



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, DECEMBER 04, 2019
5:30 PM AT CITY HALL**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of November 20, 2019.

Public Comments

Old Business

2. **Preliminary Plat and Final Plat for Greenhill Village Estates**
Location: Southwest corner of Algonquin Drive and Loren Drive
Applicant: Greenhill Village Res LLC – owner; Nelson Construction; Axiom Consultants – Civil Engineer
Previous discussion: None
Recommendation: *Review and continue discussion*
P&Z Action: *Provide direction and comments*

3. **Mixed Use Zone Site Plan for Greenhill Village Estates**
Location: Southwest corner of Algonquin Drive and Loren Drive
Applicant: Greenhill Village Res LLC – owner; Nelson Construction; Axiom Consultants – Civil Engineer
Previous discussion: None
Recommendation: *Review and continue discussion*
P&Z Action: *Provide direction and comments*

New Business

4. **Final Plat for Terraces at West Glen First Addition**
Location: 7.9 acres near the southeast corner of W. 12 Street and Union Road
Applicant: Terraces at West Glen – owner; Fehr Graham Engineers – Civil Engineer
Previous discussion: None
Recommendation: *Recommend Approval*
P&Z Action: *Review and Recommend Approval*

Commission Updates

Adjournment

Reminders:

- * December 18th and January 8th Planning & Zoning Commission Meetings
- * December 16th and January 6th City Council Meetings
- * January 22 – Training Session - Conflict of Interest and Ex Parte Communication (Joint meeting with Board of Adjustment)

**Cedar Falls Planning and Zoning Commission
Regular Meeting November 20, 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, November 20, 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, Hartley, Holst, Larson, Lynch, Prideaux, and Wingert. Leeper and Saul were absent. Karen Howard, Community Services Manager, David Sturch, Planner III, and Jaydevsinh Atodaria, Planner I, were also present.

- 1.) Chair Holst noted the Minutes from the November 6, 2019 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Ms. Adkins seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Hartley, Holst, Larson, Lynch, Prideaux, and Wingert), and 0 nays.

- 2.) The first item of business was a petition to renew the College Hill Self Supporting Municipal Improvement District (SSMID). Chair Holst introduced the item and Ms. Howard provided background information. She explained that the College Hill Partnership has submitted a petition for renewal of the SSMID. The purpose of the district is to support the ongoing administrative functions and costs for the Partnership. Every five years the Partnerships must submit a new petition indicating support from at least 25% of the unique property owners representing at least 25% of the assessed value of commercial property within the SSMID District. State Code requires that the City Council receive the petition and refer it to the Planning and Zoning Commission for evaluation. Ms. Howard noted that the tax for the SSMID will remain the same. Since the petition submitted by the Partnership exceeds the minimum threshold of support per State Law, Staff recommends approval of the petition for renewal of the SSMID.

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

- 3.) The next item for consideration by the Commission was a request to rezone property at 4911 University from R-1, Residential to C-1, Commercial. Chair Holst introduced the item and Mr. Atodaria provided background information. He explained that the property is approximately 0.34 acres and contains a single family home with an attached two-car garage and a detached accessory structure. It has been registered as a rental unit since 2003 and the owner also owns the adjacent property at 4919 University Avenue. The property at 4919 University Avenue was rezoned from R-1 to C-1 to convert the existing home into a commercial office in 2001. The petitioner would like to tear down the house on the property at 4911 and combine the lots of 4911 and 4919 University to allow for future expansion of the office at 4919 or for other commercial use. The residential zoning of the property is inconsistent with the City's Future Land Use Map and is located between two other commercial properties. Staff noted that it would make sense to rezone this property to C-1 to be consistent with the adjacent property owned by the petitioner. Mr. Atodaria noted that the property at 4919 was rezoned subject to a zoning agreement that any development would comply with the standards of the MPC Zoning District, which will ensure that there is a good buffer and transition from commercial to the lower-scale residential neighborhood to the south. He noted the property currently has access to University Avenue, and once combined will also have access from Veralta Drive. Staff notes that no new access points to University Avenue or Veralta Drive will

be allowed. All public services are available to the property. Staff recommends approval of rezoning request subject to a conditional zoning agreement that ensures that future development of the property is in accordance with the standards of the MPC District.

Brad Jacobsen, 806 Latham Place, stated that he is the owner of the properties and that he has decided that the property would be better suited to be a commercial property.

Chair Holst noted that the project is consistent with the Master Plan for the area.

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

- 4.) The Commission then considered the preliminary and final plats for Greenhill Village Estates. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that it is a one lot subdivision on 8.66 acres. It is proposed to house a new senior living facility in the lot. He discussed the utility and stormwater drainage easements, explaining that there is overland flow to the drainage easement and storm sewer, and the storm sewer then carries the storm water to Ashworth Drive and eventually to an area wide detention basin. The plan for the area is to use the existing storm sewers and connect the dots by installing storm sewer to connect to the pond, which will release into storm sewer and overflow will run down the driveway to Algonquin Drive. Dry basins will also collect and transfer the water through the parking lots and into a wet pond. The developer will also create some piping around the proposed building to catch everything on the east half of the property. Mr. Sturch provided a rendering of the site plan to display how the storm water will be managed throughout the site. Staff would like to gather comments and continue the discussion at the next meeting.

Jacob Wolfgang of Nelson Construction at 47 2040th Street, Des Moines, spoke to the project noting that the project proposes 120 apartment homes for assisted living and memory care. He noted that they met with the neighbors to discuss their plans and get feedback.

Ms. Prideaux asked if there are plans to have more permeable surfaces in the parking lot to help with water runoff. Nick Bettis, Axiom Consultants, civil engineer for the project, stated that their calculations account for the hard surface and that area will direct the water into the wet detention basin and will be a controlled release per City requirements. They have not had any discussion regarding making the roadways permeable.

Debbie Lee, 1415 Ashworth Drive, stated that she has several concerns. She wants to know how far the perimeter road is from their property and how it will affect traffic. She also stated concern with the fact that the wet basin will be very close to their home and whether it will be stagnant water, which will bring mosquitoes. Ms. Lee also noted concerns with potential light and noise pollution, as well the landscaping and any potential upkeep issues. Mr. Sturch stated that these concerns will be further explained with the site plan review for the next item on the agenda.

Robin Frost, 4718 Addison Drive, expressed her appreciation of the developer's interest in talking with the neighbors for feedback, and noted she had questions regarding the proposed berm.

Mr. Wingert noted that he will abstain from this item.

The item was continued to the next meeting.

- 5.) The next item of business was a Mixed Use Zone site plan for Greenhill Village Estates. Chair

Holst introduced the item and Mr. Sturch provided background information. He explained is proposed to build a senior retirement facility and provided details, noting it would be a 124 unit retirement building with 91 required parking stalls and 104 proposed stalls. He provided information regarding the layout of the facility, including placement of the parking lot, commons, public sidewalks, etc. He provided specific building height information for the different buildings, as well as setbacks for each side of the property. Mr. Sturch displayed a rendering of the landscaping plan, building design for the different aspects of the buildings and site plan elements, such as a monument sign, site lighting and dumpster/generator screening. At this time staff would like to gather comments from discussion and continue the item to the next meeting.

Nick Bettis came forward again to address some questions that had been asked in the last item's discussion. He stated that the perimeter road Ms. Lee had asked about is roughly around 40 feet from the property line to the closest part of the drive. The pond is approximately 80 feet from their property. He also noted that the pond will be a wet pond year round with two or three fountains with aeration to control algae growth. The fountains will be for aesthetic and functional purposes. He also clarified that the berm Ms. Frost asked about will not be provided to the entire property because it would interfere with stormwater drainage, but that the area to the north would be raised to address the concerns.

Ann Stanfield, manager of the senior living facility, stated that there will be approximately two food deliveries per week that take place on the perimeter roads that Ms. Lee asked about. Garbage collection would mirror the rest of the area and there would be some move in's and move outs, but many residents won't have vehicles so it should be a low impact on traffic.

Robin Frost, 4718 Addison Drive, noted her concerns with property values and whether it will be desirable to live near the facility. She stated that she feels that the contractor has been willing to make adjustments to work with the neighbors' concerns. She discussed different things that they have accommodated, including topping the berms with attractive plantings to create a visual barrier, decreasing the height of the buildings, placing mechanical equipment in the roof, and adjusting lighting to face away from neighboring properties. She stated that she is hoping for respectful work hours during construction, noting that it probably won't be very attractive during the construction, but hopes the work will be done during business hours. They are hoping for appealing landscaping and upkeep and maintenance. Ms. Frost would also like to deliveries to be concentrated during business hours and not having a lot of staff change overnight. She would like to be informed about any changes in construction.

Randy Lee, 1415 Ashworth Drive, stated concerns with construction work near the playground and suggested changes to the parking along the streets near it.

Catherine DeSoto, 4606 Hudson Road, asked about deliveries on the back road and what road that is. She also asked if Loren Drive will connect to Addison or to Norse. Mr. Wolfgang stated that the deliveries will come in on the service road that is being created. He stated that food would come by semis and the move in and outs would be smaller moving trucks. Mr. Sturch clarified that Loren Drive will extend to the limits of the lot and eventually connect into Norse off Hudson Road and into Addison as well.

Ryan Frost, 4718 Addison Drive, asked for review of the lighting plan. Mr. Bettis explained that there is lighting all along the south and west access points, noting that the specific plans can be provided at the next meeting. Mr. Holst asked if the lights would be on all night. Ms. Stanfield noted that staff will be coming in at 11:00 so they will be on at that time for safety purposes, but she will check. Mr. Frost asked about how many fire hydrants will be provided, as well as what utilities are provided. Mr. Bettis noted that five or six hydrants are currently shown and discussed the utilities and services coming in the back side of the building.

Debbie Lee, 1415 Ashworth, asked if any research or study has been done in comparable areas to the impact of home values with this kind of development. Mr. Wolfgang stated that he cannot answer that but stated that people who have had any flooding issues in the past would potentially have a better home value.

Cathy DeSoto asked again about the connection to Norse Drive. Ms. Howard stated staff will provide an aerial photo or map with the larger neighborhood street layout at the next meeting.

Ms. Stanfield added that there would be minimal lighting after midnight. Just enough for safety purposes. The majority of the lights would be turned off or down after staff changes.

Rob Swales, 1524 Andover Court, commented on the traffic and parking around the park and how busy the area is during the summer. He also commented on the potential noise from service vehicles and traffic.

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

Ms. Prideaux complimented the property and noted her appreciation for the neighbors coming to discuss issues and create a dialogue.

Mr. Larson stated that he would like to encourage changing the placement of no parking signs around the park during construction, as well as considering expanding the inset parking to help with parking issues for the park. He also asked if this kind of building makes sense with the zoning and master plan, and whether there is any data on the type of traffic counts or activity that would be seen compared to the master plan. Ms. Howard stated that staff or the developer can bring back comparison of traffic generation with multi-family development at the next meeting but noted that due to the limited number of residents that would drive, that this type of residential facility would likely generate considerably less traffic than would the twelve, 12-unit apartment buildings originally shown in the master plan for the area. Mr. Larson also asked about the normal process for the master plan with this kind of development. Ms. Howard stated that senior living is an allowable use in the master plan and is a different type of multi-unit residential living so staff felt it was an appropriate use in the district and consistent with the master plan. Mr. Larson also asked about changing the wing from three to two stories. Mr. Sturch explained that it was discussed with the neighbors who asked for the building to be scaled down where closest to the single family homes in the neighborhood. He noted that more information can be provided at the next meeting.

- 6.) Chair Holst appointed a Nominating Committee for the 2020 Commission Officers. He nominated Ms. Adkins and Mr. Hartley. As there were no further objections, the Committee will bring back a nomination at the next meeting.
- 7.) As there were no further comments, Mr. Larson made a motion to adjourn. Mr. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Hartley, Holst, Larson, Lynch, Prideaux, and Wingert), and 0 nays.

The meeting adjourned at 6:45 p.m.

Respectfully submitted,


 Karen Howard
 Community Services Manager


 Joanne Goodrich
 Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: David Sturch, Planner III
Benjamin Claypool, Civil Engineer II
DATE: November 24, 2019
SUBJECT: Greenhill Village Estates Preliminary Plat and Final Plat

REQUEST: Request to approve the Greenhill Village Estates Preliminary Plat
Case #PP19-010 and Final Plat Case #FP19-011

PETITIONER: Greenhill Village Res LLC – owner; Nelson Construction; Axiom Consultants –
Civil Engineer

LOCATION: 9.15 acre parcel at the southwest corner of Algonquin Drive and Loren Drive

PROPOSAL

The petitioner owns a 9.15 acre parcel at the southwest corner of Algonquin Drive and Loren Drive. The proposed subdivision will create one 8.66 acre lot and a new extension of Loren Drive off the west side of Algonquin Drive. The lot will be created in order to accommodate the construction of a new senior living facility that is described in a separate staff report under Case #SP19-015.

BACKGROUND

In 1998 the 130 acres of the Greenhill Village property was rezoned to MU, Mixed Use Residential. This rezoning was accompanied by the creation of a Greenhill Village Master Plan that was to be used as a guide for the development in this area. This Master Plan grew through a series of changes which led to the overall development plan for Greenhill Village in 2003.

Greenhill Village Residential LLC has owned this property since 2008. Since then, there have been several phases of development from single family to multi-family throughout the 130 acres with commercial uses on Greenhill Road along the northern edge of the development. The proposed plan is to develop this 9 acre piece of property for a new senior living facility along with the construction of Loren Drive, a new public street. Currently, the property is under contract to be purchased by Nelson Construction. The current property owner is required to complete the platting process and install the necessary public improvements that are associated with the Greenhill Village Estate plat.

ANALYSIS

The City's Subdivision Ordinance outlines the requirements pertaining to Subdivision Plats. A Preliminary Subdivision Plat represents a "conceptual development plan" which the City must review and evaluate to insure compliance with all City regulations. Issues related to zoning regulations, utility easement provision, street locations and alignments and other factors are all subject to review and approval by City staff and the Planning and Zoning Commission and the City Council. Following Preliminary Plat approval by the City Council, the developer is free to begin installing the necessary public improvements (i.e. streets, sewers, waterlines, etc.) as indicated on the plat.

The preliminary plat must include the total land holdings of the owner on adjacent land or abutting the area intended for immediate development. The petitioner owns 9.15 acres of land along the west side of Algonquin Drive. The plat includes one 8.66 acre lot with the remaining 0.49 acres reserved for public right of way for the construction of Loren Drive in Tract A. Loren Drive will be a 31-foot wide street that extends approximately 350 feet westerly off of Algonquin Drive.



A Final Subdivision Plat formalizes the Preliminary Plat and authorizes the developer to begin selling lots and to begin building on the newly created lots. Normally a Final Subdivision Plat cannot be approved until all of the required public improvements have been installed and completed to the satisfaction of the City Engineer. A Final Plat can be "expedited" prior to full completion and acceptance of public improvements provided that the developer posts a cash bond or escrow agreement with the City Engineering Division which serves as a financial guarantee that all the improvements will be installed in a timely fashion.

The property is located in the MU, mixed use zoning district. Any development on this lot requires site plan review by the Planning and Zoning Commission and City Council. A site plan review for a new senior living facility is currently under review.

The majority of the proposed lot is open for development with easements along the south and west side of the lot. There is a storm sewer and drainage easement in this area to accommodate the 30" storm sewer line that collects the off-site drainage from the west and carries the water to the southeast corner of the lot and to Ashworth Drive. An access easement is placed over the driveway for the proposed senior living facility. This easement is for emergency vehicles, fire department and access to maintain the storm water detention pond near the south end of the site. There is also a 10-foot wide electric and communications easement along the outside edge of the aforementioned access driveway around the proposed building. Finally, the proposed storm water detention pond is in an easement around the north side of the driveway.

The MU zoning district requires a 20-foot setback along Algonquin Drive and Loren Drive on the east and north side of the plat. A 5-foot wide public sidewalk will be installed along the frontage of these to public street in conjunction with the development of Lot 1.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed site plan. The water main and service to the property will be owned, installed, and maintained by the developer/owner, including the fire sprinkler service and all fire hydrants required by the Cedar Falls Public Safety Department. There is an existing water stub north of the proposed driveway on Algonquin that the developer will have to abandon. The developer will need to work with CFU regarding final locations of the water, electric, gas and communications utilities.

This project requires stormwater detention and routing. The petitioner's engineer submitted a stormwater detention plan as part of the preliminary and final plat. The stormwater ordinance requires the subject property to receive the stormwater from the adjacent properties and pass it through the site. The stormwater flows from the west in an existing 21" storm sewer. Currently, this storm sewer empties onto this property and flows overland in a southeasterly direction to an inlet that carries the water to the area wide detention basin. The proposal is to carry this off-site stormwater in a 30" storm sewer pipe along the west and south side of the property.

The storm water runoff that is generated from the proposed development will be collected in a series of inlet structures around the building, along the westerly driveway and around the parking lot to the wet basin or pond feature off the south side of the building. This pond is designed to accommodate a 100 year storm event. The pond will serve the site for both water quantity and water quality. Any flow into this pond beyond the 100 year event will be carried along the edge of the driveway and out to Algonquin Drive.

The property is located outside of the designated 100-year floodplain.

A courtesy notice to adjoining property owners was mailed on November 25, 2019.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the preliminary and final plats for the Greenhill Village Estates subdivision 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.

PLANNING & ZONING COMMISSION

Discussion 11/20/2019	Chair Holst introduced the preliminary and final plat for Greenhill Village Estates and Mr. Sturch provided background information. He explained that it is a one lot subdivision on 8.66 acres. He discussed the utility and stormwater drainage easements, explaining that there is overland flow to the drainage easement and storm sewer, and the storm sewer then carries the storm water to Ashworth Drive and eventually to an area wide detention basin.
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Debbie Lee, 1415 Ashworth Drive, stated that she has several concerns regarding the traffic generated from this type of development, the stormwater basins and the potential light and noise pollution. Mr. Sturch stated that these concerns will be further explained with the site plan review for the next item on the agenda.

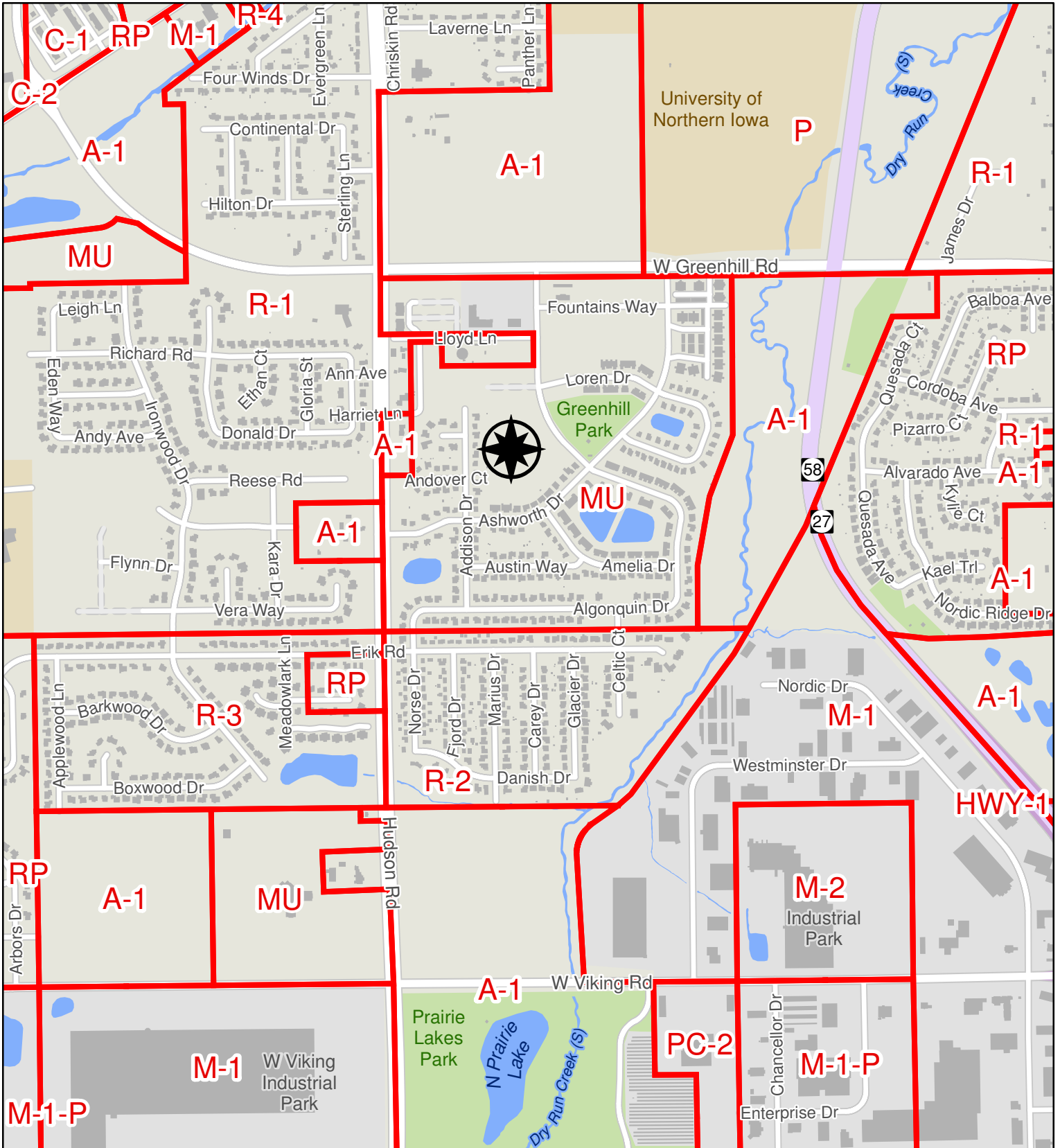
Robin Frost, 4718 Addison Drive, expressed her appreciation of the developer's interest in talking with the neighbors for feedback, and noted she had questions regarding the proposed berm.

Mr. Wingert noted that he will abstain from this item.

This item was continued to the next meeting.

Cedar Falls Planning and Zoning Commission
December 4, 2019

Item 2.



PRELIMINARY PLAT

GREENHILL VILLAGE ESTATES

CITY OF CEDAR FALLS
BLACK HAWK COUNTY, IOWA

PROPERTY OWNER/APPLICANT/ADDRESS

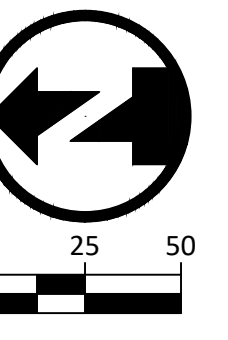
NO ADDRESS ASSIGNED: LOCATED BETWEEN ASHWORTH DR. AND FUTURE LOREN DRIVE, WEST OF ALGONQUIN DR.

PROPERTY OWNER:
GREENHILL VILLAGE RES LLC
211 1ST AVE SE #A
CEDAR RAPIDS, IA 52403

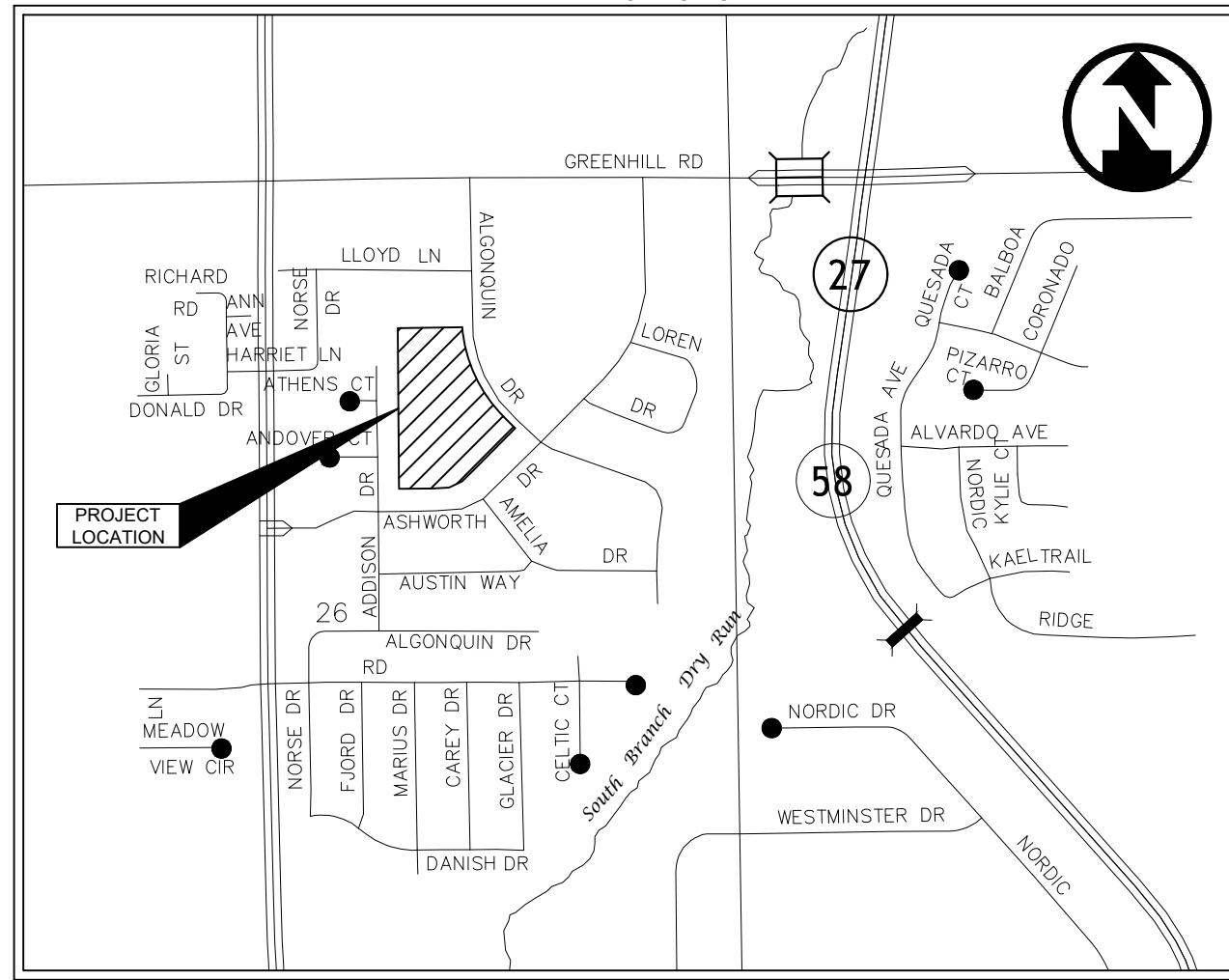
APPLICANT:
NELSON CONSTRUCTION & DEVELOPMENT
C/O JACOB WOLFGANG
218 6TH AVENUE, SUITE 200
DES MOINES, IA 50309
PH: 515-720-6170
JACOB@NELSONCONST.COM

PREPARED BY:
AXIOM CONSULTANTS
NICK BETTIS, P.E. - CIVIL ENGINEER
60 E. COURT STREET
IOWA CITY, IA 52240
PH: 319-519-6220
EMAIL: NBETTIS@AXIOM-CON.COM

NOTES
1. SEE NRCS REPORT FOR SOILS INFORMATION.



PROJECT KEY MAP



LEGAL DESCRIPTION

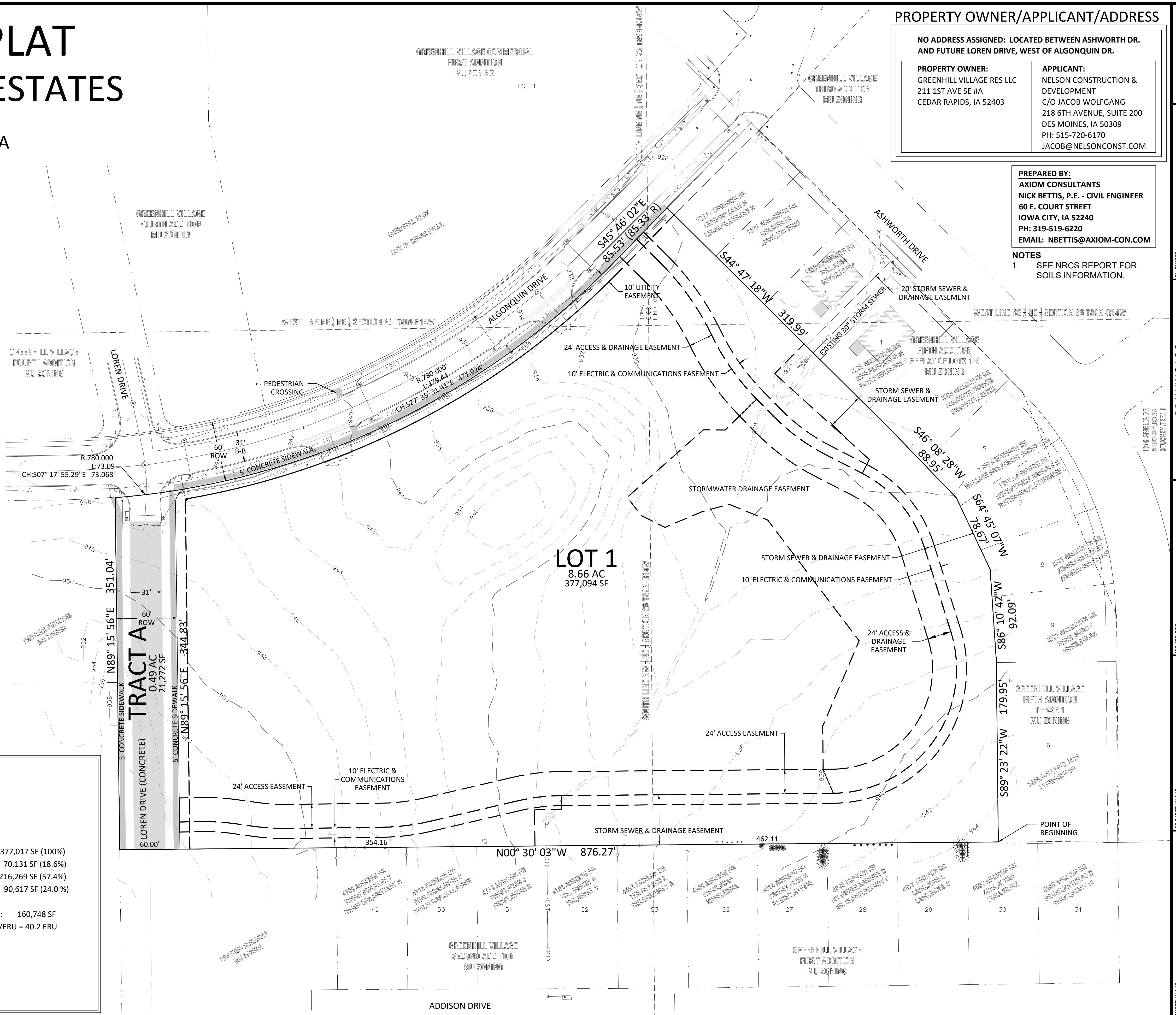
BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 14 WEST IN BLACK HAWK COUNTY, IOWA LYING WEST OF ALGONQUIN DRIVE DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, GREENHILL VILLAGE FIFTH ADDITION, PHASE 1, AS RECORDED IN BOOK 2006, PAGE 18897 OF THE BLACK HAWK COUNTY RECORDS, THENCE ALONG THE EAST LINE OF SAID GREENHILL VILLAGE FIFTH ADDITION, PHASE 1 N00°30'03"W, 876.27 FEET; THENCE N89°15'56"E, 351.04 FEET TO THE WEST RIGHT OF WAY LINE OF ALGONQUIN DRIVE; THENCE SOUTHERLY 552.53 FEET ALONG SAID WEST LINE ON A 780.00 FOOT RADIUS CURVE CONCAVE EASTERLY (CHORD BEARING S24°54'27"E, 541.05 FEET); THENCE ALONG SAID WEST LINE S45°46'02"E, 85.53 FEET TO THE NORTHERLY CORNER OF LOT 1 OF THE REPLAT OF LOTS 1-5, GREENHILL VILLAGE FIFTH ADDITION, PHASE 1 AS RECORDED IN BOOK 2010, PAGE 22801 OF THE BLACK HAWK COUNTY RECORDS, THENCE ALONG THE NORTH LINE OF SAID REPLAT S44°47'18"W, 319.99 FEET; THENCE ALONG SAID NORTH LINE S46°08'28"W, 88.95 FEET; THENCE ALONG SAID NORTH LINE S64°45'07"W, 78.67 FEET; THENCE ALONG SAID NORTH LINE S86°10'42"W, 92.09 FEET; THENCE ALONG SAID NORTH LINE; S89°23'22"W, 179.95 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 9.56 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

SITE INFORMATION

PURPOSE OF DEVELOPMENT		DIMENSIONAL STANDARDS	
EXISTING SITE IS AN OPEN LOT WITH A DRAINAGEWAY CROSSING THROUGH. SITE SHALL BE REGRADED TO ACCOMMODATE	NEW BUILDING WILL CONSIST OF ASSISTED LIVING AND MEMORY CARE CENTER, AND CAREFREE LIVING.	FRONT SETBACK: 20'	SIDE SETBACK: 30'
ZONING INFORMATION		AREA CALCULATIONS	
CURRENT ZONING - MIXED USE RESIDENTIAL (MU)	LOT SIZE 377,127 SF (8.66 ACRES)	TOTAL SITE 377,017 SF (100%)	TOTAL BUILDING AREA 70,131 SF (18.6%)
		OVERALL OPEN SPACE 216,269 SF (57.4%)	PARKING/DRIVES 90,617 SF (24.0%)
		ERU CALCULATIONS	
		TOTAL IMPERVIOUS AREA: 160,748 SF	160,748 / 4,000 SF/ERU = 40.2 ERU



DRAWING LOG

REV	DATE	DESCRIPTION OF CHANGES

ISSUED FOR: CITY REVIEW

NOT FOR CONSTRUCTION

DATE ISSUED: NOVEMBER 7, 2019

CURRENT REV: A

PROJECT NAME: CEDAR FALLS

CLIENT NAME: NELSON CONSTRUCTION

SHEET NAME: PRELIMINARY PLAT

SHEET NUMBER: 1 OF 1

PROJECT NO.: 19-0053

PROJECT MANAGER: BOELK

FINAL PLAT

GREENHILL VILLAGE ESTATES

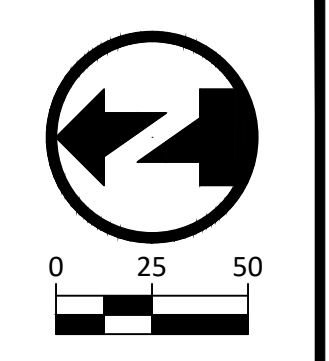
CITY OF CEDAR FALLS
BLACK HAWK COUNTY, IOWA

UTILITY EASEMENT - CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C5	89.62	262.00	19°35'54"	S54° 32' 25"W	89.18
C6	78.37	238.00	18°52'04"	S54° 54' 20"W	78.02
C7	63.85	200.00	18°17'30"	S36° 19' 33"W	63.58
C8	98.05	124.00	45°18'21"	S49° 49' 58"W	95.52
C9	231.60	124.00	107°00'48"	N54° 00' 27"W	199.37
C10	44.15	200.00	12°38'54"	N06° 49' 30"W	44.06
C11	48.10	222.00	12°24'53"	N06° 56' 30"W	48.01
C12	33.77	222.00	8°42'57"	N03° 37' 25"E	33.74
C13	30.84	202.00	8°44'56"	N03° 36' 26"E	30.81

NOTES:

- TRACT A TO BE DEDICATED TO THE CITY AS PUBLIC ROW.
- ALL MONUMENTS TO BE PLACED WITHIN ONE YEAR OF RECORDING OF SUBDIVISION.
- BASIS OF BEARINGS IS THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83..
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
- NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- NO INVESTIGATION WAS MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
- DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
- ERROR OF CLOSURE IS LESS THAN 1 IN 10,000.

FOR RECORDER'S USE ONLY	
RECORDER'S INDEX	
COUNTY:	BLACKHAWK
SECTION:	26-89-14
QUARTER SECTION:	NE 1/4
CITY:	CEDAR FALLS
SUBDIVISION:	GREENHILL VILLAGE ESTATES
BLOCK:	NA
LOT(S):	NA
PROPRIETOR:	GREENHILL VILLAGE RES LLC
REQUESTED BY:	NELSON CONSTRUCTION & DEVELOPMENT
PREPARED BY:	AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220

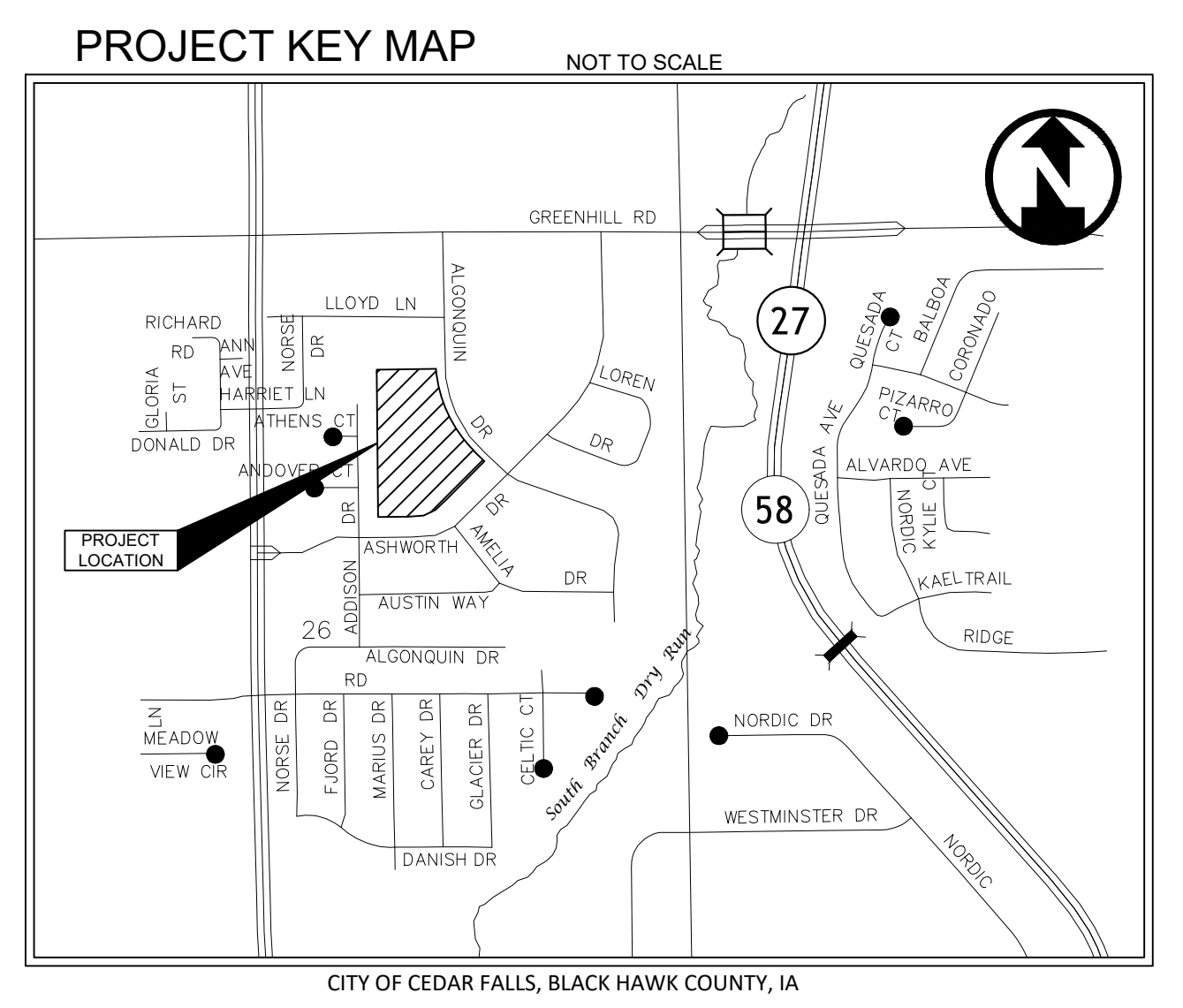


REV	DATE	DESCRIPTION OF CHANGES

ISSUED FOR:	CITY REVIEW
PROJECT NAME:	GREENHILL VILLAGE ESTATES
CURRENT REV:	A
DATE ISSUED:	NOVEMBER 7, 2019
NOT FOR CONSTRUCTION	

ISSUED FOR:	CITY REVIEW
PROJECT NAME:	GREENHILL VILLAGE ESTATES
CLIENT NAME:	NELSON CONSTRUCTION
PROJECT MANAGER:	GEATER

SHEET NUMBER:	PROJECT NO.:	PROJECT MANAGER:
1 OF 1	19-0053	GEATER



LEGAL DESCRIPTION

BEING A PART OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 14 WEST IN BLACK HAWK COUNTY, IOWA LYING WEST OF ALGONQUIN DRIVE DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, GREENHILL VILLAGE FIFTH ADDITION, PHASE 1, AS RECORDED IN BOOK 2006, PAGE 18897 OF THE BLACK HAWK COUNTY RECORDS, THENCE ALONG THE EAST LINE OF SAID GREENHILL VILLAGE FIFTH ADDITION, PHASE 1 N00°30'03"W, 876.27 FEET; THENCE N89°15'56"E, 351.04 FEET TO THE WEST RIGHT OF WAY LINE OF ALGONQUIN DRIVE; THENCE SOUTHERLY 552.53 FEET ALONG SAID WEST LINE ON A 780.00 FOOT RADIUS CURVE CONCAVE EASTERLY (CHORD BEARING S24°54'27"E, 541.05 FEET); THENCE ALONG SAID WEST LINE S45°46'02"E, 85.53 FEET TO THE NORTHERLY CORNER OF LOT 1 OF THE REPLAT OF LOTS 1-5, GREENHILL VILLAGE FIFTH ADDITION, PHASE 1 AS RECORDED IN BOOK 2010, PAGE 22801 OF THE BLACK HAWK COUNTY RECORDS, THENCE ALONG THE NORTH LINE OF SAID REPLAT S44°47'18"W, 319.99 FEET; THENCE ALONG SAID NORTH LINE S46°08'28"W, 88.95 FEET; THENCE ALONG SAID NORTH LINE S64°45'07"W, 78.67 FEET; THENCE ALONG SAID NORTH LINE S86°10'42"W, 92.09 FEET; THENCE ALONG SAID NORTH LINE; S89°23'22"W, 179.95 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 9.56 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

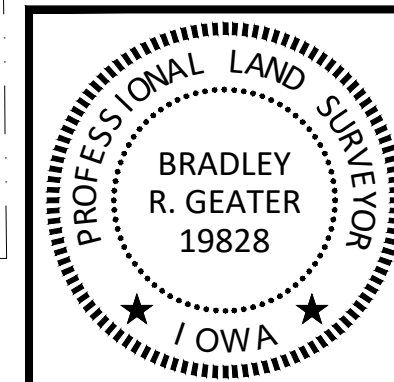
LEGEND

- △ SECTION CORNER
- PROPERTY CORNER - FOUND 1/2" Ø REBAR NO CAP OR AS LABELED
- PROPERTY CORNER - FOUND 1/2" Ø REBAR YPC #8165
- PROPERTY CORNER - SET SET 5/8" Ø REBAR WITH OPC #19828
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- BOUNDARY OR PROPERTY LINE
- - - EXISTING PROPERTY LINE
- SECTION LINE
- - - EASEMENT
- EXISTING FENCE

PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET
IOWA CITY, IA 52240
PH: 319-519-6220

PROPERTY OWNER:
GREENHILL VILLAGE RES LLC
211 1ST AVE SE #A
CEDAR RAPIDS, IA 52403

APPLICANT:
NELSON CONSTRUCTION & DEVELOPMENT
218 6TH AVENUE, SUITE 200
DES MOINES, IA 50309

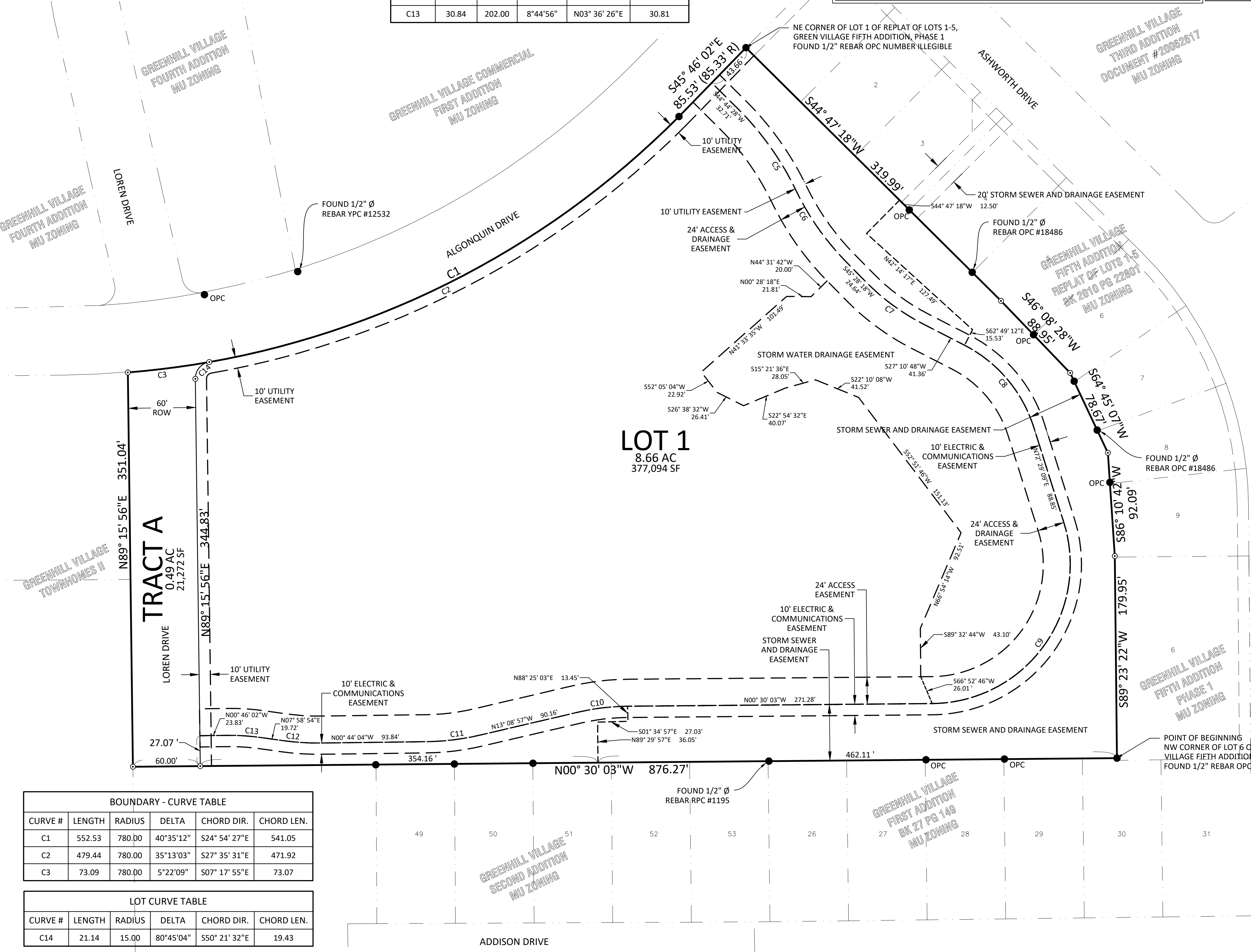


HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. GEATER, P.L.S., P.E.
LICENSE NUMBER 19828

MY LICENSE RENEWAL DATE: DECEMBER 31, 2019.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL



BOUNDARY - CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	552.53	780.00	40°35'12"	S24° 54' 27"E	541.05
C2	479.44	780.00	35°13'03"	S27° 35' 31"E	471.92
C3	73.09	780.00	5°22'09"	S07° 17' 55"E	73.07

LOT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C14	21.14	15.00	80°45'04"	S50° 21' 32"E	19.43

DEED OF DEDICATION
OF
GREENHILL VILLAGE ESTATES
CEDAR FALLS, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Greenhill Village Residential, LLC, an Iowa limited liability company, with its principal office in Cedar Falls, Iowa; being desirous of setting out and platting into Lot 1 and Tract A the land described in the attached Certificate of Survey by Bradley R. Geater, P.L.S. dated _____, 2019, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa the same to be known as:

GREENHILL VILLAGE ESTATES
CEDAR FALLS, IOWA

(“Development”) all of which is with the free consent and the desire of the undersigned and the undersigned do hereby designate and set apart Tract A for public use as a street as shown upon the attached plat.

EASEMENTS

The undersigned do hereby grant and convey to the City of Cedar Falls, Iowa, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, storm water and drainage, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying, building and maintenance of said services over, across, on and/or under the property as shown on the attached plat designated as “10’ Utility Easement”. No structures shall be built or placed on said easements.

RESTRICTIONS

Be it also known that the undersigned do hereby covenant and agree for themselves and their successors and assigns that Lot 1 in the Development be and the same is hereby made subject to the following restrictions upon its use and occupancy as fully and effectively to all intents and purposes as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or their successors in interest may hereinafter make for any of said Lot 1 and that such restrictions shall run with the land and with each individual lot thereof for the length of time and in all particulars hereinafter stated, to-wit:

1. Any building that shall be erected shall have a minimum setback from the front, side, and rear of the lot lines as indicated on attached Final Plat. All minimum setbacks will be required to meet or exceed the zoning in effect respecting the Development.
2. Any and all drainage easements will be required to follow the “Stormwater Management Plan” and no building structures, fence structures, landscaping structures, private gardens or any other possible obstruction can be built in and over said drainage easements, except for typical landscaping consisting of grass and other native vegetation. All lot owners and/or contractors working on said lots will be responsible to maintain said easements to be free and clear of any physical obstruction(s) thus allowing the conveyance of overland storm water runoff as intended per “Stormwater Management Plan” on record with the City of Cedar Falls Engineer's Office.

3. Lot 1 and the owner(s) of any part thereof shall be subject to all of the provisions of the Greenhill Village Master Plan currently on file with the City of Cedar Falls, Iowa, at the time of construction, and all amendments thereto, including but not limited to the design guidelines contained therein.

4. The undersigned and all persons and entities hereafter acquiring any right, title, or interest in any portion of Lot 1 shall be taken and held to have agreed and covenanted with the owners of all other portions of Lot 1 and with the respective successors and assigns of all of the rest of such other portions of Lot 1 to conform to and observe all of the foregoing covenants, restrictions, and stipulations as to the construction of building thereon, for a period of 21 years from the date of filing of said plat, and this deed of dedication for record. Within the period of 21 years and in accordance with Iowa Code § 614.24 and § 614.25 or their successor provisions, these covenants, restrictions, and stipulations may be extended for an additional period of 21 years upon compliance with § 614.24 and § 614.25 of the Code of Iowa. In the event an extension of the covenants, restrictions, and stipulations is not filed within the period of 21 years or successive 21-year periods, then the covenants, restrictions, and stipulations contained herein shall terminate at the end of the existing period of 21 years.

5. Invalidation of any of these covenants by judgment, decree, or court order, shall in no way affect any of the other provisions of this dedication and such other provisions shall remain in full force and effect.

6. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person owning property in said Development to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, and for the purpose of preventing such acts or recovering damages for such violations or both, and for costs and reasonable attorney fees as determined by the court.

PUBLIC IMPROVEMENTS REQUIRED IN PLAT

1. Tract A will be improved as a public street as shown on the attached plat, will be brought to City grade and that the street right of way will be sixty (60) feet in width and the back of curb to back of curb measurement shall be approximately thirty-one (31) feet, with approved hard surface pavement in accordance with the City of Cedar Falls, Standard Specifications unless otherwise specified as per approved construction plans. The public street to be installed on Tract A shall be completed on or prior to the recordation of the Final Plat. The cost of construction of the public improvements to be installed on Tract A shall be shared equally between Developer and the owner of the property located immediately north of Tract A currently owned by Panther Builders LLC.

2. Sanitary sewer, together with the necessary manholes and sewer service lines to all buildings in the plat will be provided.

3. That underground utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.

4. That city water will be provided to all buildings as required by the Cedar Falls Utilities.

5. That municipal fire hydrant(s) will be provided as required by the Cedar Falls Public Safety Department.

6. That Storm sewer will be provided as specified by the City Engineer.

7. That handicap ramps will be provided as required by law.
8. All buildings erected on any lot in this Development shall be constructed in accordance with the plumbing and electrical codes of the City of Cedar Falls.
9. The crosswalk providing access to Greenhill Park shall include a rapid flashing beacon, signage and striping and shall be installed on or prior to the recordation of the Final Plat.
10. The Developer or its successors will install a five (5) foot wide concrete sidewalk, four (4) inches thick across the easterly and northerly edge of Lot 1 prior to the issuance of a final certificate of occupancy respecting the building to be constructed on Lot 1. This shall include handicap ramps, if any, as required by state law. If Lot 1 remains vacant for five (5) years after the date of final approval of the plat, shall be improved with sidewalks as soon as the construction season permits.
11. That the work improvements called herein shall be in accordance with the specifications of the City of Cedar Falls, Iowa, and performed under the supervision of the City Engineer. In the event that the Developer, it grantees and assigns fail to complete said work and improvements called for within one (1) year from the date of the acceptance of said final plat by the City of Cedar Falls, Iowa, the City may then make improvements and assess the costs of the same to the respective parcel. The undersigned, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and agree that the City may install said improvements and assess the total costs thereof against the respective parcel. The foregoing one (1) year time frame shall be extended to five (5) years for the sidewalks to be installed in the Development.
12. That the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the respective parcel with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.
13. The Developer shall construct and install all required public improvements within the subdivision plat, to conform with approved construction plans which meet the specifications of the City of Cedar Falls, Iowa. Such required public improvements shall meet the following requirements:
 - A. Shall be constructed and installed in a good and workmanlike manner;
 - B. Shall be free of defects in workmanship or materials;
 - C. Shall be free of any conditions that could result in structural or other failure of said improvements;
 - D. Shall be constructed and installed in accordance with the design standards and technical standards established for such public improvements by the City and by Cedar Falls Utilities;
 - E. Shall be constructed and installed in strict compliance with the minimum acceptable specifications for the construction of public improvements set forth in the Cedar Falls Code of Ordinances, including without limitation, Chapter 24, Subdivisions, and as such specifications shall be recommended for approval by the City Engineer from time to time, and approved by the city council.

14. The Developer's construction plans are now on file in the Office of the City Engineer.

SIGNED and DATED this _____ day of _____, 2019

Greenhill Village Residential, LLC

By:
Its:

STATE OF IOWA, BLACK HAWK COUNTY: ss

This record was acknowledged before me on this ____ day of _____, 2019, by _____
_____, as _____ of Greenhill Village Residential, LLC

Notary



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: David Sturch, Planner III
DATE: November 24, 2019
SUBJECT: Greenhill Village Senior Living Site Plan

REQUEST: Request to approve the Greenhill Village Senior Living Site Plan
 Case #SP19-015

PETITIONER: Greenhill Village Res LLC – owner; Axiom Consultants – Civil Engineer

LOCATION: 8.66 acre parcel at the southwest corner of Algonquin Driven and Loren Drive

PROPOSAL

The petitioner is proposing to build a 121 unit retirement building that will consist of 32 units in the memory care area, 69 assisted living units, and 20 independent living units on a 8.66 acre parcel along the west side of Algonquin Drive. The memory care section is located at the south end of the proposed building. This section will be a single story structure. The central portion of the building is the commons area that transitions from a single story to a two and three story section for the assisted living and independent living area at the north end of the building.

BACKGROUND

In 1998 the 130 acres of the Greenhill Village property was rezoned to MU, Mixed Use Residential. This rezoning was accompanied by the creation of a Greenhill Village Master Plan that was to be used as a guide for the development in this area. This Master Plan grew through a series of changes when Wal Mart favored this site in the early 2000s. The City Council eventually denied the Wal Mart plan in 2002 which led to the overall development plan for Greenhill Village in 2003.

Since then, there have been several phases of development from single family to multi-family throughout the 130 acres with commercial uses on Greenhill Road along the northern edge of the development. Located in the central portion of the Greenhill Village neighborhood is the new Place to Play Park. This park is across the street from the proposed 9.15 acre development site of the Greenhill Village senior living facility. Based on the 2003 Master Plan, this 9.15 acre parcel included 12 condominium buildings with a total of 144 units. The proposed senior living development is 124 units. Attached is the approved 2003 Master Plan.

ANALYSIS

The property in question is located within the MU, Mixed Use Residential, zoning district. Development in an MU zoning district requires a detailed site plan review to ensure that the development site satisfies the standards of the comprehensive plan, recognizes principles of civic design, land use planning, landscape architecture, and building architectural design that are set out for the district. Attention to details such as parking, open green space, landscaping, signage, building design, and other similar factors help to ensure orderly development. The following is a review of the zoning ordinance requirements:

Use: The intent of the MU district is to encourage a variety of housing types and neighborhood commercial land uses for the purpose of creating viable, self-supporting neighborhood districts. Therefore, MU zoning permits a variety of uses ranging from neighborhood commercial to office to single-unit homes to condominiums and multi-unit dwellings. The approved Greenhill Village Master Plan arranges the various permitted uses and densities by area. City’s Future Land Use Map closely follows the Greenhill Village Master Plan. A standard planning practice is to create a gradual transition of development intensity from single unit development to higher density residential to neighborhood-serving commercial and mixed-uses. The proposed Greenhill Village senior living facility will serve as a transition in development intensity and is consistent with the City’s Future Land Use Map. **The proposed senior living facility is a permitted use in this area.**

Building Location: In the MU Zoning District a 20 foot building setback area consisting of open landscaped green space must be established from any interior streets and other buildings. The side and rear yard setbacks are 30 feet. The proposed building and parking areas are located outside the aforementioned setbacks in the following manner: 48’ north; 57’ west; 180’ south; 37’ east. **Setbacks satisfied.**

Parking: The parking requirement for senior living facilities in Cedar Falls is 1.5 stalls for every dwelling unit and one stall for every two employees. The parking requirement for nursing homes is one parking stall for every 5 beds. The proposed senior living facility will include 32 memory care units, 69 assisted living units and 20 independent living units. The parking requirement is listed in the following table:

Type of Use	Parking Requirement	No. of Beds/Units	Required Parking	Total
Memory Care	1 stall/5 beds	32 Beds	6.4 stalls	7
Assisted Living	1 stall/5 beds	77 Beds	15.4 stalls	16
Independent Living	1.5 stalls/unit	20 Units	30 stalls	30
Employee Parking	1 Stall/2 Employees	67 Employees	33.5 stalls	34
			Total Required Parking	87
			Parking Provided	104

The parking areas are located off of Algonquin Drive and behind the building along the access drive. The proposed driveway, at its closest point is approximately 40 feet from the adjoining properties to the south and 20 feet from the properties to the west. The petitioner states that there is enough parking stalls to accommodate employee shift changes as well as visitors and residents. All parking areas are well screened from the adjacent streets and nearby residential dwellings. **Parking stalls satisfied.**

Open Green Space/Landscaping: The MU District requires that open green space be provided at the rate of 10% of the total development site area excluding the required district setbacks. The development site is 8.66 acres or 377,230 square feet. The proposed site plan offers 4.96 acres or 216,269 square feet (57%) of open space. The minimum required open space area for this lot is approximately 65,000 square feet. When deducting the district setbacks for this property the open space provided for the site is 151,269 square feet. **The open green space requirement is met.** In addition to the greenspace requirement the MU district has a landscaping requirement of 0.02 landscaping points per square foot of total development site area. For a 377,260 square foot lot, 7,544 landscaping points are needed. The proposed landscaping plan is proposing to provide 7,568 landscaping points. The proposed landscaped areas will be distributed throughout the development site. The MU District also requires 0.75 landscaping points for street trees per linear foot of public street frontage. This development is required to provide 650 (866 feet x 0.75) landscaping points worth of street trees. **Landscaping satisfied.**

Building Height: The maximum building height allowed in this district is 35 feet or three stories, whichever is less. In the MU district, buildings may increase in height if the setback is increased by 1 foot for every foot of height on the building. The proposed building will be one to three stories in height for a total height of 48 feet. The additional 13 feet of building height is added to the setbacks on all sides of the building. These building setbacks are 17 to 28 feet beyond the minimum requirements that correspond to the additional height of the building. The proposed building is situated from its lowest height at the south end of the site to its tallest point at the north end of the site. A berm will be installed along the westerly property line beginning from the north side of the storm sewer and continuing northward. Eventually the site will be graded near the northwest corner of the property to limit the visible height of the building. Attached is a cross-section that shows the berm and grade in this area. **Building height satisfied.**

Building Design: The MU District requires a design review of various elements to ensure architectural compatibility to surrounding structures within the MU District. Below are a set of images showing the character of neighboring buildings and developments within the MU District.



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 MU District houses a variety of housing types and neighborhood commercial land

uses. The property in question has single family residential development to the west and south. There are four unit condos to the northeast and a city part to the east. Vacant land is along the north side of the site. Two story buildings are typical for this area with three story condos at the northeast corner of the Greenhill Village development. The proposed senior living facility will be one to three stories in height. The one story (approx. 24 feet in height) section and the two story (approx. 30 feet in height) section of the building will be closest to the existing residential dwellings along the west and south side of the property. The three story wing (approx. 48 feet in height) will be off the north and northeast corner of the building. The site will be graded and lowered from the existing grade so that the building will not appear to be as tall as the surrounding dwellings in the neighborhood.

The design of the building includes an array of windows on all sides. The central part of the building provides a covered entry feature for vehicle pick up and drops off. There are ground to eave window openings, transom windows along with a mixture of single, double and triple wide windows around the building. These features are found in other buildings throughout the Greenhill Village neighborhood. **Criterion met.**

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.

All neighboring residential developments have pitched roofs. The proposed senior living buildings will incorporate the same roof shape, pitch, and direction. **Criterion met.**

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 proposed building has a distinct repeating pattern for each section. The entries are either an extension or recessed from primary building line of the structure. There are covered porches in the central portion of the building for gathering space that the tenants can use. The primary roof ridge extends in a north/south direction and there are repeated gables that extend perpendicular from the roof ridge to create a nice rhythm around the building.

The pattern includes long horizontal and vertical lines repeated around the building with a three tone color of siding and stone materials. Portions of the roof design include a gable dormer to interrupt the pitch of the roof and in the lower portions of the building a craftsman style awning extends out from the facade. The windows and doors create a nice pattern around the building. Again, these design features are found on other buildings in this MU District. **Criterion met.**

Materials and texture: The similarity or compatibility of existing materials and textures on the exterior walls and roofs of buildings in the immediate area shall be considered in the construction or alteration of a building. A building or alteration shall be considered compatible if the materials and texture used are appropriate in the context of other buildings in the immediate area.

The proposed senior living facility includes a number of materials that make up the

exterior portion of the facade. The lower portion of the building is covered with a cultured stone material from the ground to the bottom of the window plane. The gable roof projections are covered with a vertical fiber cement panel in order to break up the long sections of the horizontal siding between the windows. This fiber cement siding is a more durable material than vinyl siding. The roof is covered with asphalt shingles and the awnings are covered with a standing seam metal roof. The proposed materials are consistent with materials used within the district. **Criterion met.**

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 proposed buildings will be covered with both vertical white siding with horizontal slate blue and white siding. The cultured stone is gray and the asphalt shingles are gray. The use of a neutral color is consistent with the area. **Criterion met.**

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.*

There are a number of architectural elements on the proposed senior living facility that resemble a craftsman style of architecture. There are exposed rafters that support the roof dormers, drive thru canopy and window shades. The roof line is broken up and the front walls are setback in places to create both visual horizontal and vertical breaks. Stone columns are added to the design to support the covered entry and porches. These architectural elements can be found in other buildings in the area. **Criterion met.**

Signage: A monument sign is located north of the driveway onto Algonquin Drive. The proposed monument sign must be located at least 10 feet behind the property line and shall not exceed 8 feet in height and 40 square feet in area. The signage plan should be submitted as part of this review. **Submit signage plan.**

Access locations/Sidewalks: There are two driveways locations for this site. The primary driveway is off of Algonquin to serve the main parking area off the east side of the building. The driveway extends around the south and west side of the building to eventually connect onto Loren Drive. The Loren Drive extension off the west side of Algonquin Drive will be constructed as part of the platting process that is described in a separate staff report for case no. FP19-011. Public sidewalks are required along the north and east side of the property. Interior sidewalks will be extended from the public sidewalks to the proposed building. **Criterion met.**

Stormwater: This project requires stormwater detention and routing. The petitioner's engineer submitted a stormwater detention plan as part of the preliminary and final plat. The stormwater ordinance requires the subject property to receive the stormwater from the adjacent properties and pass it through the site. The stormwater flows from the west in an existing 21" storm sewer. Currently, this storm sewer empties onto this property and flows overland in a southeasterly direction to an inlet that carries the water to the area wide detention basin. The proposal is to carry this off-site stormwater in a 30" storm sewer pipe along the west and south side of the property.

The storm water runoff that is generated from the proposed development will be collected in a series of inlet structures around the building, along the westerly driveway and around the parking lot to the wet basin or pond feature off the south side of the building. This pond is designed to accommodate a 100 year storm event. The pond will serve the site for both water quantity and water quality. Any flow into this pond beyond the 100 year event will be carried along the edge of the driveway and out to Algonquin Drive. The developer is looking into installing a set of fountains in the proposed wet basin in order to aerate the water and keep it circulating around the pond. This pond, at its closest point, is approximately 80 feet from the adjoining properties to the south and 100 feet from the properties to the west.

There are internal sidewalks that surround three sides of the pond. The plan is to create a 7-10 foot buffer from the edge of the water level to the sidewalk. This area will be separated with grass and landscaping with a 3:1 slope or flatter. The applicant’s engineer will be available at the meeting to answer any technical questions about the stormwater management plan for the site. **Criterion met.**

Other Site Elements:

The site lighting will include LED luminaires mounted on a 16’ tall round bronze aluminum pole for the parking lot and driveway around the building. Small bollard lights at 36” in height will be placed along the walking paths and by the building. These are downcast lights that do not project outward into the neighboring properties. Lumens equate to the brightness of the light output. For example, a 60 watt light bulb produces 800 lumens at the source. An LED light would produce 8-12 lumens at the source. The attached lighting plan shows as the light reaches the ground, the lumens dissipate to 3-6 lumens and 0.0 to 0.3 lumens at the property line. The petitioner’s facility manager indicated that the site lights will be turned off between 11:00 pm to 6:00 am after the night shift arrives. There will still be some site lighting around the building for security measures.

A trash dumpster and generator area is located along the east side of the driveway behind the building. These areas will be concealed behind an 8 foot tall fence constructed with a composite decking material supported by steel posts.

The petitioner’s engineer provided a traffic analysis of the proposed retirement living facility. In comparing the proposed retirement community to a 144 unit apartment complex, the trip generation estimates are listed on the following table:

Use	Trip per Day	Units	Total Trips per Day
Apartment	6.65	144	958
Retirement Community	2.81	121	340

The table shows approximately 65% less trips per day between the retirement community and apartment complex. These trips will be from staff shift changes and visitors. There are very few residents in this facility that will use their vehicles.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed site plan. The public sidewalks along Algonquin Drive and Loren Drive will be 5 feet wide and installed in conjunction with the construction of the building. The water main and service to the

property will be owned, installed, and maintained by the developer/owner, including the fire sprinkler service and all fire hydrants required by the Cedar Falls Public Safety Department. There is an existing water stub north of the proposed driveway on Algonquin that the developer will have to abandon. The developer will need to work with CFU regarding final locations of the water, electric, gas and communications utilities.

A courtesy notice to adjoining property owners was mailed on November 25, 2019.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the preliminary and final plats for the Greenhill Village Estates subdivision 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. The developer and facility manager should schedule truck deliveries and garbage removal between the hours of 7:00 am and 10:00 pm.
4. The site lights shall be dimmed or turned off, with the exception of security purposes, between the hours of 11:00 pm and 6:00 am

PLANNING & ZONING COMMISSION

Discussion 11/20/2019 Mr. Holst introduced the next item on the agenda for a MU district site plan review for a new retirement living facility in the Greenhill Village Estates and Mr. Sturch provided background information. He explained that it is proposed to build a senior retirement facility and provided details, noting it would be a 121 unit retirement building with 91 required parking stalls and 104 proposed stalls. He provided information regarding the layout of the facility, including placement of the parking lot, commons, public sidewalks, etc. He provided specific building height information for the different buildings, as well as setbacks for each side of the property. Mr. Sturch displayed a rendering of the landscaping plan, building design for the different aspects of the buildings and site plan elements, such as a monument sign, site lighting and dumpster/generator screening. At this time staff would like to gather comments from discussion and continue the item to the next meeting.

Nick Bettis came forward again to address some questions that had been asked in the last item's discussion. He stated that the perimeter road Ms. Lee had asked about is roughly around 40 feet from the property line to the closest part of the drive. The pond is approximately 80 feet from their property. He also noted that the pond will be a wet pond year round with two or three fountains with aeration to control algae growth. The fountains will be for aesthetic and functional purposes. He also clarified that the berm Ms. Frost asked about will not be provided to the entire property because it would interfere with stormwater drainage, but that the area to the north would be raised to address the concerns.

Ann Stanfield, manager of the senior living facility, stated that there will be approximately two food deliveries per week that take place on the perimeter roads that Ms. Lee asked about. Garbage collection would mirror the rest of the area and there would be some move in's and move outs, but many residents won't have vehicles so it should be a low impact on traffic.

Robin Frost, 4718 Addison Drive, noted her concerns with property values and whether it will be desirable to live near the facility. She stated that she feels that the contractor has been willing to make adjustments to work with the neighbors' concerns. She

discussed different things that they have accommodated, including topping the building with attractive plantings to create a visual barrier, decreasing the height of the buildings, placing mechanical equipment in the roof, and adjusting lighting to face away from neighboring properties. She stated that she is hoping for respectful work hours during construction, noting that it probably won't be very attractive during the construction, but hopes the work will be done during business hours. They are hoping for appealing landscaping and upkeep and maintenance. Ms. Frost would also like to have deliveries to be concentrated during business hours and not having a lot of staff change overnight. She would like to be informed about any changes in construction.

Randy Lee, 1415 Ashworth Drive, stated concerns with construction work near the playground and suggested changes to the parking along the streets near it.

Catherine DeSoto, 4606 Hudson Road, asked about deliveries on the back road and what road that is. She also asked if Loren Drive will connect to Addison or to Norse. Mr. Wolfgang stated that the deliveries will come in on the service road that is being created. He stated that food would come by semis and the move in and outs would be smaller moving trucks. Mr. Sturch clarified that Loren Drive will extend to the limits of the lot and eventually connect into Norse off Hudson Road and into Addison as well.

Ryan Frost, 4718 Addison Drive, asked for review of the lighting plan. Mr. Bettis explained that there is lighting all along the south and west access points, noting that the specific plans can be provided at the next meeting. Mr. Holst asked if the lights would be on all night. Ms. Stanfield noted that staff will be coming in at 11:00 so they will be on at that time for safety purposes, but she will check. Mr. Frost asked about how many fire hydrants will be provided, as well as what utilities are provided. Mr. Bettis noted that five or six hydrants are currently shown and discussed the utilities and services coming in the back side of the building.

Debbie Lee, 1415 Ashworth, asked if any research or study has been done in comparable areas to the impact of home values with this kind of development. Mr. Wolfgang stated that he cannot answer that but stated that people who have had any flooding issues in the past would potentially have a better home value.

Cathy DeSoto asked again about the connection to Norse Drive. Ms. Howard stated staff will provide an aerial photo or map with the larger neighborhood street layout at the next meeting.

Ms. Stanfield added that there would be minimal lighting after midnight. Just enough for safety purposes. The majority of the lights would be turned off or down after staff changes.

Rob Swales, 1524 Andover Court, commented on the traffic and parking around the park and how busy the area is during the summer. He also commented on the potential noise from service vehicles and traffic.

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

Ms. Prideaux complimented the property and noted her appreciation for the neighbors coming to discuss issues and create a dialogue.

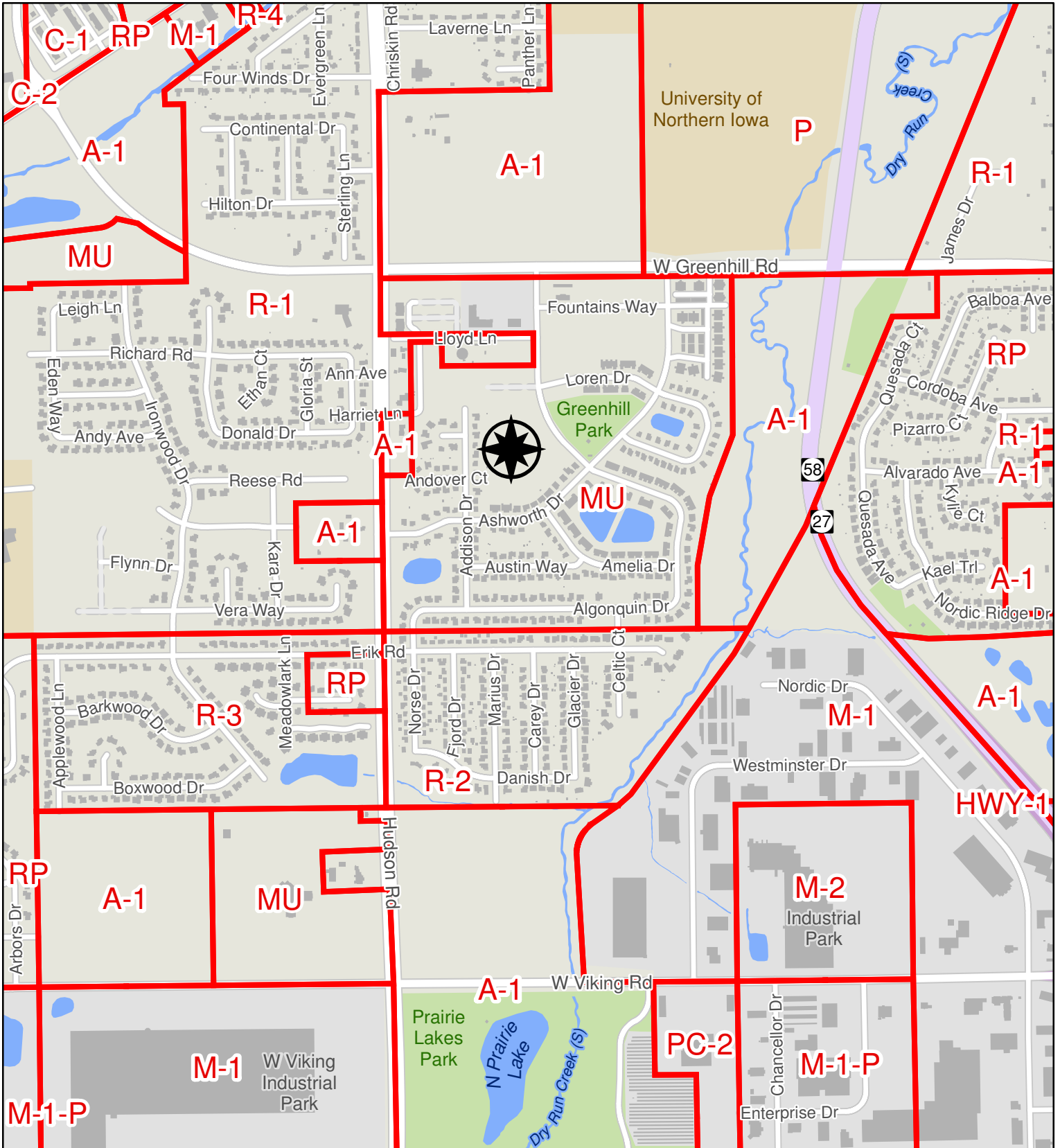
Mr. Larson stated that he would like to encourage changing the placement of no parking signs around the park during construction, as well as considering expanding the inset parking to help with parking issues for the park. He also asked if this kind of building

makes sense with the zoning and master plan, and whether there is any data on of traffic counts or activity that would be seen compared to the master plan. Ms. Howard stated that staff or the developer can bring back comparison of traffic generation with multi-family development at the next meeting but noted that due to the limited number of residents that would drive, that this type of residential facility would likely generate considerably less traffic than would the twelve, 12-unit apartment buildings originally shown in the master plan for the area. Mr. Larson also asked about the normal process for the master plan with this kind of development. Ms. Howard stated that senior living is an allowable use in the master plan and is a different type of multi-unit residential living so staff felt it was an appropriate use in the district and consistent with the master plan. Mr. Larson also asked about changing the wing from three to two stories. Mr. Sturch explained that it was discussed with the neighbors who asked for the building to be scaled down where closest to the single family homes in the neighborhood. He noted that more information can be provided at the next meeting.

Vote
12/4/2019

Cedar Falls Planning and Zoning Commission
December 4, 2019

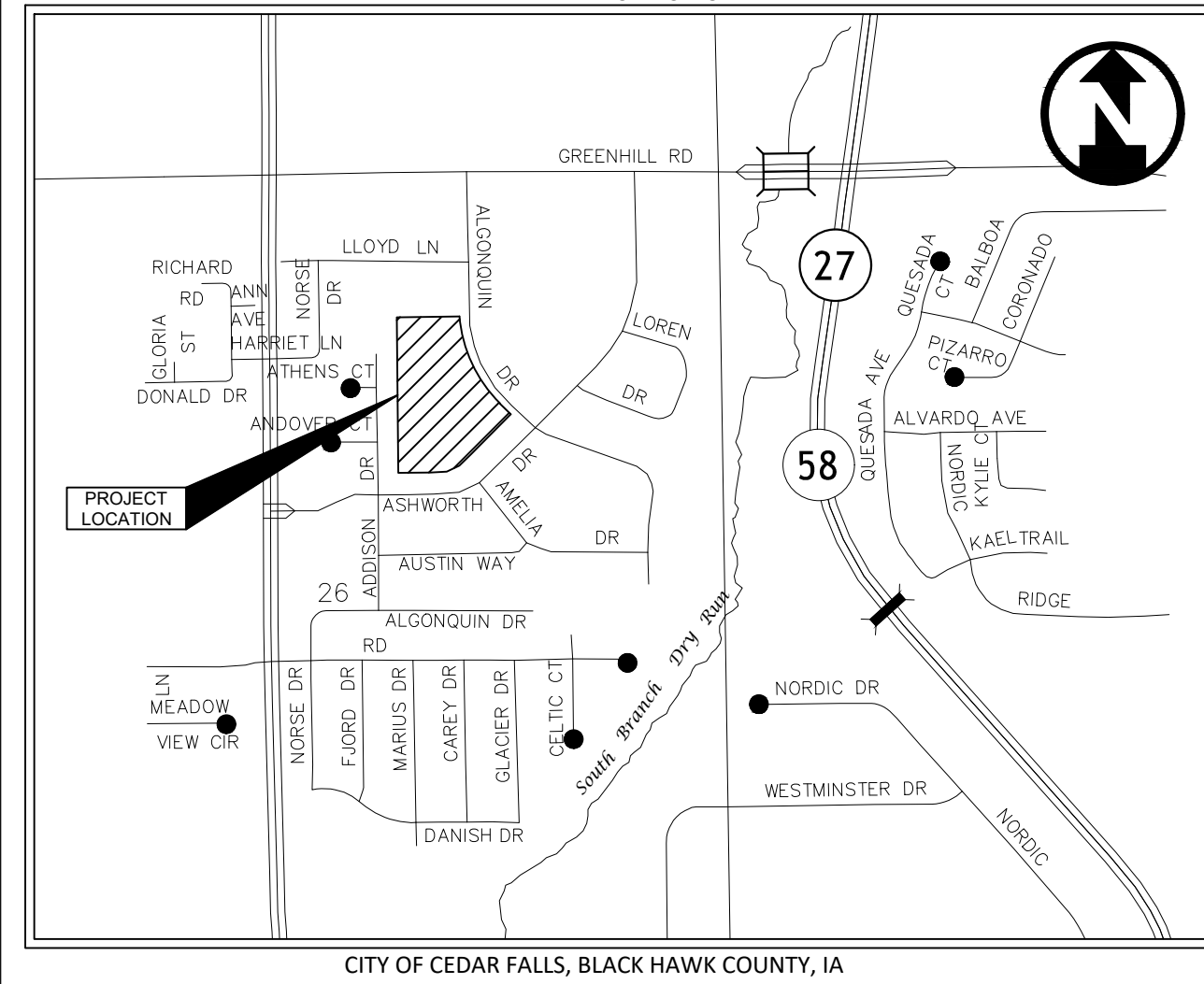
Item 3.



Greenhill Village Estates Retirement Community Site Plan

SITE PLAN GREENHILL VILLAGE IN THE CITY OF CEDAR FALLS BLACK HAWK COUNTY, IOWA

PROJECT VICINITY MAP

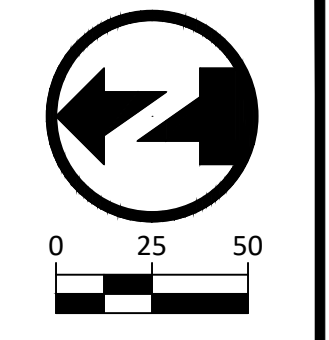


SITE INFORMATION

PURPOSE OF DEVELOPMENT EXISTING SITE IS AN OPEN LOT WITH A DRAINAGEWAY CROSSING THROUGH. SITE SHALL BE REGRADED TO ACCOMMODATE NEW BUILDING WILL CONSIST OF ASSISTED LIVING AND MEMORY CARE CENTER, AND CAREFREE LIVING.	DIMENSIONAL STANDARDS FRONT SETBACK: 20' SIDE SETBACK: 30' REAR SETBACK: 30' *REQUEST UP TO A MAXIMUM OF 50-FT BY INCREASING EACH SETBACK BY 15-FT (1-FT ADDITIONAL SETBACK PER 1-FT ADDITIONAL HEIGHT ABOVE 35-FT CODE. PROPOSED BUILDING HAS A PLANNED HEIGHT OF ~48'.
ZONING INFORMATION CURRENT ZONING - MIXED USE RESIDENTIAL (MU)	AREA CALCULATIONS TOTAL SITE 377,017 SF (100%) TOTAL BUILDING AREA 70,131 SF (18.6%) OVERALL OPEN SPACE 216,269 SF (57.4%) PARKING/DRIVES 90,617 SF (24.0%)
LOT SIZE 377,127 SF (8.66 ACRES)	ERU CALCULATIONS TOTAL IMPERVIOUS AREA: 160,748 SF 160,748 / 4,000 SF/ERU = 40.2 ERU
MAXIMUM BUILDING HEIGHT: 35' (SEE SETBACK NOTE)	
REQUESTED DENSITY 121 UNITS (14.3 UNITS/ACRE)	
SITE NOTES: 1. ALL SIDEWALKS WITHIN ROW TO BE 5-FT. ALL SIDEWALKS WITHIN SITE TO BE A MINIMUM OF 5-FT. 2. ALL DRIVES & PARKING AREAS TO HAVE CURB AND GUTTER. 3. SIGHT DISTANCE TRIANGLES ARE 10-FT AND 30-FT PER ZONING CODE SECTION 26-220(e)(7) a AND b. FIGURE 2 AND 3. 4. THE PEDESTRIAN CROSSING IS PROPOSED IN THIS LOCATION. THE DEVELOPER IS REVIEWING THE COST/BENEFIT OF THIS CROSSING. OWNER MAY CHOOSE TO NOT INSTALL WITH DEVELOPMENT AND PEDESTRIANS WOULD USE CROSSINGS AT ADJACENT INTERSECTIONS.	

PROPERTY OWNER/APPLICANT/ADDRESS

NO ADDRESS ASSIGNED: LOCATED BETWEEN ASHWORTH DR. AND FUTURE LOREN DRIVE, WEST OF ALGONQUIN DR.	
PROPERTY OWNER: GREENHILL VILLAGE RES LLC 211 1ST AVE SE #A CEDAR RAPIDS, IA 52403	APPLICANT: NELSON CONSTRUCTION & DEVELOPMENT C/O JACOB WOLFGANG 218 6TH AVENUE, SUITE 200 DES MOINES, IA 50309 PH: 515-720-6170 JACOB@NELSONCONST.COM



ENGINEER	DATE	DESCRIPTION OF CHANGES

ISSUED FOR:	CITY REVIEW	CITY REVIEW
DATE ISSUED:	NOVEMBER 25, 2019	CURRENT REV: A

PROJECT NAME:	GREENHILL VILLAGE ESTATES
CLIENT NAME:	CELAR FALLS
PROJECT NUMBER:	190053
PROJECT MANAGER:	BETTIS

PROJECT NAME:	GREENHILL VILLAGE ESTATES
CLIENT NAME:	CELAR FALLS
PROJECT NUMBER:	190053
PROJECT MANAGER:	BETTIS

LEGAL DESCRIPTION

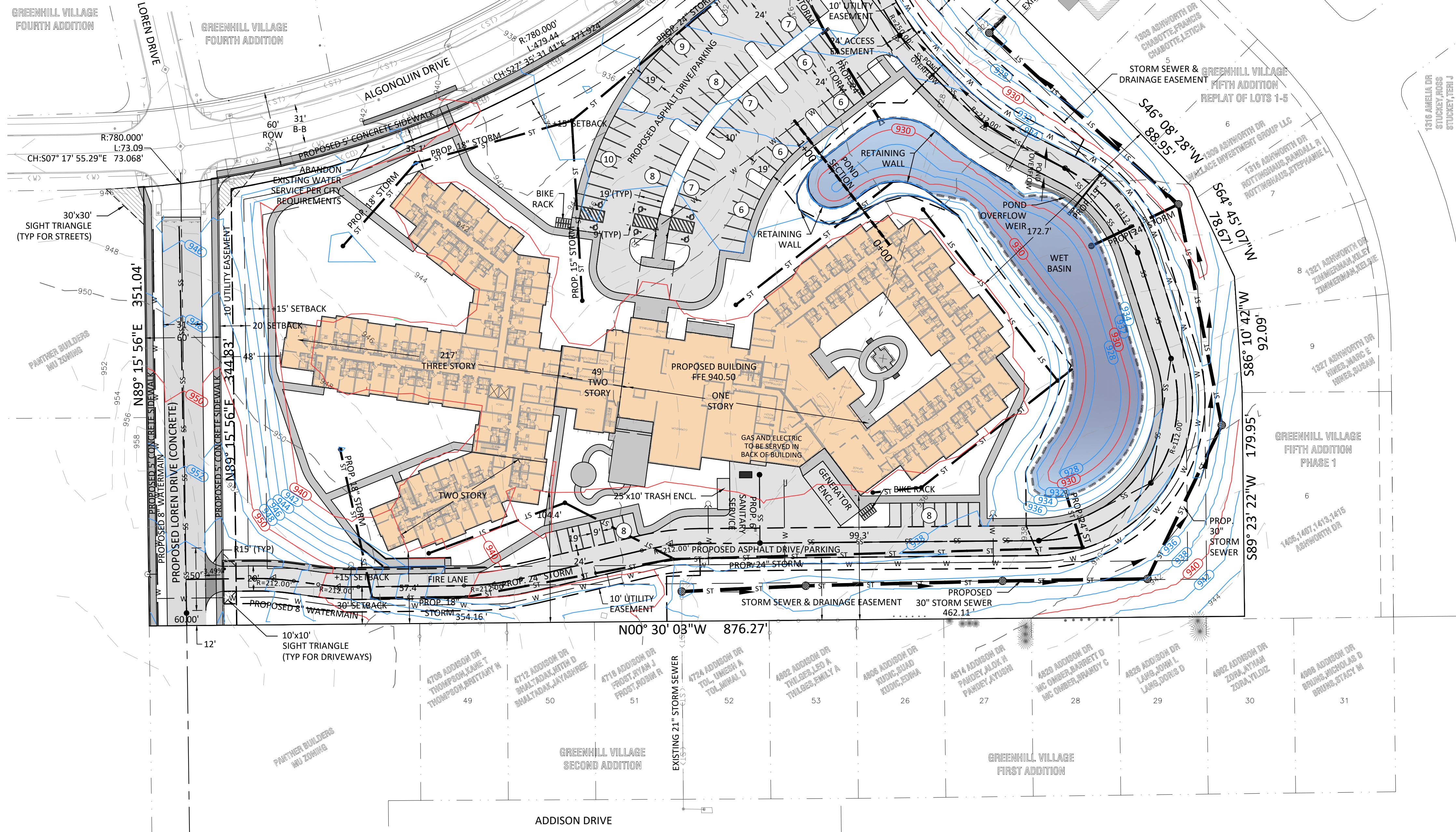
BEING A PART OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 14 WEST IN BLACK HAWK COUNTY, IOWA LYING WEST OF ALGONQUIN DRIVE DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, GREENHILL VILLAGE FIFTH ADDITION, PHASE 1, AS RECORDED IN BOOK 2006, PAGE 18897 OF THE BLACK HAWK COUNTY RECORDS, THENCE ALONG THE EAST LINE OF SAID GREENHILL VILLAGE FIFTH ADDITION, PHASE 1 N00°30'03"W, 876.27 FEET; THENCE N89°15'56"E, 351.04 FEET TO THE WEST RIGHT OF WAY LINE OF ALGONQUIN DRIVE; THENCE SOUTHERLY 552.53 FEET ALONG SAID WEST LINE ON A 780.00 FOOT RADIUS CURVE CONCAVE EASTERLY (CHORD BEARING S24°54'27"E, 541.05 FEET); THENCE ALONG SAID WEST LINE S45°46'02"E, 85.53 FEET TO THE NORTHERLY CORNER OF LOT 1 OF THE REPLAT OF LOTS 1-5, GREENHILL VILLAGE FIFTH ADDITION, PHASE 1 AS RECORDED IN BOOK 2010, PAGE 22801 OF THE BLACK HAWK COUNTY RECORDS, THENCE ALONG THE NORTH LINE OF SAID REPLAT S44°47'18"W, 319.99 FEET; THENCE ALONG SAID NORTH LINE S46°08'28"W, 88.95 FEET; THENCE ALONG SAID NORTH LINE S64°45'07"W, 78.67 FEET; THENCE ALONG SAID NORTH LINE; THENCE ALONG SAID NORTH LINE S86°10'42"W, 92.09 FEET; S89°23'22"W, 179.95 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 9.56 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

PARKING INFORMATION

PROPOSED BUILDING		
FIRST FLOOR	70,131 SF	
SECOND FLOOR	32,241 SF	
THIRD FLOOR	29,185 SF	
PROPOSED USE MEMORY CARE (32 UNITS)		
REQUIRED PARKING		
PER BED	1 SPACE/5 BEDS	7 SPACES
PER EMPLOYEE	1 SPACE/2 EMPLOYEES	34 SPACES
	67 FTE FOR ENTIRE BUILDING	
PROPOSED USE ASSISTED LIVING (69 UNITS)		
69 - UNITS		
77 - TOTAL BEDS		
REQUIRED PARKING		
PER BED	1 SPACE/5 BEDS	16 SPACES
PROPOSED USE CAREFREE LIVING (20 UNITS)		
HOUSING FOR THE ELDERLY		
20 - UNITS		
34 - TOTAL BEDS		
REQUIRED PARKING		
PER BED	1.5 SPACE/ROOM	30 SPACES
TOTAL REQUIRED PARKING		87 SPACES
PROVIDED PARKING		104 SPACES
	(INCLUDES 6 ADA STALLS)	





KEYED NOTES		
KEY	MATERIAL	NOTES
A	MONUMENT SIGN	SIZE NOT TO EXCEED 200 SF OR HEIGHT RESTRICTIONS
B	WET BASIN	REFERENCE CIVIL SHEETS
C	TRANSFORMER/GENERATOR ENCLOSURE	REFERENCE ARCHITECTURAL SHEETS
D	TRASH ENCLOSURE	REFERENCE ARCHITECTURAL SHEETS
E	MEMORY CARE COURTYARD	
F	MAIN ENTRANCE - COVERED DROP OFF	REFERENCE ARCHITECTURAL SHEETS
G	BENCHES	
H	PROPOSED PEDESTRIAN CONNECTION TO CITY PARK	

PLANTING SYMBOLS



PLANTING NOTES

- CONTRACTOR TO SEED ALL DISTURBED AREAS UNLESS NOTED OTHERWISE
- INSTALL 6" MULCH RINGS AT ALL PROPOSED TREES WITHIN LAWN AREAS
- REMOVAL AND REPLACEMENT OF ANY AND ALL TREES AND LANDSCAPING THAT MAY BE DISTURBED BY UTILITY MAINTENANCE, REPAIR, OR REPLACEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

AREA CALCULATIONS

TOTAL SITE	377,017 SF (100%)
TOTAL BUILDING AREA	70,131 SF (18.6%)
OVERALL OPEN SPACE	216,269 SF (57.4%)
PARKING/DRIVES	90,617 SF (24.0%)

REQUIRED LANDSCAPING - MEASURED COMPLIANCE

EXISTING ZONING: MU MIXED USE RESIDENTIAL DISTRICT
 377,017 SF TOTAL SITE AREA x 0.02 = 7,540.34 REQUIRED
 LANDSCAPING POINTS
 7,568 POINTS PROVIDED (SEE CALC TABLE BELOW)

PLANTING TYPE	QTY	PTS	TOTAL POINTS
OVERSTORY TREE (2" CAL)	16	80	1,208
UNDERSTORY TREE (1.5" CAL)	41	40	1,640
CONIFER (8' HT)	38	90	3,420
SHRUBS (5 GAL)	130	10	1,300

TOTAL POINTS **7,568**

STREET TREES

STREET TREE PLANTINGS: MINIMUM OF 0.75 POINTS PER LINEAR FOOT OF FRONTAGE REQUIRED
 936 FL X 0.75 = 702 POINTS = 9 (2" CAL) OVERSTORY TREES REQUIRED
 9 OVERSTORY STREET TREES PROVIDED

OFF-STREET PARKING SCREENING

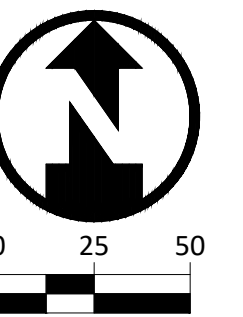
MINIMUM (1) OVERSTORY TREE FOR EVERY 15 PARKING STALLS OR EVERY 2,500 SF OF PARKING SPACE.

TOTAL PARKING STALLS = 105
 105 / 15 = 7 REQUIRED OVERSTORY TREES
 7 OVERSTORY TREES PROVIDED

PARKING AREAS SHALL BE SCREENED FROM PUBLIC VIEW
 SHRUBS PROVIDED FOR SCREENING: 164 SHRUBS

TREE SCHEDULE						
QTY	KEY	BOTANICAL	COMMON	SIZE	ROOT	NOTES
4	CO	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	2" CAL	B&B	
3	GT	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' SKYLINE	SKYLINE HONEY LOCUST	2" CAL	B&B	
41	MXP	MALUS 'PRAIRIE FIRE'	PRAIRIE FIRE CRABAPPLE	1.5" CAL	B&B	SPECIMEN
12	PA	PICEA ABIES	NORWAY SPRUCE	6'-8" HT	B&B	
18	PG	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6'-8" HT	B&B	
18	PS	PINUS STROBUS	WHITE PINE	6'-8" HT	B&B	
8	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	B&B	
7	TC	TSUGA CANADENSIS	CANADIAN HEMLOCK	6'-8" HT	B&B	MATCHING
27	UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2.5" CAL	B&B	MATCHING

SHRUB SCHEDULE						
QTY	KEY	BOTANICAL	COMMON	SIZE	ROOT	NOTES
215	EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	24" HT	CONT	60" SPACING O.C.
81	RA	RHUS AROMATICA 'COMPACTUS'	FRAGRANT SUMAC	15" HT	CONT	60" SPACING O.C.
136	SK	SYMPHORICARPOS 'KOLMAGICS' PP# PPAF	SWEET SENSATION DWARF SNOWBERRY	18" HT	CONT	36" SPACING O.C.



REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: **SITE PLAN SUBMISSION**
 PROJECT NAME: **CEDAR FALLS VILLAGE**
 DATE ISSUED: **10/22/19**

PROJECT NO.: **19-0053**
 PROJECT MANAGER: **HANLEY**
 CLIENT NAME: **NELSON**

SHEET NUMBER: **L1.01**
 PROJECT NO.: **19-0053**
 PROJECT MANAGER: **HANLEY**



06 Sept 2019

Green Hill Village
COMMONS ENTRY
Cedar Falls, Iowa





06 Sept 2019

Green Hill Village
COMMONS ENTRY
Cedar Falls, Iowa





06 Sept 2019

Green Hill Village
ASSISTED LIVING
Cedar Falls, Iowa





06 Sept 2019

Green Hill Village
COMMONS COURTYARD
Cedar Falls, Iowa





06 Sept 2019

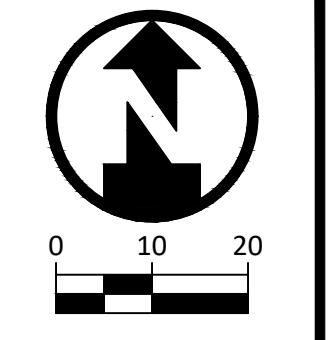
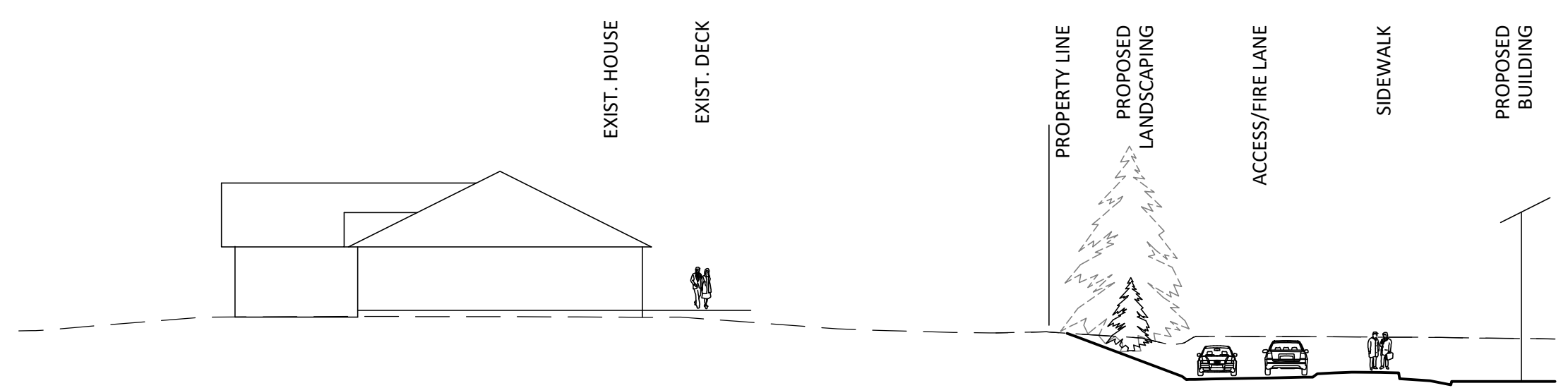
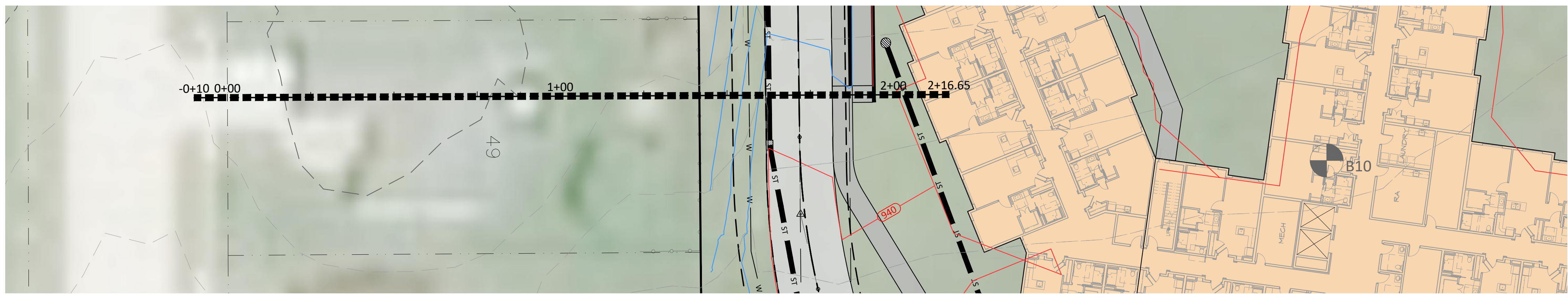
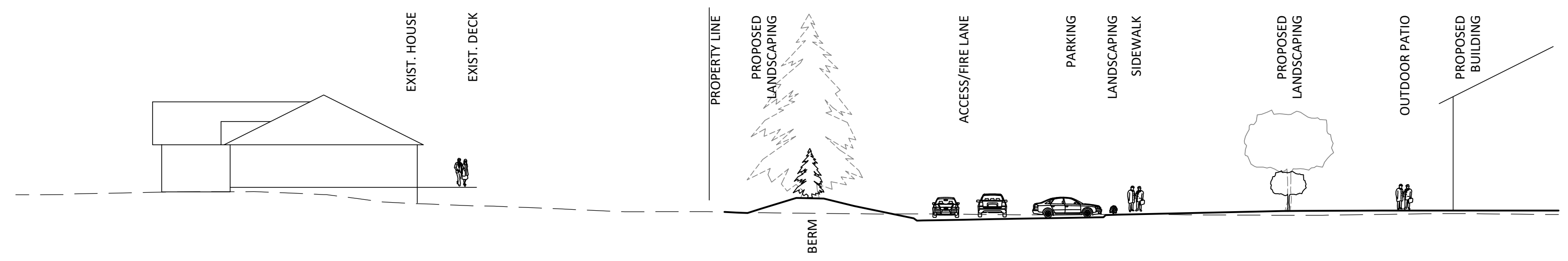
Green Hill Village
MEMORY CARE
Cedar Falls, Iowa





Green Hill Village
VIEW FROM NEIGHBORING PROPERTY LINE
Cedar Falls, Iowa





ENGINEER:

REV	DESCRIPTION OF CHANGES	DATE

CURRENT REV: A

ISSUED FOR: CITY REVIEW
 DATE ISSUED: 11/25/19

PROJECT NAME: GREENHILL VILLAGE RETIREMENT
 CLIENT NAME: NELSON CONSTRUCTION

SHEET NUMBER: EX1.0
 PROJECT NO.: 190053
 PROJECT MANAGER: BETTIS

LIGHT FIXTURE SCHEDULE						
MARK	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAMPING	LUMENS	WATTS
PA	MCGRAW - EDISON (EATON)	GLEON-AF-02-LED-E1-T3-7030	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K, LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS, 16" MOUNT HEIGHT ON ROUND ALUMINUM POLE, BRONZE	LED	11,829	113
PB	INVUE (EATON)	ABB-B1-LED-D1-A-8030	ARBOR OUTDOOR ARCHITECTURAL BOLLARD, 36" HIGH, 80 CRI, 3000K, BRONZE FINISH	LED	472	11

Overall Site Average Maximum Minimum Max/Min Average/Min	0.7 fc 7.8 fc 0.2 fc 39.0:1 3.5:1	Egress walk #3 Average Maximum Minimum Max/Min Average/Min	1.5 fc 3.6 fc 0.3 fc 12.0:1 5.0:1
Egress walk #1 Average Maximum Minimum Max/Min Average/Min	1.2 fc 3.9 fc 0.2 fc 19.5:1 6.0:1	Egress Walk #4 Average Maximum Minimum Max/Min Average/Min	1.5 fc 4.0 fc 0.1 fc 40.0:1 15.0:1
Egress walk #2 Average Maximum Minimum Max/Min Average/Min	1.8 fc 3.2 fc 1.0 fc 3.2:1 1.8:1		

MODEL GENERATED BY LUMINA...
 PLOTTED ON 9/22/2019 BY USER: J...
 LAST SAVED: 9/22/2019 4:15 PM
 CUSTO... L... W...



1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213
414.431.2131 TEL
414.431.0331 FAX
WWW.A2ARCH.COM

Architecture
Engineering
Planning

REVISIONS

PRELIMINARY
 NOT FOR
 CONSTRUCTION

DRAWN BY
TJL
DATE

6 SEP 2019
PROJECT
191201
SHEET NO.

GREENHILL VILLAGE SENIOR LIVING GOOD NEIGHBOR MEETING

DATE: May 9th, 2019

Introductions were made as it relates to the Owner and Development team. Darryl High provided background in terms of the property and potential sale to Nelson Construction and Development. Jacob shared more about Nelson and provided background information as it relates to similar projects around the Midwest. The video of the Lincoln facility was shared with all in attendance to give them an idea of what a similar facility looks like completed. The intent of this facility was described in terms of use, staff, and maintenance. It was then opened up to Q&A with the residents. The following is a summary of questions asked, with respective answers from the Development Team in **bold**.

STORMWATER

- Will the stormwater basin be dry bottom or a wet pond? **This has yet to be determined. Brian (Axiom) noted the differences between the two types of basins and Nelson added that this will be determined during the design process.**
- Who will be responsible for maintaining this basin? **Nelson or their respective Property Management company will be responsible for the maintenance of the basin. This and the landscaping will most likely be taken care of by on-site maintenance or a hired-out company.**
- According to Chris Noland (HOA President), there have been several breaches of existing ponds during large rain events. Can the basin within this site be designed for a larger rain event (i.e. 500-year storm) or account for additional factor of safety? **Brian noted this helpful information and discussed some different methods in which additional factors of safety can be utilized both in the design as well as with the final construction.**
- How will the drainage from the southern properties to the north toward the basin be impacted? **Basin is anticipated to be located in the southwest corner of the property though the size needed has yet to be determined. The current grade goes up as you move southwest, which will provide the needed grade to be used as the backside of the basin. Where will this water go so that it does not pond on existing neighboring rear yards? The water will drain overland (north and east) and into the basin.**
- Will there be fence around the basin? **This has yet to be determined. Fencing may be needed in order to insure safety around the basin or the west and south side of the property in general; however, Jacob noted that there were no concerns in regards to the senior living residents. It was asked back to the neighbors whether or not the multiple existing ponds were fenced, and the answer was that they are not.**
- How will current drainage across the site be handled? **Brian described the intended grading plan at this time, with the use of a drainage swale west of the Delivery Lane to pick up the existing drainage pattern from northwest to southeast that currently runs across the site. The drainage swale will convey stormwater from north to south to the basin.**

PARKING

- Is there enough parking as shown or do you expect to add more? **The parking currently shown represents that required by City Code and more. It is anticipated that additional parking may be wanted by Nelson in order to meet typical/standard demands. Based on previous projects, Jacob noted that they typically see Assisted Living residents with 1 car per 2 units. Memory Care does not necessitate any vehicles. An assumed 40 FTE staff will need parking, with typically around 20 on shift at one time.**
- Can the employee parking along the west Delivery Lane be moved? **It could possibly; however, the building will most likely than need to be shifted further to the west which will result in the facility closer to the rear of the existing homes.**
- Will there be any underground parking? **No, there is no intention to have underground parking.**
- How much traffic is anticipated? **Jacob discussed the traffic flow into and out of similar facilities, which is very minimal. He noted the use of shuttle vans to get residents to amenities and events.**
- How many deliveries and when? **Jacob noted that about five deliveries per week would be anticipated. Such deliveries occur during the day and would not be at night in terms of noise and vehicle lights.**

LANDSCAPING

- Would prefer to have no arborvitae as there are too many now and that is all that developers seem to install in this area. **So noted. Jacob and Brian noted that Genus, a landscape architectural company, will provide detailed landscape design as the process moves forward.**
- Prefer a nice mix of vegetation both in terms of plants/shrubs and trees. **So noted and described the process to be taken in terms of design by a professional landscape architect.**
- Will there be additional trees aside from that required by the City? **Jacob and Brian noted that the trees shown along the west and south side of the conceptual site plan are there simply to represent that screening will be provided between the senior living facility and the existing neighbors. It was noted that street trees and landscaping on site will be required by the City per their code; however, Nelson will go above and beyond to include additional landscaping for the purpose of aesthetics and providing a proper environment for the senior living residents and guests.**

SIGHT LINES/VIEWS

- Will we be able to provide the neighborhood some cross-section views and sight lines from their homes to the senior living facility? **Yes, as the design process moves forward the Architect and/or Engineer will be able to provide sight lines and cross sections depicting views from the neighbor towards the site to give a better understanding of height and views.**
- When will the neighborhood be able to see additional design in regard to building elevations and renderings? **Yes, though Jacob noted that they are probably several months away from being at this point where additional detail can be provided.**

MISCELLANEOUS SITE

- What will lighting look like and how much? Will it impact the neighbors? **Brian noted that there will be exterior lighting around the parking lot area and a photometric plan will be provided which will show the City and neighbors how that light is distributed. Brian noted that current lighting is very efficient, and LED allows for downcast rather than outward and also that the parking lot lighting will be blocked by the building itself in terms of the residential neighbors. The delivery lane and west rear parking may utilize pedestrian type lights.**
- Will the property be fenced? **Jacob noted that the intent would not be to fence the site; however, it will continue to be evaluated and discussed as design proceeds. He expressed no concerns internally with the residents and described how the Memory Care patients are not allowed outside the facility without staff and how the courtyard is fenced in with no ability for the residents/patients to leave without permission. Darryl noted how fencing can be a deterrent to a site and discourage a "good neighbor" feeling to all in the area.**
- Several residents requested distances from the proposed facility location on the concept drawing to their respective property lines or back of house. **Brian scaled off such distances but noted that this is simply an estimate and based on a concept drawing at this time.**
- What will the height of the building be? **The height is restricted by the City to be 35' from lowest finish floor elevation to top of peak. The intent would be for the north wing to be one-story and the south wing be three-story; however, that is still under evaluation as it relates to the 35' height restriction.**

TIMEFRAME/SCHEDULE

- What is the schedule as it relates to design and additional details for the facility? **Brian described the City process in terms of platting and site plan application and approval thru P&Z and City Council. Jacob noted that they are currently in the process of obtaining an architect and property management company, and once this is completed, the design process will move forward in its entirety.**
- When will construction begin? **Most likely spring of 2020.**
- How long will it take to build this facility? **Typically, they assume a 20 month construction window, with a range fo 18-24 months from start to finish.**

GREENHILL VILLAGE SENIOR LIVING GOOD NEIGHBOR MEETING

DATE: September 6th, 2019

Introductions were made as it relates to the Owner and Development team. Jacob Wolfgang (Nelson Construction) provided background in terms of the property and potential sale to Nelson Construction and Development. Jacob shared more about Nelson and provided background information as it relates to similar projects around the Midwest. Many of the residents in attendance were at the previous meeting in May. A few were new. It was then opened up to Q&A with the residents. The following is a summary of questions asked, with respective answers from the Development Team in **bold**.

LOCATION

- One neighbor asked why this project is planned to be located where it is and not in a more industrial area. **The Development Team explained the zoning of the project allows this type of development and other multifamily options could be an alternative development in this location. Development team explained that this is a nice place and the use is consistent with the current zoning.**

STORMWATER

- The overall drainage was explained. **The plan has a wet bottom basin located at the south end of the proposed building. The basin would have grassed and vegetated separation from walks and the water surface and no fencing is planned. An overland flow route around the west and south side would provide large event conveyance above the capacity of the proposed piping of the drainage coming from the west development. It was explained that the basin has freeboard even during the 500-yr (0.002 percent) storm event.**
- A neighbor asked if berming was provided. **It was discussed berms are not provided as they would cut off drainage from the adjacent residential onto the project site as it currently does before development. Also, the overland swale would limit the ability to place any berm along this portion of the site.**
- Positive Feedback was received by neighbors that we will be handling stormwater that is currently running into their property now because the site is undeveloped.

PARKING

- The overall parking plan was reviewed. **The number of stalls required by City Code (62 spaces) as well as the number provided by the development (105 spaces at the time. 104 now due to ADA requirements)**
- There was concern from neighbors on the parking on both sides of Algonquin due to the popularity of the new park as well as prior to that with parking from the adjacent neighborhood. Neighbors said it was difficult to get through with as long of double-sided parking as there is. The neighbor noted this was not the development's issue but wanted to make sure we aren't making it worse with the development and if there is anything the City is able to do along these streets. **The parking was discussed as it relates to shift changes and having enough parking for this to occur. The Development Team believe the parking counts are adequate for their use. The number of stalls provided will limit any need for parking on the street by residents, visitors, and staff of this project. This is based on some of their other facilities that they run that are similar.**
- Discussion on perimeter access road. **The perimeter access road functions for fire access around the building, deliveries to the building, and limited staff parking. It was shared that it is anticipated that there will be about 5 deliveries per week to the facility. The neighbors thought this number was low. The Development Team would verify what they think would be seen based on the function of this building and the existing operations at other facilities. (Since the neighborhood meeting, the Development Team has looked more closely at other facilities and how this facility will operation and believe there will be 2 food deliveries (semi), 1-2 garbage trucks, 2-4 other vehicles (staff) per week).**

LANDSCAPING

- Neighbors asked about fencing around perimeter of site and around pond. **No site perimeter fencing is planned as the project feels it will feel more tied to the neighborhood if not separated by fencing. No fencing is planned around the basin. Grass and landscaping will buffer between walks and water surface.**
- Neighbors inquired about providing larger landscaping at planting time than what they typically see in developments. **The Development Team would consider this at specific locations.**

MISCELLANEOUS SITE

- What will lighting look like and how much? Will it impact the neighbors? **The lighting plan and proposed exterior lighting fixture example cut-sheets were shared with the neighbors.**
- Several residents inquired about distances to their properties. **Some were shown on the plan shared at the neighborhood meeting. Others were roughly scaled to give approximate distances.**
- A couple neighbors asked if the north part of the building could be rotated some to provide additional setback from the building and access road. **The required setbacks were discussed and possible implications as seen at that time included possibly having each wing looking directly at each other if wings became parallel and not knowing how it would impact programming within the building. This is one of the reasons why the Owner and Architect try to get the wings spread out. It was left as the Development Team said they would discuss with the Architect on ability to move. Since the neighborhood meeting, the Development Team has reviewed and decided that rotating the west wing would be a detriment to the building residents. But with the concern of the neighbor in mind, have reduced the west portion of the west wing to a 2-story building to give additional distance to the taller parts of the building.**

TIMEFRAME/SCHEDULE

- What is the schedule as it relates to design and additional details for the facility? **At the neighborhood meeting it was stated that it would be on the 10/9/19 P&Z meeting. It is now planned to be on the 11/6 meeting date.**
- When will construction begin? **Most likely spring of 2020.**
- How long will it take to build this facility? **Typically, they assume a 20 month construction window, with a range of 18-24 months from start to finish.**

**GREENHILL VILLAGE SENIOR LIVING
PROJECT TIMELINE SUMMARY**

DATE: October 4th, 2019

This project has been developed over the last six months since approximately April 2019. The site was reviewed by the Nelson Construction and Development out of Des Moines, Iowa for a Senior Living Facility. This facility would include memory care, assisted living and carefree living units. During spring timeframe the site was reviewed using a footprint being considered at another location for general fit.

This building was placed on the site as shown in Schematic 1 below. This site concept plan incorporated a loop road with planned parking on the east side as well as some staff parking on the west side of the building. Stormwater management was reserved in the south portion of the site. The planned building incorporated a 3-story section on the south ½ of the footprint and a 1-story on the north ½. This concept was informally reviewed with City staff on May 9th, 2019 to see if we are on the right track with the current zoning as well as for the Development Team to understand the City's process better for this development to progress.

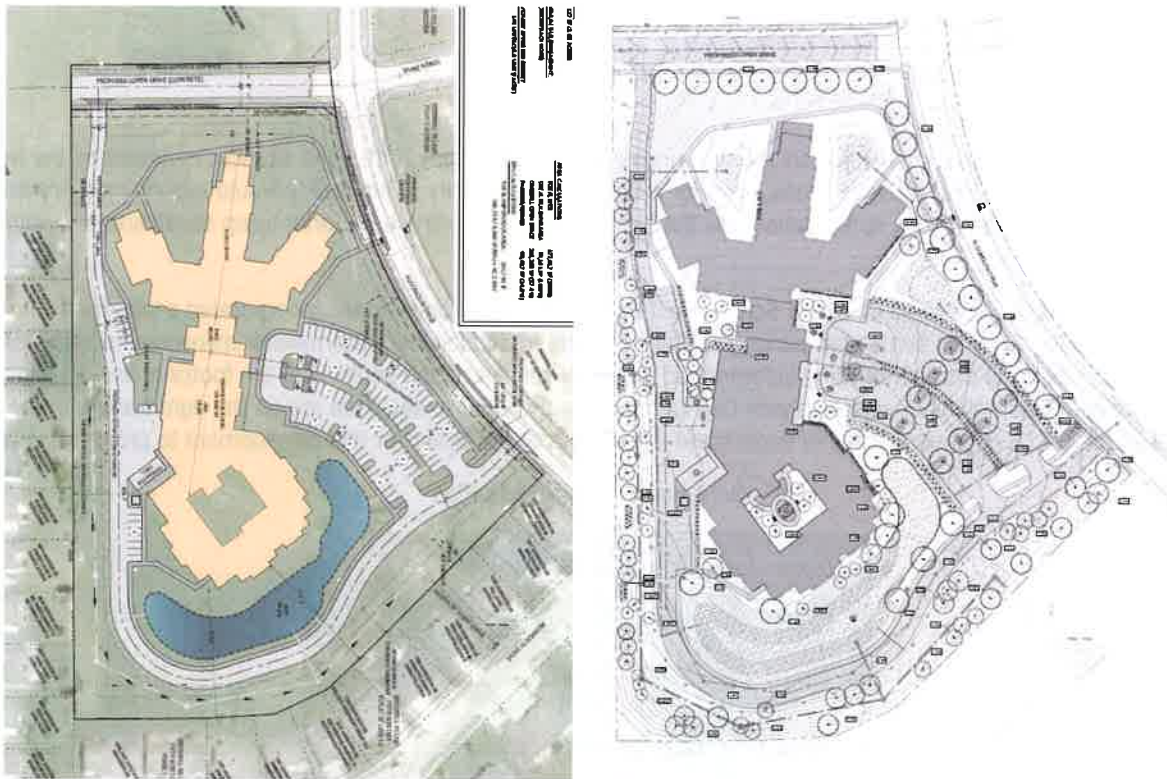
Schematic 1 – Initial Site Plan



A neighborhood meeting was held on May 9th as well to go over the Schematic 1 with the neighbors. Good feedback was gained during this meeting. The minutes are attached.

After the neighborhood meeting the Development Team engaged an Architect to start programming and develop the building footprint. This development took until September when the second Neighborhood Meeting was held on September 6th, 2019. During this meeting, Schematic 2 was shared as well as some of the differences incorporated from the feedback gained at the May 9th neighborhood meeting.

Schematic 2 – Second Site Plan and Landscape Plan



The main changes were:

- Moved the 3-story portion to the north to place further from the neighborhood.
- Moved stormwater location more north to separate from neighbors.
- Increased onsite parking to serve site needs to minimize any need to park on streets.

The Schematic Plan 2 was submitted to the City on 9/9/19 to start the City’s review process. The City made comments on September 23rd, 2019. The current plan was submitted on 10/6/19 and includes revisions requested by City Staff.

From: Robin Frost
Sent: Friday, November 15, 2019 9:42 AM
To: Karen Howard
Subject: Greenhill Village proposed senior living facility
Friday, Nov. 15, 2019

Item 3.

Dear members of the Planning & Zoning Commission,

I am contacting you regarding the proposed senior living development in Greenhill Village. We first learned about this prospective development last spring (2019) when the developer set up a neighborhood meeting. Our initial reaction was dismay at the idea that a commercial building would be located just past our property line. Although the neighborhood is zoned as Mixed Use, given the current makeup of dwellings bordering the property in question, we had heard and hoped that single family homes or twin homes would be built on this location. This would seem to be the most natural use of the land, with families and children currently residing in the neighborhood and a popular new park on the other side (across Algonquin).

After two neighborhood meetings with Nelson Development, we have come to understand an overview of the plans for the site and structure. Although we are disappointed in the idea that our home will overlook a commercial building, and are concerned about our property value, we do commend Nelson Development on their proactive approach to communicating with neighborhood residents. We also appreciate their willingness to listen to neighbors' ideas and concerns, and the adjustments they have suggested to alleviate some of our concerns.

The developer has suggested they are willing to do the following. We would like these assurances to be documented and for the City and Planning & Zoning Commission to hold the developer accountable for these promises.

1. Creating a tapered berm from north to south on the Addison Drive side, that at least partially blocks the view of the new structure from the homes toward the north end without negatively impacting the water drainage from the neighboring backyards.
2. Provide concentrated plantings between existing properties and the new structure to provide screening and beautification.
3. Restricting the height of the western-most wing of the proposed building (closest to the neighboring homes) to two stories.
4. Placing mechanical equipment in the new structure's roof for reducing noise.

We also request the following considerations:

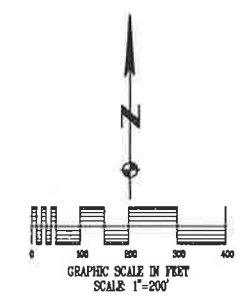
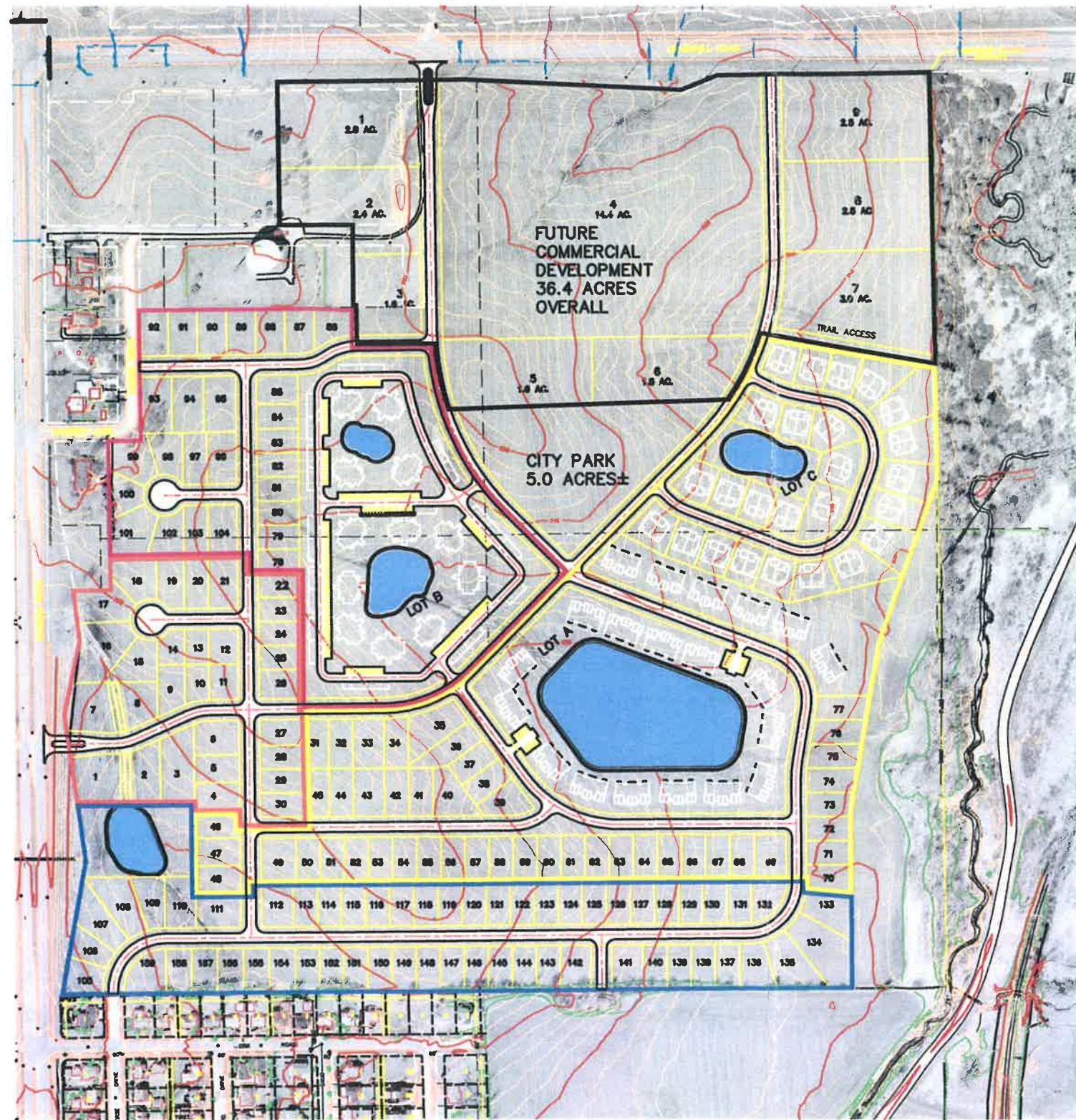
1. Using "dark sky approved" exterior lighting that is directed downward to avoid unnecessary light pollution.
2. Respectful work hours during the grading and construction phases.
3. A mix of trees, shrubs, grasses and flowers to provide a visually appealing buffer for all residents.
4. Upkeep and maintenance of the plantings/landscaping in case of disease or die-off.
5. Supply deliveries concentrated during normal business hours.
6. Limited number of employee shift changes after hours.
7. Continued communication about any changes or adjustments needed to the initial plans.





In closing, we appreciate your support in holding the developer to the highest standards to ensure Cedar Falls and our neighborhood remains a desirable place to live.

Sincerely,







Robin & Ryan Frost
4718 Addison Drive

GREENHILL VILLAGE CEDAR FALLS, IOWA



-  NUMBER OF 12 UNIT LUXURY CONDOMINIUM BUILDINGS = 12 TOTAL
-  NUMBER OF 2 UNIT PATIO HOMES = 25 TOTAL
-  NUMBER OF 6 UNIT TOWNHOME BUILDINGS = 20 TOTAL
-  NUMBER OF SINGLE FAMILY LOTS = 150

PHASES

-  **PHASE I** 10.5 ACRES OVERALL 10.5 ACRES SINGLE FAMILY
30 SINGLE FAMILY LOTS
2.86 UNITS/ACRE
-  **PHASE II** 42.7 ACRES OVERALL 10.1 ACRES LOT A
20 - 6 UNIT TOWNHOME BLDGS
120 UNITS TOTAL
11.8 UNITS/ACRE
11.0 ACRES LOT C
25 - 2 UNIT PATIO HOMES
50 UNITS TOTAL
6 UNITS/ACRE
21.6 ACRES SINGLE FAMILY
47 SINGLE FAMILY LOTS
2.18 UNITS/ACRE
-  **PHASE III** 21.3 ACRES OVERALL 8.6 ACRES SINGLE FAMILY
27 SINGLE FAMILY LOTS
3.14 UNITS/ACRE
12.7 ACRES LOT B
12 - 12 UNIT LUXURY CONDOMINIUM BLDGS
144 UNITS TOTAL
11.3 UNITS/ACRE
-  **PHASE IV** 18.1 ACRES OVERALL 18.1 ACRES SINGLE FAMILY
54 SINGLE FAMILY LOTS
2.98 UNITS/ACRE
-  **FUTURE COMMERCIAL DEVELOPMENT** 36.4 ACRES
-  **CITY PARK** 3.8 ACRES

SCALE: 1"=200'
PROJECT NO: 7708
FILE NAME: I:\PROJECTS\7700\7708\DWG\7708K03.DWG
PLOT DATE: 11/19/03

DRAWN BY: BRT					
CHECKED BY: CLC					
APPROVED BY: RCR					
DATE: 10/28/03					
FIELD BOOK: XXX					
NO.	REVISION DESCRIPTION	APPROVED	DATE		

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GREENHILL VILLAGE
CEDAR FALLS, IOWA

CONCEPT PLAN



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM
Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: David Sturch, Planner III
Matt Tolan, Civil Engineer II
DATE: November 24, 2019
SUBJECT: Terraces at West Glen First Addition Final Plat

REQUEST: Request to approve the Terraces at West Glen First Addition Final Subdivision Plat (Case # FP19-012)
PETITIONER: Terraces at West Glen – owner; Fehr Graham Engineers – Civil Engineer
LOCATION: 7.9 acres near the southeast corner of W. 12th Street and Union Road

PROPOSAL

The petitioner is requesting approval of the final plat for the Terraces at West Glen First Addition. The final plat includes one (1) residential lot and one (1) tract for stormwater detention.

BACKGROUND

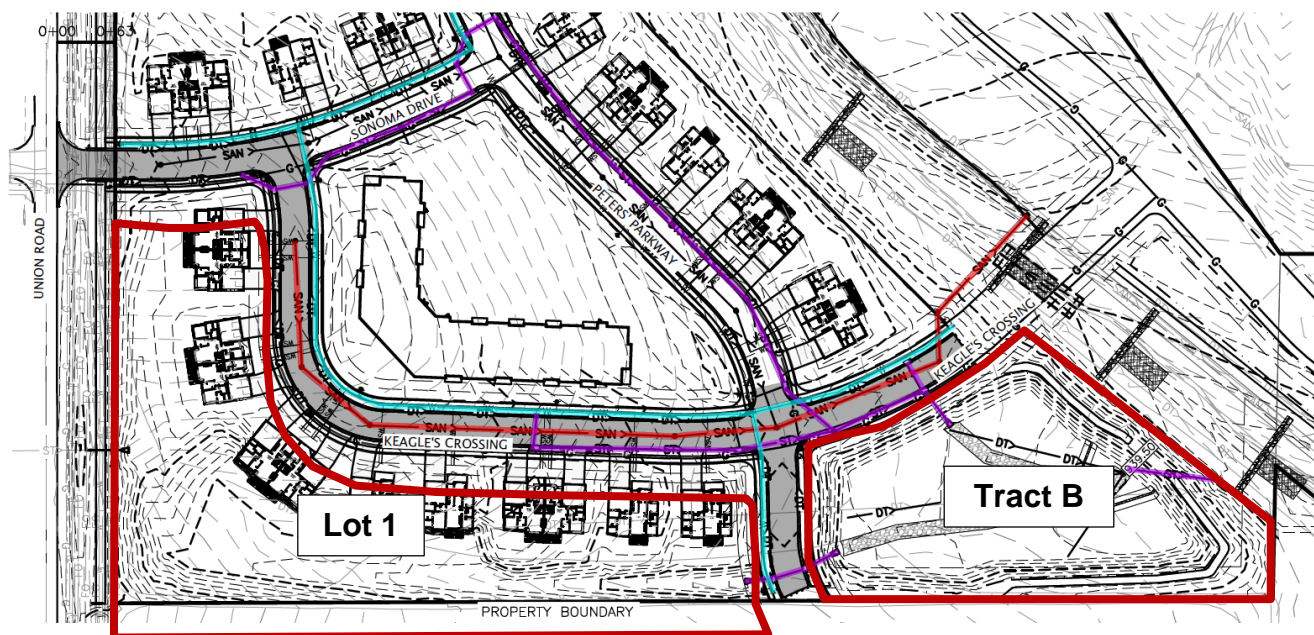
Earlier this year, the petitioner rezoned a 42 acre parcel at the southeast corner of W. 12th Street and Union Road to a planned residence district for the development of the New Aldaya Lifescapes campus (see figure to the right). A preliminary plat followed in the spring of 2019 that created six (6) residential lots for one and two family patio homes along with multi-unit unit structures for a 55 plus retirement community. The area outlined in red represents the first phase of development for this property that is part of the Terraces at West Glen First Addition.



ANALYSIS

The property is zoned R-P, Planned Residential. The RP zoning district permit a variety of residential uses from single family to multi-family dwellings based on a concept plan at the time of rezoning. New Aldaya campus is a new development for a 55 and over clientele that includes

69 one- and two-unit dwellings and two large multi-unit dwellings; one building with 40 to 50 units is located at the corner of W. 12th Street and Union Road and the second building with 20 to 25 units is centrally located on the site. The rezoning concept plan includes 129 to 144 units on the 42 acres of land for a residential density of 3.07 to 3.42 units per acre.



The proposed final plat is the first phase of development beginning at the southwest corner of the property with one 3.6 acre lot and one 2.4 acre tract for stormwater detention. The proposed lot includes a total of 12 units that consist of four one-unit dwellings and four two-unit dwellings, which match the approved rezoning concept plan.

This development includes a 200 foot extension of Sonoma Drive off the east side of Union Road. From here the street, Keagles Crossing, will curve to the south and east for access along the north side of Lot 1. A third street, Peters Parkway will provide a future connection to the south for the adjacent property. The streets will be 31-foot wide in a 60-foot right of way. The necessary easements are identified on the plat which includes a 10-foot wide utility easement along the street frontages and a 50-foot drainage easement along the south side of Lot 1. Lot 1 shows a 20-foot building setback along Sonoma Drive, Keagles Crossing and Peters Parkway for the front and side yard areas. There is a 30-foot building setback along Union Road which represents the rear yard area. These setbacks conform to the RP zoning district requirements.

One other important feature of this subdivision includes 4-foot wide public sidewalks along all street frontages. There is also a planned 10-foot wide recreational trail along the east side of Union Road from W. 12th Street to W. 27th Street. In order to construct the trail under one project, the city will install the trail across the full length of the petitioner's property instead of a phased approach as the New Aldaya campus is developed. The petitioner will submit a payment for half the trail that will be placed in the project account for construction in the summer of 2020.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, gas and communication services are available to the site. The developer will be responsible for extending the utility services to the proposed development. The easements identified on the plat satisfy CFU requirements.

Cluster mailboxes will be sized and placed in the ROW according to USPS standards. All mailboxes will be located on lower volume streets and situated so as to prevent undue traffic congestion according to the direction from the City Engineer's office. The submitted Deed of Dedication for this final plat is consistent with the previously approved Deeds of Dedications from the previous additions.

The proposed the stormwater management plan for the Terraces at West Glen is handled by open detention basin that includes Tract B at the easterly edge of the final plat. This basin will collect the stormwater runoff from the streets and lots on the west side of the waterway. There will be storm sewers installed along the roadway and throughout the plat. These storm sewers will be installed as a part of this development to accommodate 25 year storm. A typical storm sewer design will accommodate a 10 year storm. The street provides excess flow in the gutter to the detention basins. Currently, the Wild Horse subdivision collects in the ditch on the west side of Union Road and travels through a pipe under the road near the southwest corner of the plat into the petitioner's property. This stormwater will travel overland along a 50-foot drainage easement along the southern border of the plat into Tract B. This detention basin has a multi-stage outlet to control discharge. The design will treat 1.25" of rainfall for 24 hours for water quality to meet the City's standards. The proposed detention basin will address both water quantity and water quality of stormwater runoff. The stormwater flow will be directed away from the adjoining property owner to the south. In summary, the proposed design of the stormwater management plan for the Terraces at West Glen exceeds the city's ordinance standards.

A courtesy mailing was sent to neighboring property owners on Wednesday, November 27, 2019.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the Terraces at West Glen First Addition with the following stipulations:

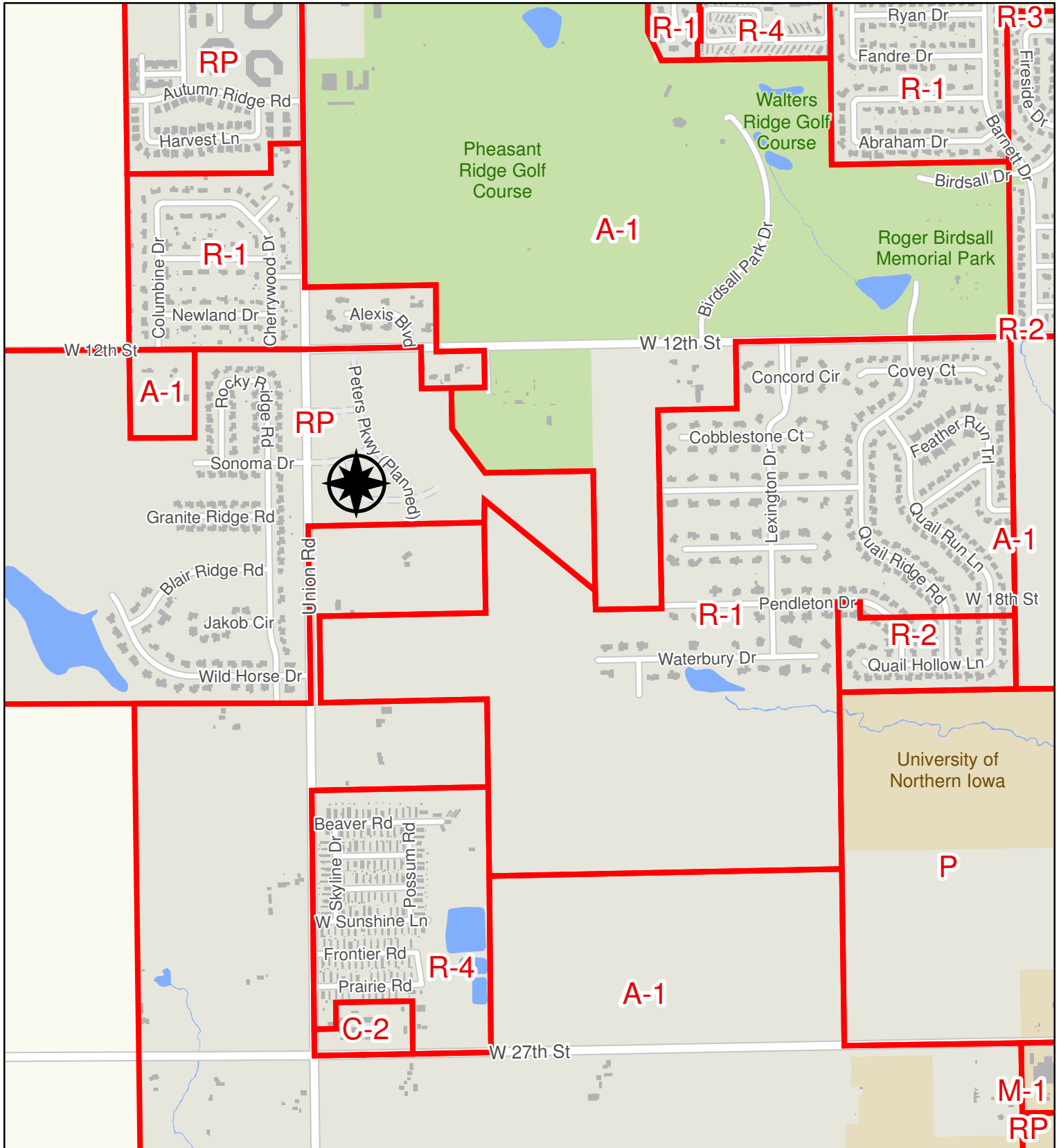
- 1) Any comments or direction specified by the Planning and Zoning Commission
- 2) Conform to all city staff recommendations and technical requirements.

PLANNING & ZONING COMMISSION

Discussion/Vote
12/4/2019

Cedar Falls Planning and Zoning Commission
December 4, 2019

Item 4.

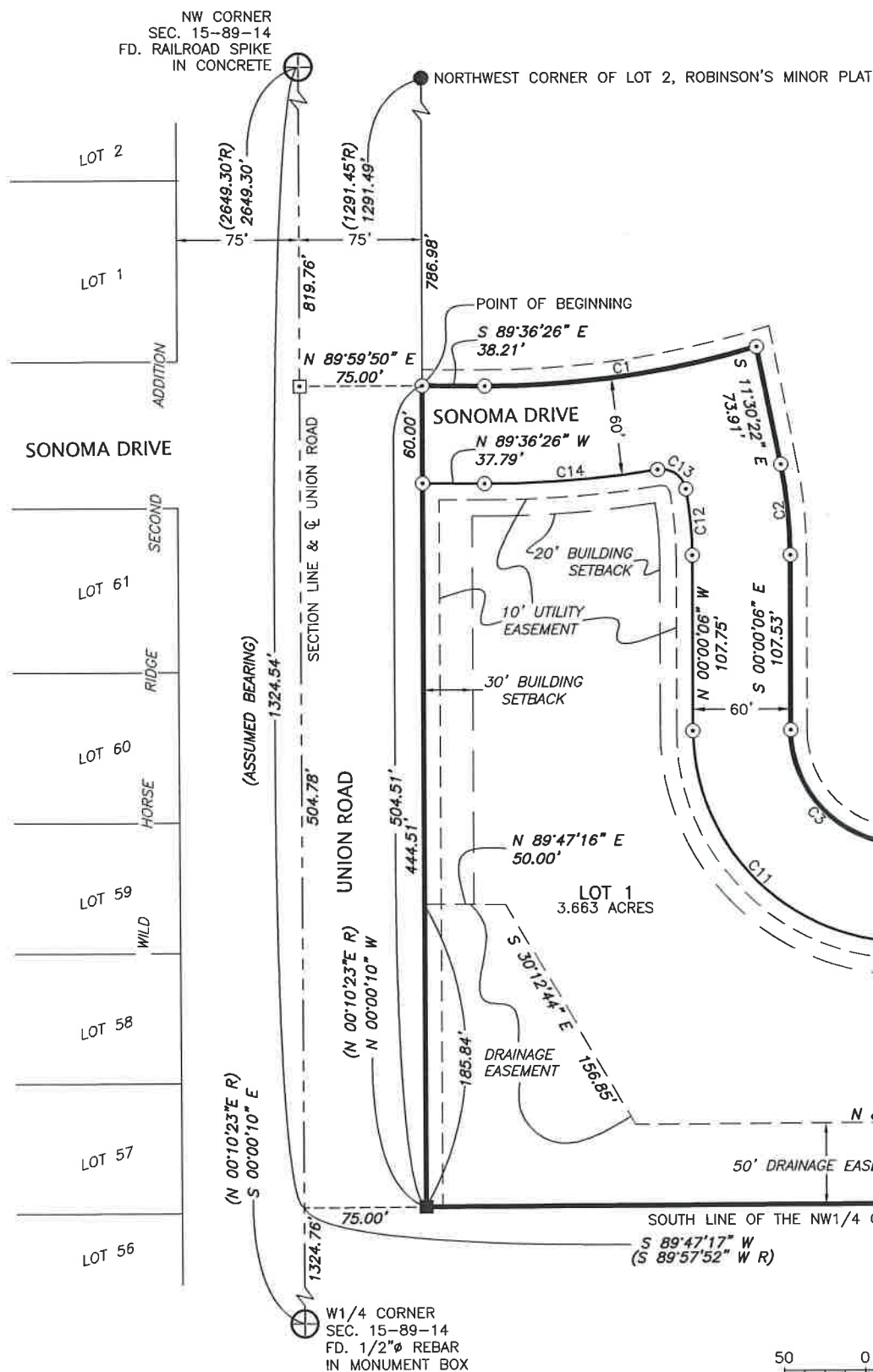
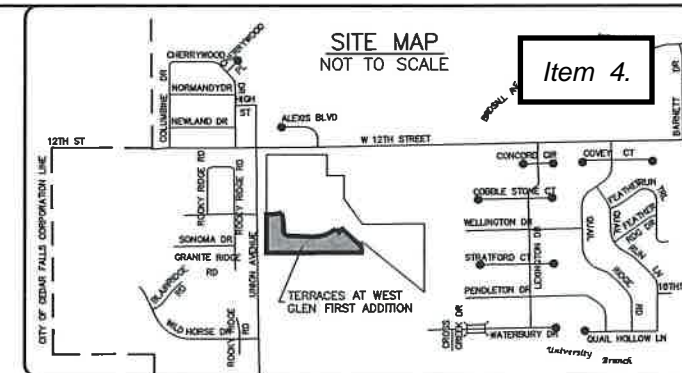




FINAL PLAT

"TERRACES AT WEST GLEN FIRST ADDITION"

A SUBDIVISION IN PARCEL A IN LOT 2 OF ROBINSON'S MINOR PLAT OF PART OF THE NW1/4 OF SECTION 15-T89N-R14W, CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA



LEGEND

- ⊕ SECTION CORNER AS DESCRIBED
- FOUND 1/2" REBAR
- ⊙ FOUND 1/2" REBAR W/YPC #8505
- ⊛ FOUND 1/2" REBAR W/RPC #7060
- ⊚ SET 1/2" REBAR W/RPC #7060
- CALCULATED POSITION
- ▭ SUBDIVISION BOUNDARY
- ▭ RED PLASTIC CAP
- ▭ YELLOW PLASTIC CAP
- ⊕ PREVIOUSLY RECORDED AS

Curve Table					
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	CENTRAL ANGLE
C1	168.74'	570.00'	N 81°54'43" E	168.13'	016° 57' 42"
C2	56.22'	280.00'	S 05°45'14" E	56.13'	011° 30' 15"
C3	107.45'	70.81'	S 43°57'48" E	97.43'	086° 56' 25"
C4	337.77'	470.00'	N 71°29'12" E	330.55'	041° 10' 36"
C5	218.62'	530.00'	S 62°30'33" W	217.07'	023° 38' 03"
C6	19.83'	15.00'	S 36°26'46" W	18.42'	075° 45' 36"
C7	72.89'	120.00'	S 18°50'03" E	71.77'	034° 48' 01"
C8	68.68'	180.00'	N 12°21'52" W	68.26'	021° 51' 40"
C9	24.78'	15.00'	N 48°45'09" W	22.05'	094° 38' 14"
C10	75.35'	530.00'	S 88°00'07" W	75.29'	008° 08' 45"
C11	199.08'	130.81'	N 43°57'48" W	180.42'	087° 12' 00"
C12	41.13'	220.00'	N 05°21'25" W	41.07'	010° 42' 38"
C13	23.19'	15.00'	N 55°00'40" W	20.95'	088° 35' 51"
C14	106.69'	630.00'	S 85°32'30" W	106.56'	009° 42' 09"

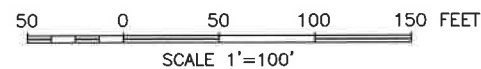
NOTES:

- TRACT A WILL BE DEDICATED TO THE CITY OF CEDAR FALLS AS PUBLIC STREET RIGHT-OF-WAY.
- TRACT B IS STORMWATER MANAGEMENT AREA & NON-BUILDABLE. IT HAS AN ACCESS EASEMENT OVER THE ENTIRE TRACT.
- TOTAL SUBDIVISION AREA IS 7.917 ACRES.

FINAL PLAT PREPARER:
 LYLE G. TEKIPPE, PE, PLS
 FEHR GRAHAM
 128 SOUTH VINE STREET
 WEST UNION, IA 52175

OWNER AND SUBDIVIDER:
 TERRACES AT WEST GLEN, LLC
 7511 UNIVERSITY AVENUE
 CEDAR FALLS, IA 50613

PARCEL A IN LOT 2 OF ROBINSON'S MINOR PLAT
 RECORDED AS FILE #2019-00015839



PLOT DATE: 11/21/19
 SHEET NUMBER:
 2 of 2

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL

ILLINOIS
 IOWA
 WISCONSIN

DEED OF DEDICATION
OF
TERRACES AT WEST GLEN FIRST ADDITION
CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Terraces at West Glen, L.L.C., an Iowa Nonprofit Corporation, with its principal office in Cedar Falls, Iowa; being desirous of setting out and platting the land described in the attached Certificate of Survey by Lyle G. TeKippe, a Professional Engineer and Licensed Land Surveyor, dated the 31st day of October, 2019, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa the same to be known as:

TERRACES AT WEST GLEN FIRST ADDITION
CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, IOWA

all of which is with the free consent and the desire of the undersigned and the undersigned do hereby designate and set apart for public use the street(s) as shown upon the attached plat.

EASEMENTS

The undersigned do hereby grant and convey to the City of Cedar Falls, Iowa, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying building and maintenance of said services over, across, on and/or under the property as shown on the attached plat. No building structures, landscaping structures, private gardens or any other possible obstruction can be placed in the easements.

Any and all drainage easements will be required to follow the “Stormwater Management Plan” and no building structures, fence structures, landscaping structures, private gardens or any other possible obstruction can be built in and over said drainage easements. Owner and/or contractors working on the real estate will be responsible to maintain said easements to be free and clear of any physical obstruction(s) thus allowing the conveyance of overland storm water runoff as intended per “Stormwater Management Plan” on record with the City of Cedar Falls Engineer's Office.

RESTRICTIONS

Be it also known that the undersigned do hereby covenant and agree for themselves and their successors and assigns that the real estate is subject to the following restrictions its use and occupancy as fully and effectively to all intents and purposes as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or their successors in interest may hereinafter make for any of said lots and that such restrictions shall run with the land to-wit:

- 1. Any dwelling erected shall have a minimum setback as indicated on the Final Plat. All minimum setbacks will be required to meet or exceed R-P Zoning.

2. The owner shall keep the real estate free of weeds and debris.
3. All approaches and driveways in said subdivision shall be constructed in accordance with applicable Cedar Falls Ordinance.
4. Owner shall comply with all requirements of the US Post Office for mail receptacles. All mailboxes shall be clustered or grouped for the units, and shall be placed between the curb line and the property line abutting the lots. The area around said mailboxes shall be kept free and clear by the owner of the lots on which said mailboxes are located. Location of the clustered mailboxes shall be reviewed and approved by the City of Cedar Falls, Iowa.
5. No bus, semi-tractor, RV, fifth-wheel camper, trailer or truck of any kind except what is commonly described as a "pick-up truck" shall be kept or parked on any lot or street in said subdivision for a period not to exceed twenty-four hours, after which said vehicle cannot return to said subdivision for a period of five days, provided, however, that this prohibition shall not apply to such vehicles driven in said subdivision in pursuit of and in conducting their usual business.
6. All buildings erected on the real estate shall be constructed in accordance with the Building, Plumbing, and Electrical Codes of the City of Cedar Falls, Iowa.
7. No animals, livestock, or poultry of any kind shall be raised, bred or kept on the real estate. Household pets only subject to Owner/Developer approval.
8. A four foot wide P.C.C. sidewalk four inches thick will be installed by the owner of said lot during or immediately after the construction of the residence on any particular lot, or within five years after the date the plat is filed in the office of the recorder of Black Hawk County, whichever is sooner and that the sidewalk be across the full width of the lot and on corner lots also. In the event that the City is required to construct the sidewalk, a lien or liens may only be imposed against the lot or lots which require city construction and no others in the subdivision.
- 9.
10. Tract "A" to be deeded to the City of Cedar Falls, Iowa for street purposes.

PUBLIC IMPROVEMENTS REQUIRED IN PLAT

1. The Street(s) shown on the attached plat, will be brought to City grade and that the street will be thirty-one (31) feet, back of curb to back of curb, with approved hard surface pavement in accordance with the City of Cedar Falls, Standard Specifications unless otherwise specified as per approved construction plans.
2. Sanitary sewer, together with the necessary manholes and sewer service lines to the platted real estate will be provided.
3. That underground utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.
4. That city water will be provided to the platted real estate as required by the Cedar

Falls Municipal Utilities,

5. That municipal fire hydrant(s) will be provided as required by the Cedar Falls Public Safety Department.

6. That Storm sewer will be provided as specified by the City Engineer.

7. That handicap ramps will be provided as required by law.

8. All buildings erected on the platted real estate shall be constructed in accordance with the building, plumbing and electrical codes of the City of Cedar Falls.

9. That the work improvements called herein shall be in accordance with the specifications of the City of Cedar Falls, Iowa, and performed under the supervision of the City Engineer. In the event that the developer, Terraces at West Glen, LLC, its grantees and assigns fail to complete said work and improvements called for within _____ (____) year from the date of the acceptance of said final plat by the City of Cedar Falls, Iowa, the City may then make improvements and assess the costs of the same to the platted real estate. The undersigned, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of healing and agree that the City may install said improvements and assess the total costs thereof against the respective lots.

10. That the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the platted real estate with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.

11. The Developer shall construct and install all required public improvements within the subdivision plat, to conform with approved construction plans which meet the specifications of the City of Cedar Falls, Iowa. Such required public improvements shall meet the following requirements:

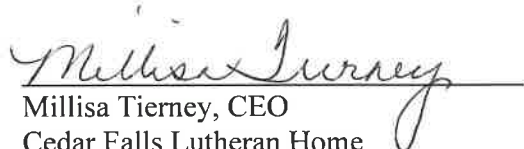
- A. Shall be constructed and installed in a good and workmanlike manner;
- B. Shall be free of defects in workmanship or materials;
- C. Shall be free of any conditions that could result in structural or other failure of said improvements;
- D. Shall be constructed and installed in accordance with the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

12. The Developer's construction plans are now on file in the Office of the City

Engineer.

SIGNED and DATED this 25th day of November, 2019.

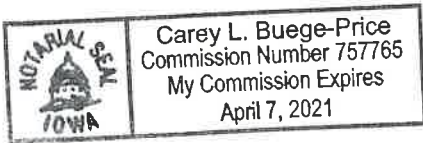
Terraces at West Glen, L.L.C.



 Millisa Tierney, CEO
 Cedar Falls Lutheran Home
 n/k/a NewAldaya Lifescapes

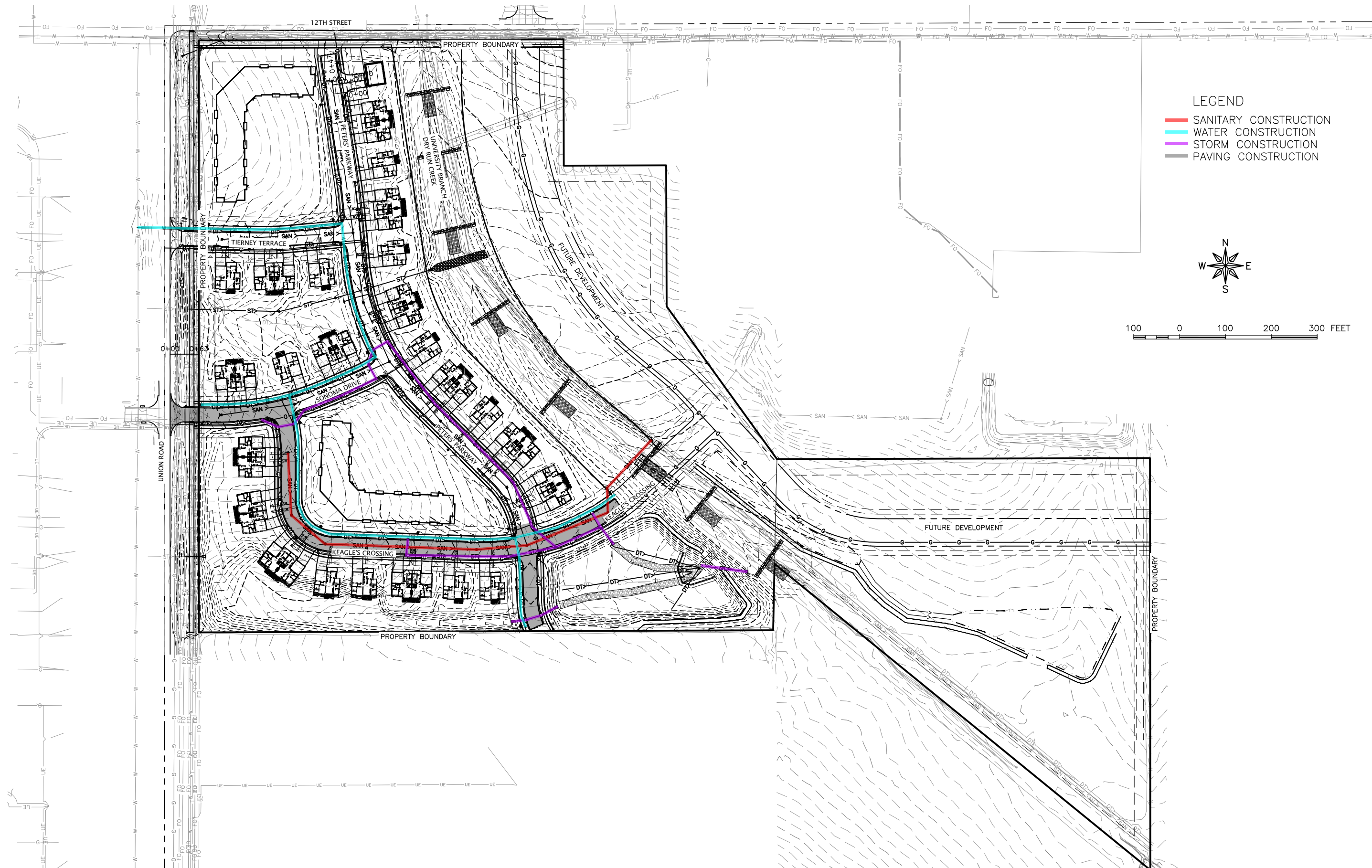
STATE OF IOWA, BLACK HAWK COUNTY: ss

On this day of November 25, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Millisa Tierney, CEO, Cedar Falls Lutheran Home n/k/a NewAldaya Lifescapes, Member/Manager of Terraces at West Glen, LLC, to me known as the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed on behalf of Terraces at West Glen, LLC.





 Notary Public



LEGEND

- SANITARY CONSTRUCTION
- WATER CONSTRUCTION
- STORM CONSTRUCTION
- PAVING CONSTRUCTION



100 0 100 200 300 FEET

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
TERRACES AT WEST GLEN, LLC.
7511 UNIVERSITY AVENUE
CEDAR FALLS, IA 50613

PROJECT AND LOCATION:
THE TERRACES AT WEST GLEN
CEDAR FALLS, IOWA

DRAWN BY: JCB
APPROVED BY: 54
DATE: NOVEM
SCALE: AS

REVISIONS		
REV. NO.	DESCRIPTION	DATE
1	NOTES & QUANTITIES	6/25
2	CITY & CFU REVIEW COMMENTS	9/16
3	CITY & CFU REVIEW COMMENTS	10/29
4	CITY & CFU REVIEW COMMENTS	11/06

DRAWING:
PHASE 1 CONSTRUCTION EXHIBIT

SET TYPE:
G:\CSD\18-868-NEW\DATA\Plan\18-868_Plan.dwg, Phase1Exhibit

JOB NUMBER:
18-868

SHEET NUMBER:
1