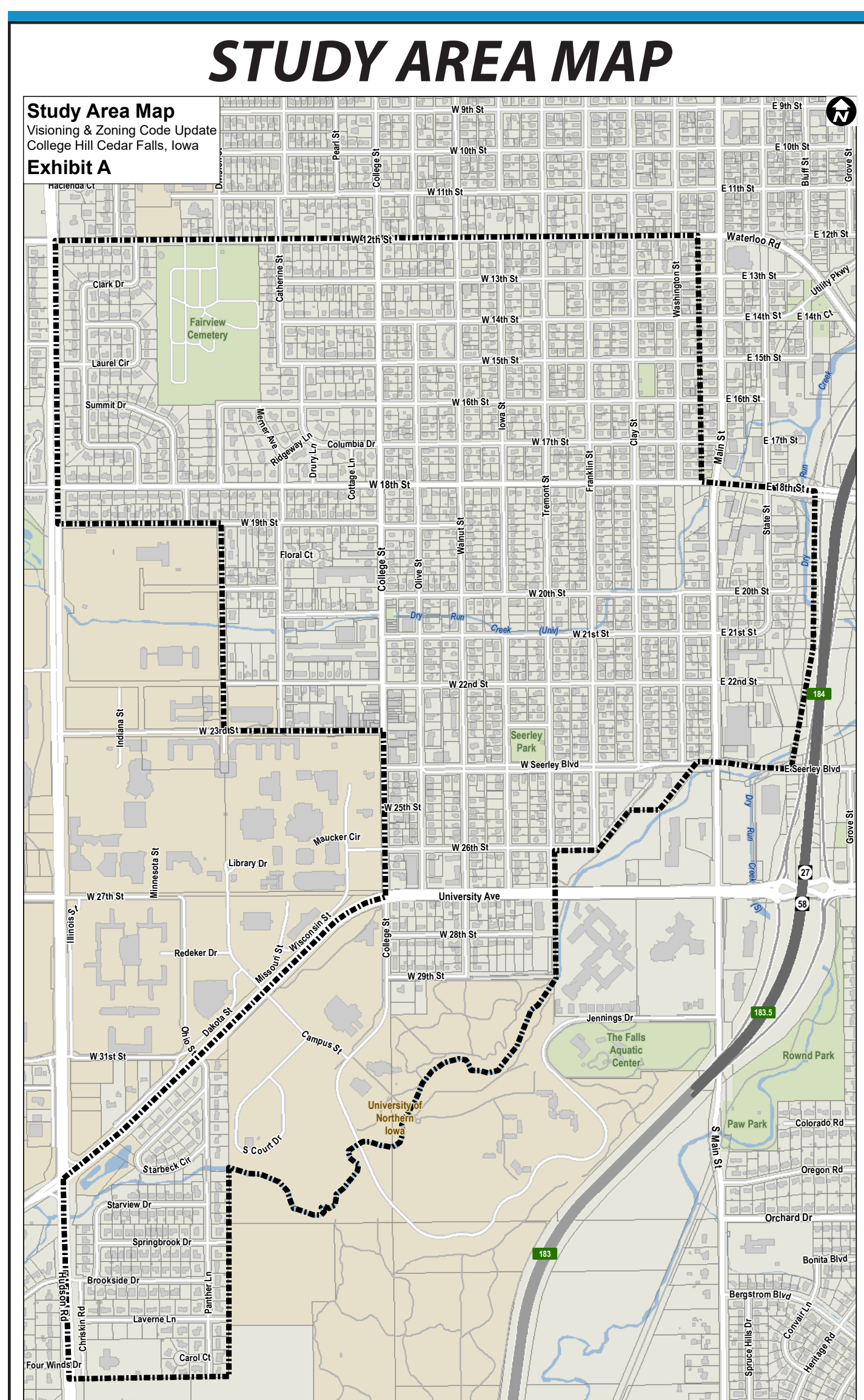




# OUR CEDAR FALLS

## College Hill

Imagine the possibilities!



**Check out our webpage**  
for more information and  
updates on exact dates  
and locations for events:  
**OurCedarFalls.com**



# FORGE YOUR FUTURE!

## Public Kick-off Workshop

January 29 from 6–8 pm

UNI CEEE (8106 Jennings Drive)

**On January 29, you are invited to the public kick-off workshop for Our Cedar Falls: Imagine College Hill!** After a successful start in the Downtown District, we are excited to continue to work with the community on new areas of Cedar Falls so we can plan for the future of our city together. These meetings will be used as the foundation for new zoning policies to guide growth and development into the future.

**All are welcome! We are looking forward to forging the future of the College Hill district and surrounding neighborhoods so don't miss this opportunity to share your vision!**



Building on the information gathered from the Public Kick-Off meeting on January 29, the city will be hosting a week-long Community Design Charrette—we encourage everyone **to help us forge the future by planning on attending these upcoming events:**

### College Hill Design Charrette: March 28–April 3

- Community Hands-On Workshop  
March 28 from 9 am–Noon at UNI CEEE
- Open Design Studio at the Hearst Center—*Watch the Designers Bring Your Ideas to Life*  
(visit OurCedarFalls.com for the schedule)
- Presentation of Results of the Charrette  
April 2 at 6 pm at UNI CEEE

### Presentation & Adoption of College Hill Vision Plan

- July/August (visit OurCedarFalls.com for exact dates as we near the events)