



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, OCTOBER 14, 2020
5:30 PM AT CITY HALL VIA VIDEO CONFERENCE**

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

- a) By dialing the phone number +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 and when prompted, enter the meeting ID (access code) 886 2008 9534.
- b) iPhone one-tap: +13126266799,,88620089534# or +19292056099,,88620089534#
- c) Join via smartphone or computer using this link: <https://us02web.zoom.us/j/88620089534>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

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

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of September 23, 2020.

Public Comments

Special Presentation

- Imagine College Hill! Virtual Community Design Charrette Presentation

Old Business

2. **Land Use Map Amendment (LUMA) & Rezoning – LUMA from “Office and Business Park” to “Planned Development” (LU20-003); Rezoning from A-1 Agricultural District and R-1 Residential District to MU Mixed Use Residential District (RZ20-002), to include area within Pinnacle Prairie Mixed Use Development**
Location: 500 feet north of Huntington Road along the west side of Cedar Heights Drive
Applicant: Oster Family Limited Partnership
Previous discussion: September 9, 2020
Recommendation: Recommend Approval of LU20-003; Recommend Denial of RZ20-002
P&Z Action: Public hearing and make a recommendation to Council or continue hearing to next meeting

New Business

3. **Central Business District Overlay Design Review –for NRG Pilates (DR20-007)**
Location: 114 W 5th Street
Applicant: Nagle Signs Inc.
Previous discussion: None
Recommendation: *Discuss and recommend approval*
P&Z Action: *Discuss and make a recommendation to City Council*

4. Rezoning from R-4 Multiple Residence District to C-3 Commercial District (RZ20-007)

Location: 0.4 acres of property located at 2128 College Street

Owner: S&G PAK, LLC; Applicant: Levi Architecture

Previous discussion: None

Recommendation: *Introduction and discussion*

P&Z Action: *Discussion and set a public hearing date*

Commission Updates

- The October 28 Planning and Zoning Commission Meeting will be conducted in a hybrid format – both in-person in the City Council Chambers at City Hall and by Zoom videoconference. All persons in the Council Chambers will be required to wear masks and seating will be arranged to comply with recommended social distancing practices. Participation by Zoom videoconference will continue to be available to Commissioners, petitioners, and the public.

Adjournment

Reminders:

- * October 28 and November 11 - Planning & Zoning Commission Meetings
- * October 19 and November 2 - City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
September 23, 2020
Via Videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on September 23 at 5:30 p.m. via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Adkins, Hartley, Holst, Larson, Leeper, Lynch, Prideaux, Saul and Schrad. Karen Howard, Community Services Manager and Jaydevsinh Atodaria, Planner I, were also present.

- 1.) Chair Holst noted the Minutes from the September 9, 2020 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Mr. Larson seconded the motion. The motion was approved unanimously with 9 ayes (Adkins, Hartley, Holst, Larson, Leeper, Lynch, Prideaux, Saul and Schrad), and 0 nays.
- 2.) The first item of business was a site plan review for the new Cedar Falls High School. Chair Holst introduced the item and Mr. Atodaria provided brief background information, noting that the site plan had been described in more detail at the Commission's last meeting. He noted the location of the proposed high school north of West 27th Street and west of PE Center Drive. He displayed the site plan of the property and discussed the layout and traffic circulation. He discussed the updates made since the last meeting, which included reconfiguration of parking lots by segregating visitor and student parking and continuation of work of project architect with CFU on the placement of solar panels. He also mentioned that the project architect will be working on possible enlargement of the drop off loops to accommodate a recent request by Cedar Falls Community School District. Staff recommends approval of the site plan.

Brian Sanderman, project architect, and Dr. Andy Pattee, superintendent for Cedar Falls schools, were present for any questions. Brad Leeper stated that he will be abstaining from the discussion and vote.

Mr. Schrad made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Lynch, Prideaux, Saul and Schrad), 1 abstention (Leeper) and 0 nays.

- 3.) The next item for consideration by the Commission was a College Hill Neighborhood Overlay Design Review for wheatpasting murals. Chair Holst introduced the item and Ms. Howard provided background information. She explained that the proposal was submitted by UNI professor, Bettina Fabos, and several of her students to install wheatpasted photo images on several building facades in the College Hill Business District. Images will be of daily life activities in Iowa from the Fortepan Iowa photo archive. In addition, to encourage healthy practices during the pandemic, several of the photos will be modified to show several people wearing face masks. Staff recommends approval of the project.

Bettina Fabos, presented her student, Sierra, to give background on the proposed project, noting that the updates would not only promote mask wearing and safe habits, but it would promote the relaunch of Fortepan Iowa.

Kathryn Sogard of the College Hill Partnership stated that they are fully in support of the

wheatpastings and welcome any opportunity to work with the University.

Ms. Prideaux made a motion to approve the item. Mr. Leeper seconded the motion. The motion was approved unanimously with 9 ayes (Adkins, Hartley, Holst, Larson, Leeper, Lynch, Prideaux, Saul and Schrad), and 0 nays.

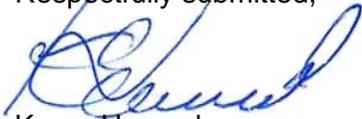
- 4.) Ms. Howard provided updates to the Commission with regard to *Imagine College Hill! Virtual Community Design Charrette* and online workshops regarding the *Cedar Falls Resilience Plan*.

Mr. Larson asked if meetings will continue to be held via Zoom. Ms. Howard stated that at this time, they will continue to be until further notice.

- 10.) As there were no further comments, Mr. Larson made a motion to adjourn. Ms. Lynch seconded the motion. The motion was approved unanimously with 9 ayes (Adkins, Hartley, Holst, Larson, Leeper, Lynch, Prideaux, Saul and Schrad), and 0 nays.

The meeting adjourned at 5:55 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant



DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: October 8, 2020
SUBJECT: Land Use Map Amendment (LU20-003)
Rezoning Request 4800 Block Cedar Heights Drive Oster Property (RZ20-002)

REQUEST: Amend Future Land Use Map to reflect Planned Development
Rezone property from A-1, Agricultural District and R-1, Residential Zoning District to MU, Mixed Use Residential Zoning District.

PETITIONER: Oster Family Limited Partnership

LOCATION: 500 feet north of Huntington Road , west Side of Cedar Heights Drive

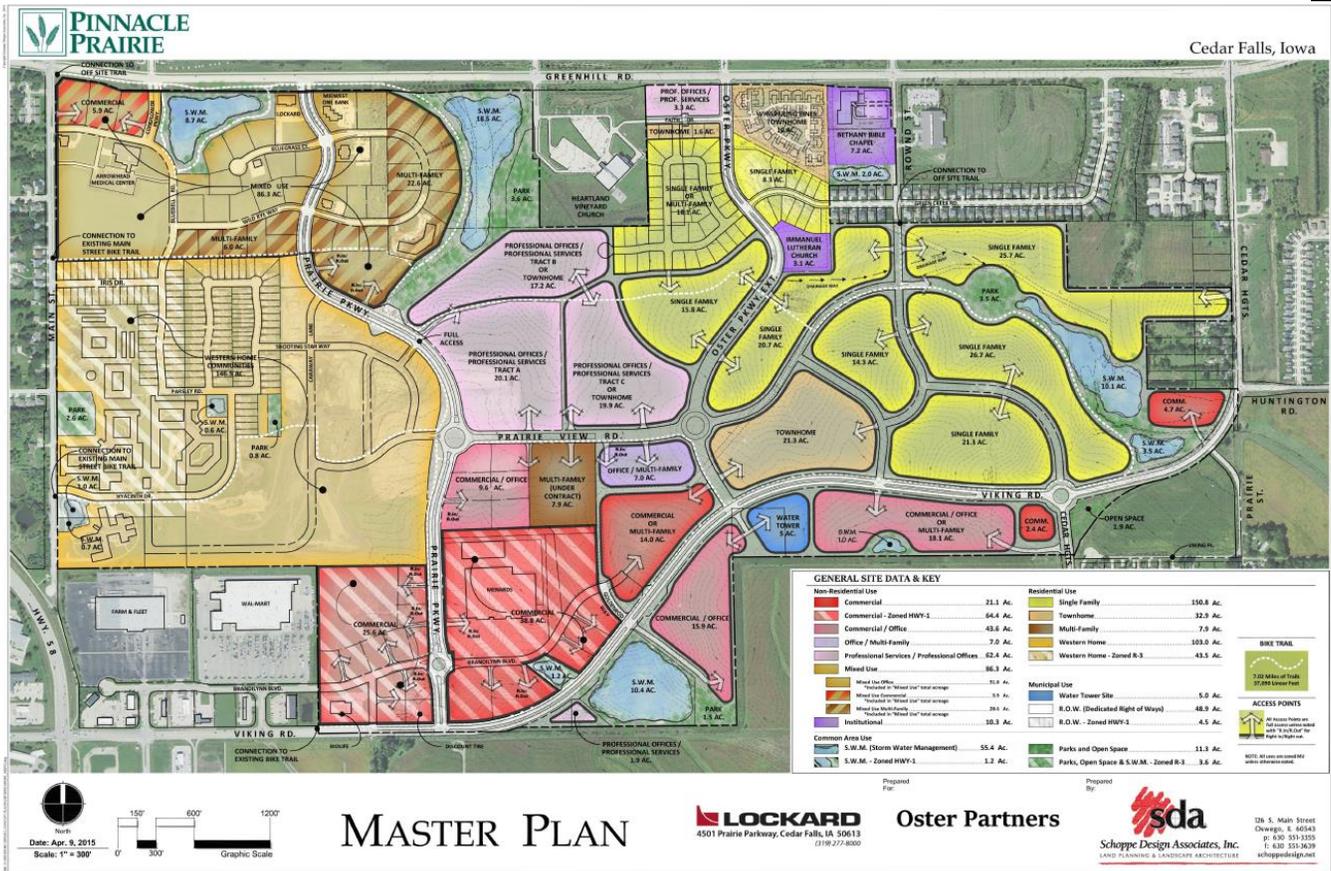
PROPOSAL

Oster Family Limited Partnership has requested to rezone approximately 15 acres of property from the A-1, Agricultural District (approx. 12 acres) and R-1, Residential Zoning District (approx. 3 acres) to MU, Mixed Use Residential Zoning District. As shown on the attached rezoning plat, this property is located 500 feet north of Huntington Road along the west side of Cedar Heights Drive.

BACKGROUND

The subject parcels were purchased by Oster Family Limited Partnership last year. They are now requesting to incorporate this newly acquired area into the Pinnacle Prairie Master Plan, which is zoned MU, Mixed Use Residential Zoning District.

The approximately 624 acres to the west and south were rezoned from RP Planned Residential Zoning District and A-1 Agricultural Zoning District to MU Mixed Use Residential Zoning District in 2004, subject to a developmental procedures agreement and master plan, known as Pinnacle Prairie. The submitted master plan was revised in 2015, with an associated amendment to their developmental procedures agreement. The approved 2015 Master Plan is shown below for reference and is also included in your packet as an attachment.



The property north of the subject property is currently zoned C-1 Commercial Zoning District, and is developed with multi-dwelling uses. The property across Cedar Heights Drive to the east was zoned MU in 2006, but the area along Cedar Heights Drive intended for commercial uses remains undeveloped.

The intent of this request for an amendment to the Future Land Use Map in the Comprehensive Plan and request for rezoning is to incorporate the subject property into the larger Pinnacle Prairie MU District and update the eastern portion of the master plan accordingly. A draft “Pinnacle Prairie East Concept Plan” is attached to this report.

Since the September 9th Planning and Zoning Commission meeting, the petitioner has further refined the Pinnacle Prairie East Concept Plan, although there remains a significant area of disagreement regarding the provision of an east-west street connection to Cedar Heights Drive. The areas highlighted with shading in this staff report indicate changes from the previous staff report where issues have been addressed, further refined, or have yet to be resolved.

If the rezoning is approved and master plan updated, the next step would be to bring forward a preliminary plat for the larger concept plan area. This will make it possible to final plat the multi-family area, so the owner can market it to potential buyers. A detailed site plan would be submitted when development is proposed, which will need to be in compliance with the adopted master plan and subdivision plat. The developmental procedures agreement will also need to be updated to address the changes in the master plan and also to ensure that certain elements of

the previous agreement are now met, including landscaping improvements within the Prairie Parkway/Prairie View Road roundabout and reconfiguration of the Goldenrod stub street into a trail head.

ANALYSIS

Existing and Proposed Zoning

The purpose of A-1 Agricultural District is to act as a "holding zone" in areas of the city that are undeveloped and not served by essential municipal services (i.e., sanitary sewer, water, roadways) but where future growth and development is anticipated according to the Comprehensive Plan. The purpose of R-1 Residential Zoning District is to provide opportunities for low density, primarily single-dwelling residential development in areas that are served by essential municipal services.

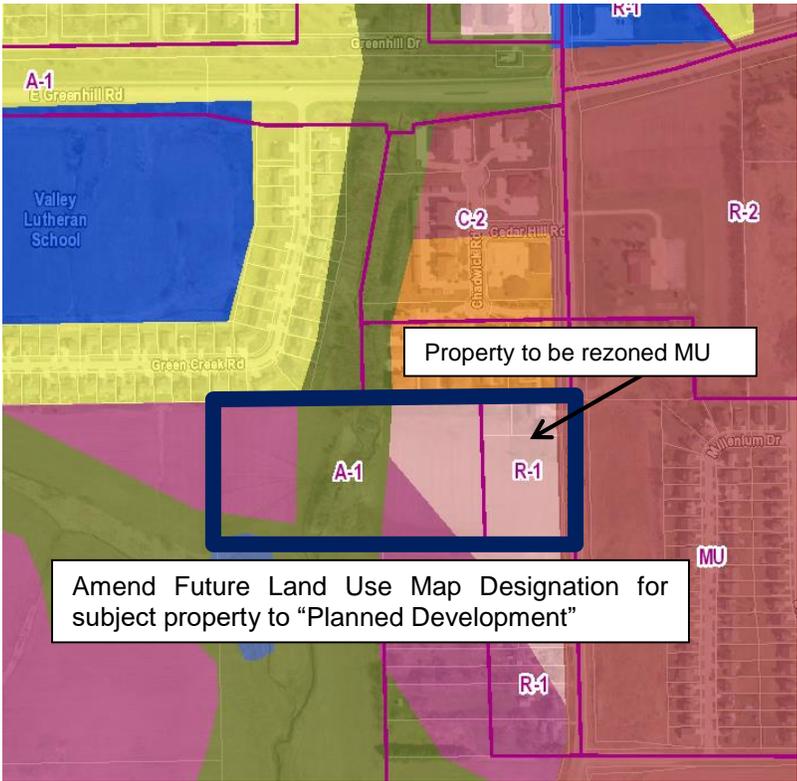
The Mixed Use (MU) Residential Zoning District designation is established for the purpose of accommodating integrated residential and neighborhood commercial land uses on larger parcels of land for the purpose of creating viable, self-supporting neighborhood districts. The MU residential district strives to encourage innovative development that incorporates high-quality building design, careful site planning, and preservation of unique environmental features with an emphasis upon the creation of open spaces and amenities that enhance the quality of life of residents. To that end, a detailed master plan is required at the time of rezoning. As stated previously, an updated master plan for the eastern portion of the Pinnacle Prairie development has been submitted by the applicant. This includes the area proposed for rezoning. The draft "Pinnacle Prairie East Concept Plan" is described in more detail below. However, the first test for a proposed rezoning is whether it complies with the Comprehensive Plan.

Compliance with the Comprehensive Plan and Future Land Use Map

The Future Land Use Map in the City's Comprehensive Plan designates the area that is the subject of the rezoning request as a combination of "Office and Business Park," "Planned Development," and "Greenways and Floodplain," as shown on the following page. The boundary between the office and business park designation and the planned development designation is unusual as it cuts diagonally through a number of properties in this area, making it difficult to understand how the area could be developed in concert with the map. The request for MU zoning would be consistent with the "planned development" designation, but the area on the Future Land Use Map that is designated for "Office and Business Park" will need to be amended prior to approval of the requested rezoning to MU.

The applicant has made a good case that the appropriate designation is "Planned Development" as it will allow this area to be integrated into the master planned development to the west and south. Staff concurs, particularly if there are adequate street connections provided from this proposed MU area to the Pinnacle Prairie development to the west. In addition, the applicant in their letter requesting the land use map amendment and rezoning makes the case that *"the property located on the east side of Cedar Heights Drive across the street from the subject property is identified on the City's Plan as "Neighborhood Commercial/Mixed Use" and is entitled for a retail commercial center. Additional residential units in this area will increase the viability of the development of the site for neighborhood commercial use and provide retail and*

service businesses within walking distance of the proposed project.” Staff agrees with this assessment and also that there may be too much of this area that is designated on the future land use map for commercial use to be supported by the market, which may explain why the land on the east side of Cedar Heights Drive remains undeveloped. Additional residential development in the area will provide some additional market demand for neighborhood commercial development. **Therefore, staff recommends amending the map to reflect the “Planned Development” designation the property.**



Future Land use Map (Legend)

- Planned Development-
- Office and Business Park -
- Greenways and Floodplain-

Amendment to the Pinnacle Prairie Master Plan

As stated in the zoning ordinance, “the owner of a property may seek approval of a mixed use residential zoning designation with the simultaneous submittal of a comprehensive development site plan. Zoning approval cannot be given without an approved development site plan.”

Fortunately, in this case a significant amount of work and thought has already been done on the Pinnacle Prairie MU District master plan, so it is a matter of amending the current (2015) master plan to incorporate the area proposed for rezoning into this larger plan for development of the mixed use neighborhood. There are a number of elements listed in the zoning code that are required to be addressed in the master plan, as listed below:

- (1) Building locations.
- (2) Streets, drives, accessways.
- (3) Parking lots.

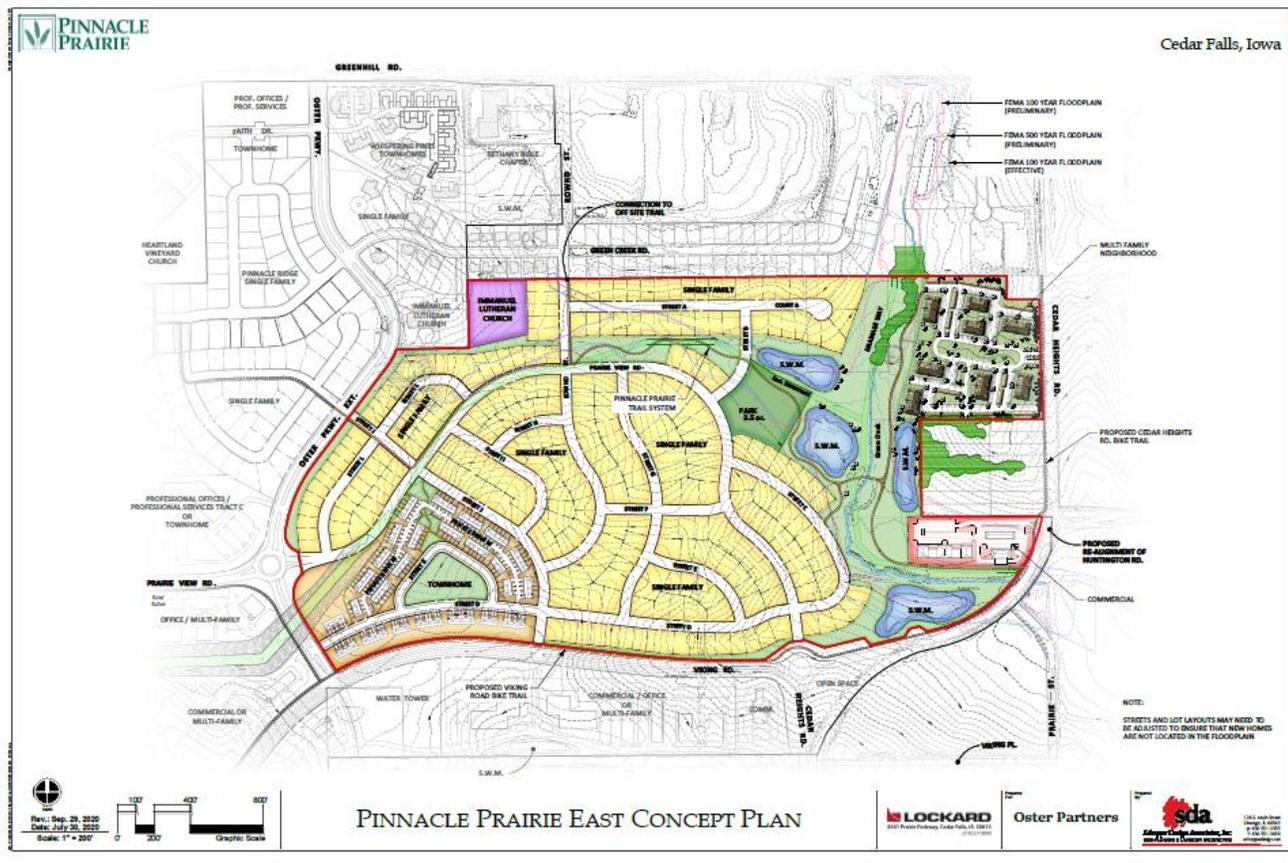
- (4) Landscape plan, open space areas.
- (5) Pedestrian traffic plan, including sidewalks, bicycle paths.
- (6) Architectural renderings of all sides of each building, including accessory structures.
- (7) Signage plan.
- (8) List of expected uses within the development.
- (9) Stormwater detention and erosion control plans.
- (10) Topographic features of the site including land and soils capability analysis.
- (11) Residential densities.
- (12) Natural drainageways, floodplain areas.
- (13) Municipal utility locations.
- (14) Residential recreation or park areas.

In a larger MU District, such as Pinnacle Prairie, which encompasses more than 600 acres, build out takes years and portions of the master planned area may be sold to other developers, who will prepare detailed site plans for their portion of the development. Therefore, in practice, our expectation is that the master plan would address each of these elements generally with the specific requirements met during subdivision review and site plan review for specific building sites once development is imminent.

There does, however, need to be a level of detail necessary to evaluate the rezoning request and to establish how the area will function as a cohesive and well-planned neighborhood at full build-out, including the street network, plan for the extension of utilities, sanitary sewer, and stormwater management, proposed distribution of various land uses and housing types, and plan for parks, trails, and open space amenities, and any neighborhood-serving commercial areas. Each of these aspects of the proposed updated master plan is discussed in more detail below.

The revised Pinnacle Prairie East Concept Plan is shown below and is included as an attachment in your packet for more careful review. Note that there are a few areas on the concept plan that have been changed since the Commission's last review:

- The townhome area has been adjusted to illustrate that a majority of the units would have vehicular access from rear alleys. Additional information about this change is described in the next section of the report;
- A note has been added to the concept plan that street and lot layouts may need to be adjusted to ensure that new homes are not located in the floodplain.



Land Uses

In the case of Pinnacle Prairie, since specific building designs were not known at the time of rezoning and the owner desired to establish a certain design aesthetic and ensure a high quality living and business environment, a set of design guidelines (*The Pinnacle Prairie General Design Guidelines*, dated 2-23-16) and a private design review process was set up to ensure a consistent quality of construction and design throughout the neighborhood.

The Pinnacle Prairie MU district is divided into distinctive areas, each with its own set of allowed uses and design guidelines. The area generally east of Oster Parkway is entitled, *The Villages*, which is in large part residential in character, with a mix of single family, townhouses, and with the addition of this newly proposed area along Cedar Heights Drive, it will contain approximately 12 additional acres intended for multi-family dwellings and an additional 3 acres for single family development. This area also includes the small neighborhood commercial area at the intersection of Cedar Heights Drive and Huntington Road. The applicant proposes to use the same set of design guidelines for the areas requested for rezoning.

There are separate design standards for each residential building type. The pages of the design guidelines related to each of these dwelling types are attached for your reference. These standards will ensure that the area proposed for rezoning will be developed with the same level of design as the rest of the Pinnacle Prairie development, including landscaping, signage, and the general Prairie-style aesthetic envisioned by the owner.

Staff notes that when individual site plans are submitted for review, the placement of the buildings, parking, and open space amenities should be carefully reviewed through the Planning and Zoning Commission and City Council to ensure a high quality living environment for future residents. Multi-family buildings should be oriented toward the street with parking located behind, under, or to the side of buildings and screened with landscaping. Each building should have usable yard/courtyard areas as well as good access to neighborhood open space amenities and trails.

For townhomes, staff recommends more of a focus on alley-loaded types as shown in the design guidelines as there is a general lack of this housing type in the community and it will reduce the need for extensive driveway curb cuts along neighborhood streets and ensure that these higher density dwellings will fit more seamlessly into the single family residential character of the neighborhood. The applicant has refined the townhome area in the concept plan to show a concept of rear-loaded units that front on the street with garages located at the rear of the units with access from an alley. Some additional minor adjustments to the street pattern when the area is platted may yield a more efficient layout and break up the longer blocks, but staff finds that the concept captures the intent to provide an alley-loaded product. If driveways are moved to the alley rather than the street, it will:

- reduce traffic congestion and vehicular conflict points on fronting streets;
- achieve streets with sidewalks uninterrupted by front driveways;
- provide more room for street trees and front yard landscaping; and
- reserve the street space for on-street parking for visitors.

Staff also notes that if alley-loaded townhome designs are used there may be more opportunities to integrate townhomes strategically throughout the neighborhood rather than concentrating them in just one large area, similar to what was demonstrated in the *Imagine Downtown! Vision Plan*.

With regard to the small commercial area, buildings would also have to meet the Pinnacle Prairie design guidelines and will be reviewed in detail at the time the area is proposed for development. As noted below, the street access and trail access should be carefully designed to ensure that neighborhood residents have easy access to what is intended to be a neighborhood-serving commercial area.

Street network and traffic circulation

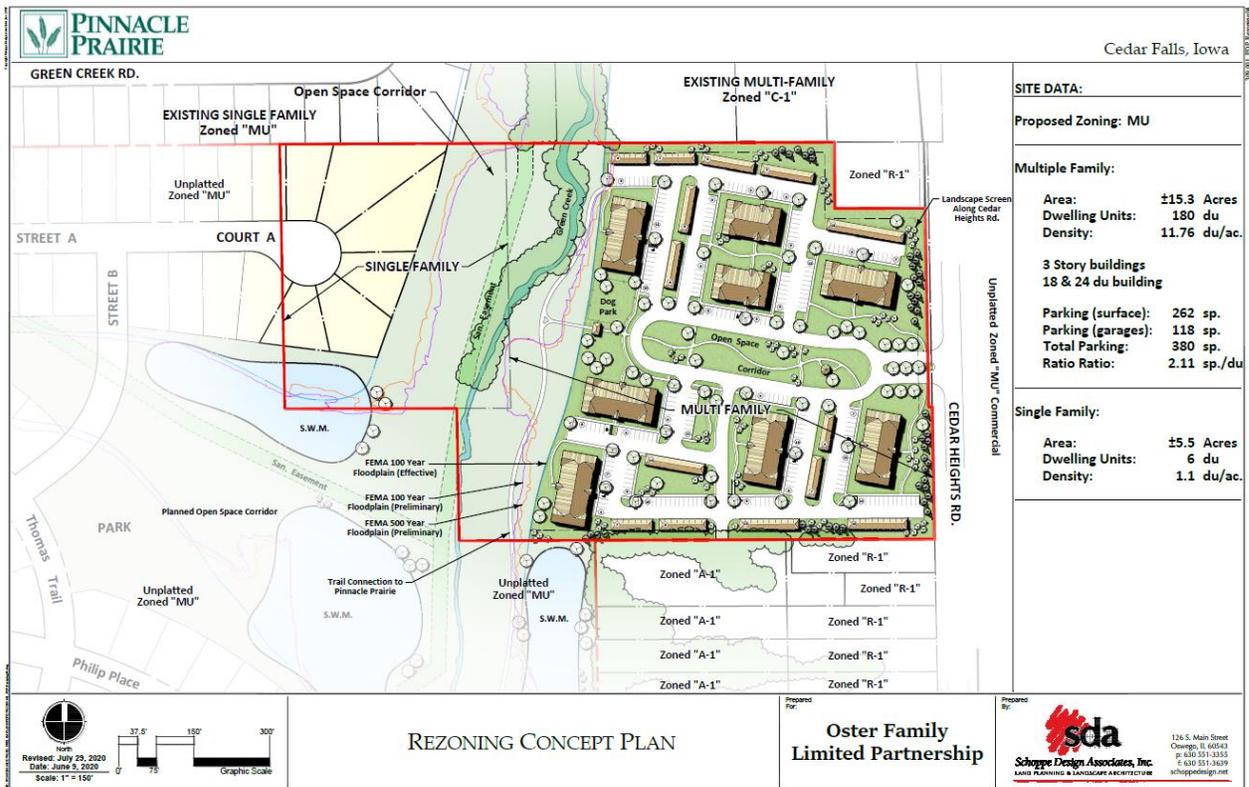
The 2015 master plan illustrates the roadway alignments, access locations and proposed intersection designs and locations for the major streets within the development (Prairie Parkway, Oster Parkway, Viking Road, and a portion of Prairie View Road. Other potential streets connections are also illustrated, but additional local streets are just conceptually shown with arrows. Lots and blocks are not illustrated so it is difficult to understand how the neighborhood would be laid out with a local street pattern, and how the trails, parks, and stormwater management areas would be located in relation to the streets. Staff requested that the applicant submit a more detailed concept plan showing the streets, blocks and potential lots, so one can clearly see how the neighborhood could function as a whole. This preliminary work will be a precursor for the subdivision platting, which will be required prior to sale of any portion of the development, including the multi-family area proposed for rezoning.

The submitted concept plan has a number of positive aspects:

- There is good public access to the trail network and to the 3.5 park, which fronts on both Prairie View Road and Street B;
- Streets are laid out in an attractive curvilinear, yet connected pattern. Some of the block lengths exceed the recommended block length of 600 feet, but with a few minor adjustments at the time of platting this can be addressed.
- Open space appears to be well distributed throughout the neighborhood.

However, there are several issues that still need to be addressed:

- With the proposed change to the master plan, there would be no east-west street connections to Cedar Heights Drive from the entirety of the Pinnacle Prairie development, with the distance between Greenhill Road and the intersection at Viking Road over 4,000 feet. Staff finds this problematic for a number of reasons:
 - For safe and adequate traffic circulation within and between neighborhoods it is important to provide collector street connections along arterial streets at intervals of about ¼ mile (1320 feet) with additional right-in, right-out access points strategically placed in between collector streets. The amended master plan falls far short of that mark and eliminates the one connection previously shown on the 2015 Master Plan.
 - The 2015 master plan illustrates a single family area along Cedar Heights with an arrow indicating that this area would be connected with a street to the larger Pinnacle Prairie neighborhood. The rezoning request represents a considerable up-zoning from the adopted master plan (which would have yielded approximately 24-30 single family dwellings) to medium to high density multi-family development which would yield approximately 180 dwelling units, making an east-west street connection even more critical to serve the needs of these additional future residents. The economics of extending the street across Green Creek will improve with the proposed up-zoning, so there should be no reason to eliminate this street connection from the Pinnacle Prairie Master Plan.
 - With the number of units proposed two means of access should be provided to serve this area for public safety purposes. To provide some context, the International Fire Code includes a standard that no more than 30 single and duplex dwelling units should be allowed on a single means of access to ensure adequate access in case of emergency. The applicant proposes an up-zoning that would allow approximately 180 dwelling units with just one means of access. Keep in mind that connecting the street will improve emergency access for the single family area as well. In general, the more travel routes, the lower the emergency response time for fires and other emergencies.
 - As proposed, the multi-family area would be isolated from the rest of neighborhood without good access to important north-south street routes, including Oster Parkway, Rownd Street, and Prairie Parkway and associated office and employment areas along these streets. Equally as important, this connection will provide a critical connection to Cedar Heights Drive for residents within the entire neighborhood.



One option for creating an east-west street connection is to eliminate the cul-de-sac, labelled as "Court A," by extending it to the east through the multi-family area to Cedar Heights Drive. This would follow the alignment of a farm access road that previously extended across the creek. There may be other options that also could be explored, such as reconfiguring the street and lot pattern to route Prairie View Road to connect with Cedar Heights Drive.

While there will be additional expense to extend the roadway across Green Creek, there are many such stream crossings throughout the community and the proposed up-zoning from Agriculture and R-1 to include a high density multi-family area in place of what was previously shown in the master plan as single family should be more than sufficient to recapture the cost of this road connection.

On October 9, the City received a petition signed by residents along Green Creek Road opposing the construction of a street connection to Cedar Heights Drive because it would increase traffic on Rownd Street (see attached). Staff notes that the Pinnacle Prairie area is a growth area. Right now Rownd is a dead end street, but it clearly is intended to be extended to serve the larger Pinnacle Prairie neighborhood as are other roads, such as Oster Parkway and Prairie View Road and the many local streets. With growth in the neighborhood there will be more residents and more traffic. Again, staff emphasizes that ensuring a well-connected street pattern with multiple travel routes as a neighborhood builds out will help to distribute the traffic as the city grows. A traffic signal was installed at the intersection of Rownd and Greenhill Road in 2015. Traffic signals are a good means of improving public safety and managing traffic flow (both vehicular and pedestrian). As an area develops and traffic increases or changes, traffic signal timing

can be adjusted to address the safety of pedestrians, bicyclists, and drivers.

- The City is in the process of making improvements to Cedar Heights Drive. With that project, adjustments in the right-of-way will be made at the intersection of Huntington Road to allow for a future roundabout, which would allow the street to be extended to the west to serve the commercial area and any additional development proposed in the future to the existing lots that were created behind the homes in the Ideal Acres subdivision along Cedar Heights Drive. While currently these lots are owned and used as extended yard areas for these homes, there would be the potential for additional homes to be developed if a means of access is provided. There are a number of possible scenarios for providing access. Extending a street north from an extended Huntington Road is one possibility. When this area is platted, this issue will need to be studied more fully to determine how best to provide access to this undeveloped land whether it is from an extended Huntington Road or from the east-west street connection in the multi-family area to the north or from both.

Access to Public Services and Stormwater Management

Water, electric, gas, and communications utility services are available to the proposed future developments in accordance with the service policies of Cedar Falls Utilities (CFU). During preliminary plats, final plats and site plan reviews, more detail on the sizing of lines, location, and other aspects will be reviewed.

As shown below, sanitary sewer lines extend east-west across the area coinciding with the natural drainage pattern of the area, so are readily available for extension to serve the neighborhood. There is also a north-south sanitary line that runs along Green Creek that serves the eastern portion of the development. On the master plan you will note that these sanitary lines are located along the proposed alignment of Prairie View Road until it reaches the larger neighborhood open space area, which coincides with the natural drainage pattern and the Green Creek riparian corridor.

A regional stormwater management system is proposed that follows the drainage pattern one can see on the aerial photograph below. Note also that the floodplain for Green Creek is extensive. While the floodplain is generally shown as green space on the proposed concept plan, there are lots along the south side of Street A and along the north side of a portion of Prairie View Road that are partially or wholly within the floodplain. The City's floodplain regulations and subdivision rules will not allow development in these areas, except that up to 25% of a residential lot may be located in the floodplain as long as the buildable area on the lot is not within the floodplain. While the applicant has not amended the concept plan to address this issue, they have included a note on the concept plan that adjustments to the block and lot layout may be necessary to ensure that new homes are not located within the floodplain. While it would be best to consider this issue early in the planning stage, the issue will have to be resolved prior to platting. With regard to the multi-family area east of Green Creek, the plan does a better job of respecting the floodplain boundary with no building encroachment into these areas.



Open Space, Parks, and Trails

The MU District requires 10% of the land area to remain as open space. The concept presented includes a refined representation of the open space that coincides with the floodplain for Green Creek and the proposed regional stormwater management area. Trails extend along Street J from the Pinnacle Prairie area to the west and follow Prairie Parkway into the greenway connecting the 3.5 acre park to the larger area to the west and across the creek to the east. The concept plan shows a well-connected trail network. **Since the previous meeting, the applicant has shifted the trail location to more clearly illustrate that it will provide access to the small neighborhood commercial area to provide for more direct walking and biking routes from the residential neighborhood. Staff supports this change to the concept plan.**

It should also be noted that the April, 2015 staff report to City Council states:

Per the original concept plan site data, 2% must remain specifically as park space. Based on the Commission’s favorable discussion March 3rd (2015), 2.6 acres of trail are part of that park amount. The Developmental Procedures Agreement addresses that. Note: Any trails along the road within that area calculation are counted at half the area, since a 5’ sidewalk is required. There could be changes in the future that would require adjustment to the Master Plan in order to meet the 2% requirement.

Any revised developmental procedures agreement should continue to include an updated parks and trails calculation based on the larger area included with this rezoning.

Technical Comments:

1. A preliminary and final plat will be required prior to any land sales within the master planned area. Platting is helpful in determining the lots and development areas that will benefit from the streets, regional stormwater management system, open space amenities, park areas, and trails, so that that cost of constructing and maintaining these facilities can be addressed through the sale of the lots and establishment of homeowner’s associations with appropriate fee structures. It is not in the best interest of either the owner or the City to plat this area in a piecemeal fashion since so much of the infrastructure is shared. The platting process will help the owner determine how these benefits and costs should be shared, so they can be assured that their investment will be

appropriately recaptured as lots are sold. The sale of land to Immanuel Lutheran Church prior to platting is a case in point. The church had difficulty developing the land they acquired from Oster through a plat of survey and experienced considerable delay in preparing plat documents and obtaining off-site easements to address stormwater management since the larger area has not been platted and the regional stormwater system has not been established.

2. There are provisions in the previous developmental procedures agreements that have not been addressed per the timeline set forth in the agreement. Staff recommends that these be addressed prior to approval of the subject rezoning. These include:
 - a. Since it was agreed in 2015 that Goldenrod would not be required to be extended, reconfiguration of the existing Goldenrod street stub was required so that it no longer appears to be a street stub and is designed appropriately. The agreement states that this work was supposed to be completed by September 1, 2016. Since the Commission's September 9th meeting, the applicant has submitted a concept plan to remove the street stub paving for Goldenrod and add a stub to the east indicating continuation of Brandilynn Boulevard. Goldenrod would then create a T-intersection with Brandilynn. Trees would be planted on the north side of this T-intersection to give a cue to drivers that Goldenrod does not extend to the north. Staff has requested a cost estimate for the improvements and will require payment into an escrow, which then can subsequently be drawn down when the developer completes the improvement. This will be addressed in the revised development agreement and escrow payment required prior to consideration of the rezoning by the City Council.
 - b. Submittal of a plan for landscaping amenities in the Prairie Parkway/Prairie View Road roundabout for approval in 2015 and construction in 2016. This has not occurred. Funding for these improvements was included in the FY20 and FY21 Capital Improvement Program. The developer's contribution amount is stated as \$60,000, with the City contributing the rest of the estimated cost of \$390,000 through TIF. Since the Commission's September 9th meeting, the applicant has submitted a draft plan for improvements to the roundabout. Staff has requested perspective drawings and a cost estimate. Prior to rezoning, payment into an escrow will also be required to ensure that these improvements are completed in a timely manner. This will also need to be addressed in the revised development agreement.
3. A new or amended developmental procedures agreement will need to be drafted and signed prior to setting a public hearing at City Council for the rezoning.

PUBLIC NOTICE

Notice of the public hearing was mailed to the adjoining property owners and published in the Waterloo-Cedar Falls Courier.

STAFF RECOMMENDATION

The Community Development Department recommends approval of LU20-003, an amendment to the Cedar Falls Future Land Use Map changing the "Office and Business Park" designation located along the west side of Cedar Heights Drive north of Huntington Road and south of Greenhill Road to "Planned Development."

With regard to RZ20-002, a request to rezone approximately 3 acres of land from R-1 Residential District to MU Mixed Use Residential District and approximately 12 acres of land from A-1 Agricultural District to MU Mixed Use Residential District, Staff finds the rezoning and the associated increase in the residential density to be acceptable as long as the Pinnacle Prairie Mixed Use District Master Plan is amended to integrate the subject land into the larger Pinnacle Prairie neighborhood as outlined in this staff report, including the critical east-west street connection to Cedar Heights Drive.

The applicant has not modified the proposed concept plan to include an east-west street connection to Cedar Heights Drive. Therefore, staff recommends denial of the rezoning request and amendment of the Pinnacle Prairie Master Plan as proposed by the applicant.

PLANNING & ZONING COMMISSION

Discussion
9/9/2020

The Commission considered a land use map amendment and rezoning request along Cedar Heights Drive north of Huntington Road. Chair Holst introduced the item and Ms. Howard provided background information. She explained that the property is located along Cedar Heights Drive north of Huntington Road and discussed the proposed zoning from A-1, Agriculture and R-1, Residential to MU, Mixed Use. It is proposed to incorporate the subject property into the larger Pinnacle Prairie Mixed Use District and update the master plan accordingly. Ms. Howard gave some background information regarding the 2015 Master Plan for Pinnacle Prairie and the development that has occurred in that area. She discussed compliance with the Comprehensive Plan and the zoning designations, noting that staff feels that it is a reasonable proposal to amend the future land use map to support the rezoning request. With regard to the refined Master Plan for Pinnacle Prairie East, the proposed new concept indicates the proposed street layout, shared open space and regional stormwater management facilities. The proposed distribution of housing types and land uses, as well as the delineation of the floodplain will also be included.

Ms. Howard displayed the Concept Plan for Pinnacle Prairie East and described the areas being discussed. The proposed land uses include single-family homes, townhomes, multi-family dwellings and neighborhood commercial. The owner is proposing to use the same Pinnacle Prairie Design Guidelines that apply to the larger development. She discussed the area proposed for rezoning, explaining that there would be approximately 12 units per acre and would be clustered outside the floodplain. She also discussed the street network and traffic circulation in the area and displayed an illustration of the major roadway alignments, access locations and proposed intersections. She also discussed the trail access and a proposed park, and noted that the open space in the area is well-distributed. One of the issues that needs to be addressed is the lack of an east-west street connection to Cedar Heights Drive. The 2015 plan indicates that a street connection would be provided. Staff recommends that this proposed street connection remain in the master plan to serve the area. She noted that it is important to maintain the critical connection between the eastern area and the larger Pinnacle Prairie development to the west. Ms. Howard covered the staff recommendations and their impact on the proposal. She discussed the stormwater management system, open space, parks and trails.

There were several technical comments, including the requirement of preliminary and final plat submission prior to any land sales within the master plan area. Previous development procedures agreement provisions also need to be addressed, such as reconfiguration of the Goldenrod street stub and landscaping amenities within the

roundabout at Prairie View Road. At this time the item is being brought forward for discussion and for future discussion at upcoming meetings.

Mike Schoppe, Schoppe Design Associates, provided some background and additional information about the proposal, explaining that they have been working with the development team for about six years and have reviewed plans and projects as they have come through. He noted that Carrie Hansen and Wendell Lupkes, members of the team, are also available for questions. He discussed the desire to incorporate a sliver of single-family land into the multi-family area to allow for the best use of the property. He noted that there is still some disagreement about the creek area and that they should try to limit the amount of road crossings over the floodplain and open space corridors. He looks forward to coming up with a successful resolution.

Wendell Lupkes, VJ Engineering, addressed street issues and stormwater management. He explained that they may have to consider realigning the drainage way between Immanuel Lutheran and where Green Creek goes north and south. Mr. Holst asked if they think there could be a connection from Huntington into the development. Mr. Lupkes responded that he believes that it is being considered by the city and another engineering firm. Mr. Schoppe stated that they are considering that, but thinks they would still plan on not crossing the greenway. He feels the traffic pattern on the west side provides good traffic circulation and intersection flow without the crossing.

Carrie Hansen, Schoppe Design, discussed the trail system and its connections, as well as the open space provided. She noted that there is extensive pedestrian connectivity within the project and they would like to maintain and preserve the natural features and open space corridors.

Daniel Fencil spoke in objection to the project. He delivered signatures from the neighbors along Green Creek Road who are also in objection and stated that he feels that the plan destroys the expectations they had when they moved into the area. They purchased their homes based on the master plan that was in place at that time. He feels it could reduce the value of their property and remove some of the amenities and the things that were part of the original plan. They aren't opposed to multi-family housing, just to having it put in the greenspaces and into their backyards. They feel the rezoning will corrupt the original promises made in the master plan.

Jill Hansen, neighborhood resident, voiced her support of Mr. Fencil's points.

Mr. Schoppe appreciated the correspondence and feedback from the neighbors and stated that Ms. Howard forwarded on the neighborhood petition to him. He addressed a note on the petition that proposed all of the yellow area on the map remain all single-family only, and stated that they agree and are proposing that. Carrie Hansen stated that they would be happy to speak with the neighbors to discuss concerns and solutions.

Ryan Hansen, neighborhood resident, noted his concern with the potential for the plan to change again down the road and bring in more commercial use.

Mr. Leeper asked for clarification from the neighbors and if they are concerned with the multi-family development east of the greenway. Mr. Fencil clarified that the continuation of the multi-family units south of the Chadwick development is not a problem. He noted that it would be nice to leave some open space.

Mr. Schrad asked how many acres are in the floodplain. Ms. Hansen clarified that there are three acres in the floodplain. Ms. Hansen also clarified that everything east

of the floodplain is the only area proposed for multi-family. Everything west of the greenway corridor is single-family.

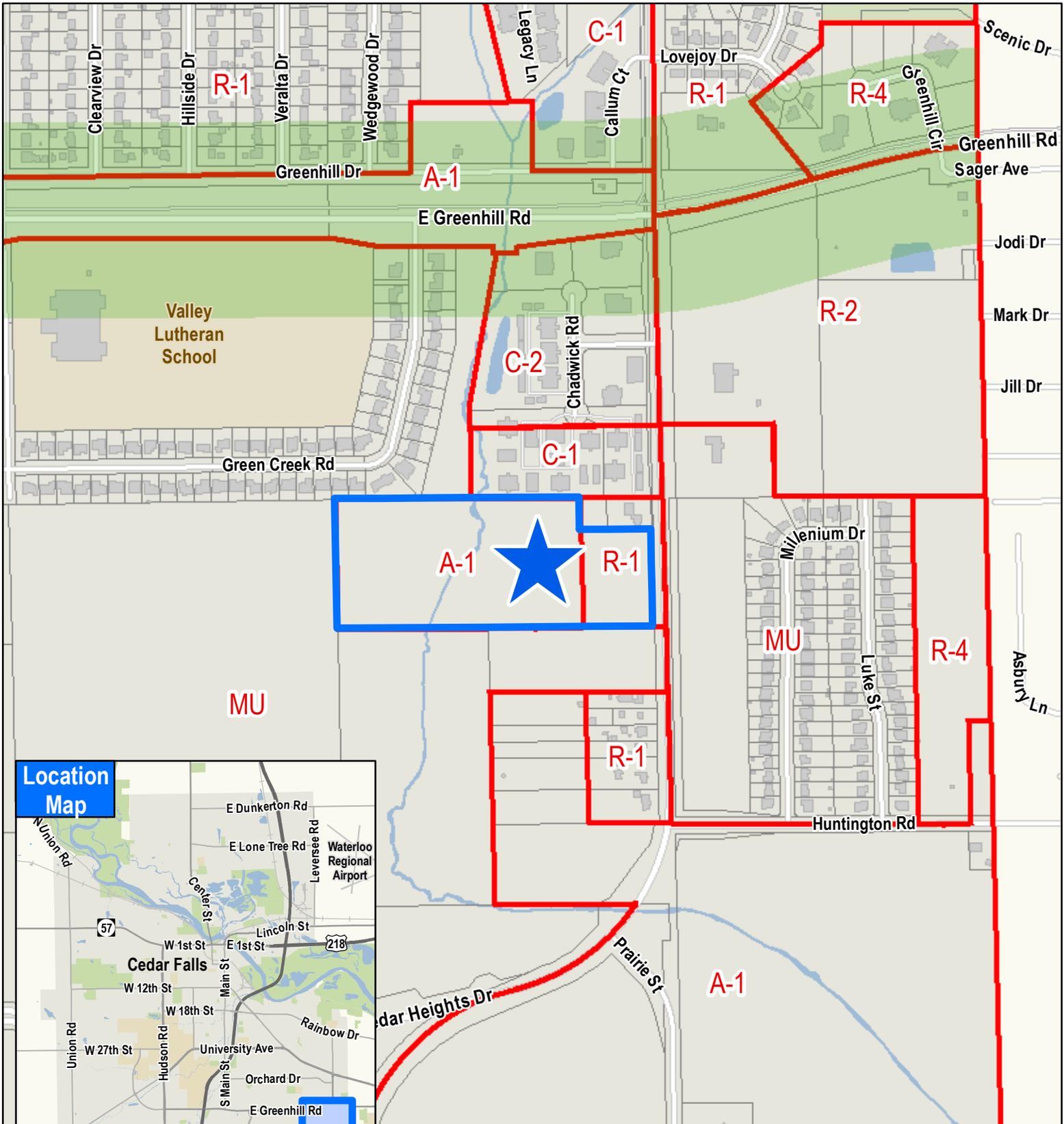
Mr. Larson asked if the road connection issue is pertinent to the map update and the zoning. Ms. Howard stated that the mixed use zoning designation requires a master plan that includes layout of streets, lots, and blocks, as well as other details.

After further brief discussion, the item was continued to a future meeting for further discussion.

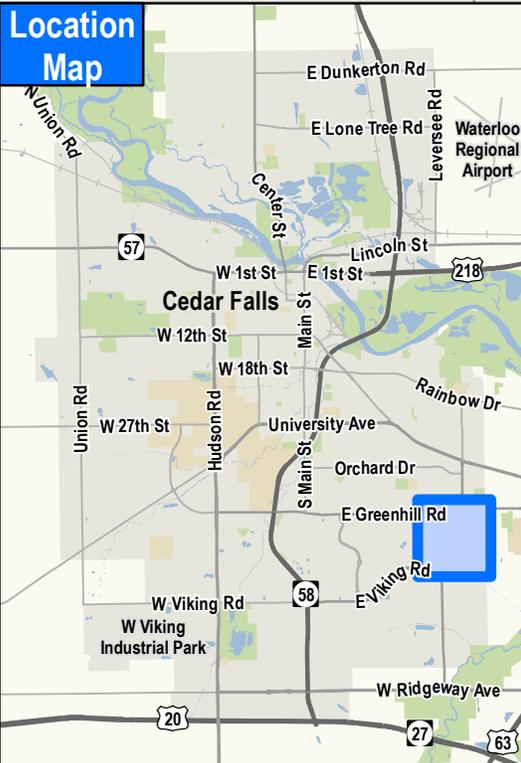
Attachments: Location Map
Rezoning Plat
2015 Pinnacle Prairie Master Plan and associated documents
Proposed updated master plan and concept plan for "Pinnacle Prairie East"
Applicant's letter requesting LUMA and rezoning

Cedar Falls Planning & Zoning Commission September 9, 2020

Item 2.



Location Map



Cedar Heights Dr Rezoning A-1 to MU and R-1 to MU

Rezoning Plat

Part of Ideal Acres

City of Cedar Falls, Black Hawk County, Iowa

NORTH



R-1 to MU Rezoning Description:

The West 110 feet of Lot 1; Lots 2, 3, and 4 except that part deeded to the City of Cedar Falls, Iowa in 565 CLD 326 for street purposes, all in "Ideal Acres" in Black Hawk County, Iowa (now in the City of Cedar Falls, Iowa)

A-1 to MU Rezoning Description:

The North 528 feet of Lot 13, all in "Ideal Acres" in Black Hawk County, Iowa (now in the City of Cedar Falls, Iowa)

Owner / Applicant
Oster Family Limited Partnership
3957 75th Street
Aurora, IL 6050

Owners within 300'
See Page 2

Existing Zoning Classification:
"A-1" and "R-1"

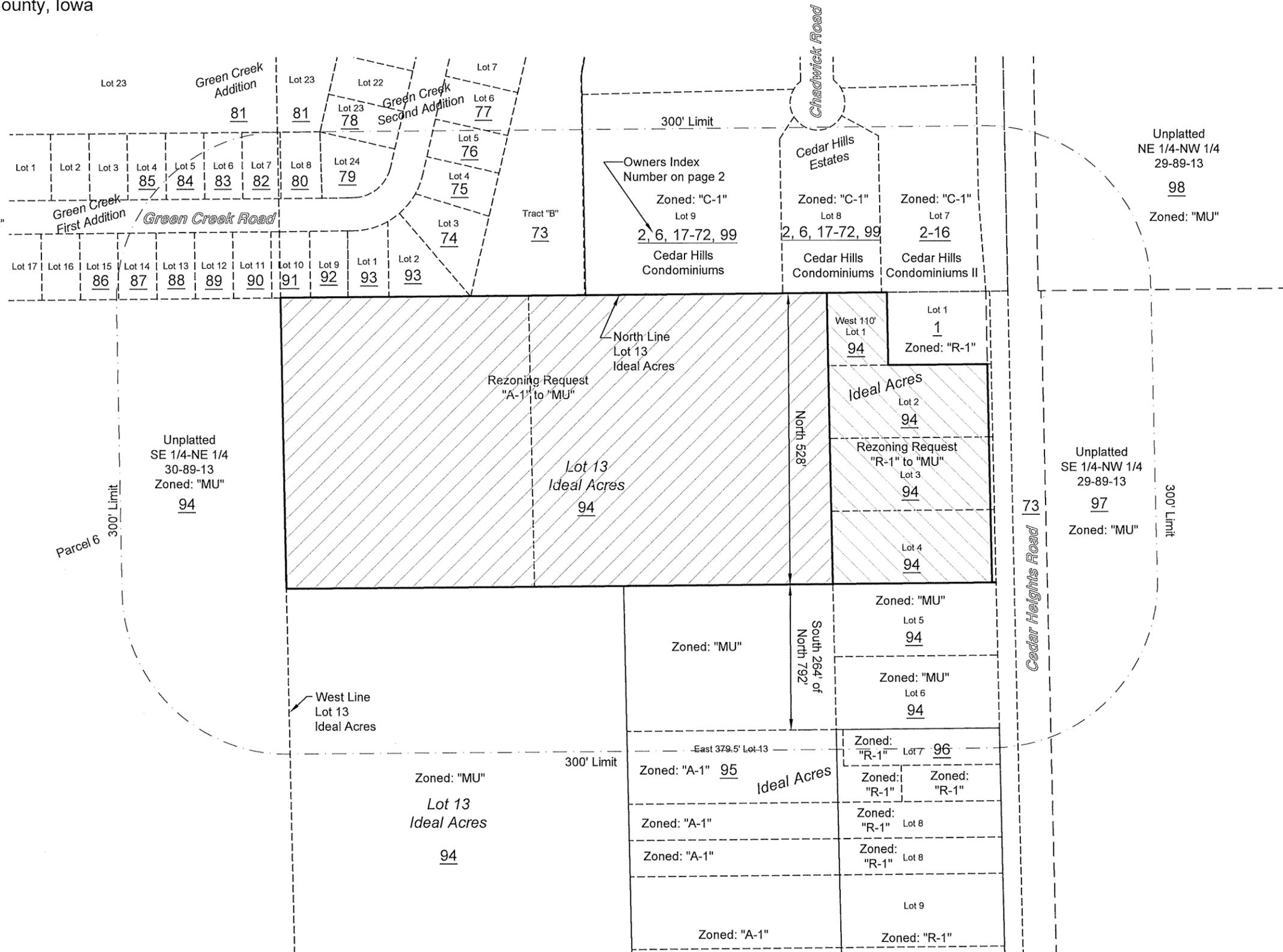
Proposed Zoning Classification:
"MU"

Proposed "R-1" to "MU" Area: 3.0± acres

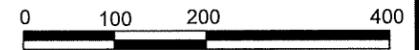
Proposed "A-1" to "MU" Area: 12.0± acres

Existing Adjacent Zoning:

Green Creek First Addition: "MU"
Green Creek Second Addition: "MU"
Cedar Hills Estates: "C-1"
Ideal Acres: "A-1", "R-1", and "MU"

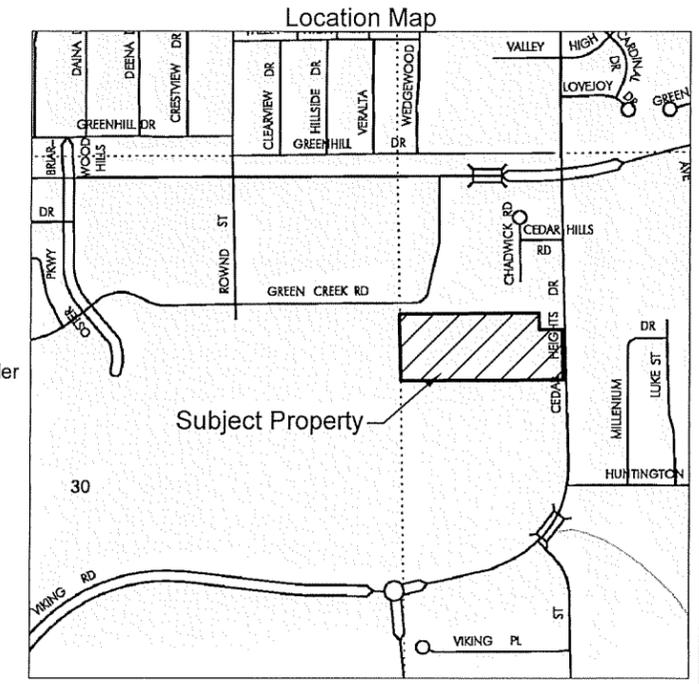


Item 2.
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drawn by
SJL
date
6/11/2020
VJ Engineering 1501 Technology Parkway Cedar Falls, Iowa - 319-266-5829
Rezoning Plat Part of Ideal Acres Cedar Falls, Iowa



Rezoning Plat
Owners within 300 Feet
Part of Ideal Acres
Cedar Falls, Iowa

- | | | | | | |
|--|--|--|---|---|---|
| 1. Wayne P & Janet M O Neil
4803 Cedar Heights Drive
Cedar Falls, IA 50613 | 17. Kay Kiene
4702 Chadwick Road #1
Cedar Falls, IA 50613 | 33. James A Janka
Clark A K Janka
4706 Chadwick Road #7
Cedar Falls, IA 50613 | 49. Martha Rose Claassen
4710 Chadwick Road #12
Cedar Falls, IA 50613 | 65. Bonnie L Popenhagen
4712 Chadwick Road #5
Cedar Falls, IA 50613 | 81. Eastern Iowa Lutheran HS
Association
4520 Rownd Street
Cedar Falls, IA 50613 |
| 2. PLACE LLC
c/o R Scheer & T Greenwood
1102 Lake Ridge Drive
Cedar Falls, IA 50613 | 18. Carol L & Jeffrey S Dick
4614 Donald Drive
Cedar Falls, IA 50613 | 34. Samuel J Hartmann
4706 Chadwick Road #8
Cedar Falls, IA 50613 | 50. Rachael Soll
4708 Chadwick Road #1
Cedar Falls, IA 50613 | 66. Ambri J Refer
4712 Chadwick Road #6
Cedar Falls, IA 50613 | 82. Thomas E & Jennifer L Michler
2426 Green Creek Road
Cedar Falls, IA 50613 |
| 3. Austin Rindels
4701 Chadwick Road #3
Cedar Falls, IA 50613 | 19. Nancy L Thorne
4702 Chadwick Road #3
Cedar Falls, IA 50613 | 35. Megan M Schriver
4706 Chadwick Road #9
Cedar Falls, IA 50613 | 51. Kathryn J Balvanz
Lisa A Balvanz
4708 Chadwick Road #2
Cedar Falls, IA 50613 | 67. Joshua P Miller
4712 Chadwick Road #7
Cedar Falls, IA 50613 | 83. Scott N & Angela L Millman
2420 Green Creek Road
Cedar Falls, IA 50613 |
| 4. Nermina Sabanagic
4701 Chadwick Road #4
Cedar Falls, IA 50613 | 20. Sergio Arceo Topete
4702 Chadwick Road #5
Cedar Falls, IA 50613 | 36. Peter J & Jaime D West
4706 Chadwick Road #10
Cedar Falls, IA 50613 | 52. Megan A Potratz
4708 Chadwick Road #3
Cedar Falls, IA 50613 | 68. Mary Losch
Bruce Alexander
4712 Chadwick Road #8
Cedar Falls, IA 50613 | 84. William K & Audrey C Rule
2416 Green Creek Road
Cedar Falls, IA 50613 |
| 5. Jeffrey S & Ada O Bendorf
825 Sonya Drive
Waterloo, IA 50702 | 21. Joshua Budden
4702 Chadwick Road #6
Cedar Falls, IA 50613 | 37. Natalie Teslow
4706 Chadwick Road #11
Cedar Falls, IA 50613 | 53. Ronald J & Pamela J Sevey
4708 Chadwick Road #4
Cedar Falls, IA 50613 | 69. Sarah Frederick
4712 Chadwick Road #9
Cedar Falls, IA 50613 | 85. Michael G & Cindy M Koehn
2408 Green Creek Road
Cedar Falls, IA 50613 |
| 6. IA Home Rentals LLC
PO Box 1231
Cedar Falls, IA 50613 | 22. Tamara Hastings
4702 Chadwick Road #7
Cedar Falls, IA 50613 | 38. Timothy J Jensen
4706 Chadwick Road #12
Cedar Falls, IA 50613 | 54. Kevin J Huegel
4708 Chadwick Road #5
Cedar Falls, IA 50613 | 70. Kerri Menninga
4712 Chadwick Road #10
Cedar Falls, IA 50613 | 86. Evan M & Raven L Deuth
2401 Green Creek Road
Cedar Falls, IA 50613 |
| 7. Nichole L Koelling
4701 Chadwick Road #8
Cedar Falls, IA 50613 | 23. Darren Haley
4702 Chadwick Road #8
Cedar Falls, IA 50613 | 39. Connie Mackey
4710 Chadwick Road #1
Cedar Falls, IA 50613 | 55. Rose M Anderson
4801 Briarwood Drive
Cedar Falls, IA 50613 | 71. Brian W Jansen
4712 Chadwick Road #11
Cedar Falls, IA 50613 | 87. Mason A & Lori L Kuhn
2407 Green Creek Road
Cedar Falls, IA 50613 |
| 8. Ada Oyaide
7077 Meadow Lane
Platteville, WI 53818 | 24. Beverly A Weiss
4702 Chadwick Road #9
Cedar Falls, IA 50613 | 40. Gary W & Brenda L Geuther
4710 Chadwick Road #2
Cedar Falls, IA 50613 | 56. Keith J Bader
5500 S Main Street Rd #76
Cedar Falls, IA 50613 | 72. David & Julie Bonde
21643 115th Street
Iowa Falls, IA 50126-0000 | 88. Anita Wiebke
2415 Green Creek Road
Cedar Falls, IA 50613 |
| 9. Steven R Harbaugh
1433 South Hill Drive
Waterloo, IA 50701 | 25. Susan M Moore
4702 Chadwick Road #10
Cedar Falls, IA 50613 | 41. Jean M Draude
4710 Chadwick Road #3
Cedar Falls, IA 50613 | 57. Tara Thesing
4708 Chadwick Road #8
Cedar Falls, IA 50613 | 73. City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613 | 89. Adam M & Tami J Halvorson
2419 Green Creek Road
Cedar Falls, IA 50613 |
| 10. Isaac & Wendy Floss
4705 Chadwick Road #1
Cedar Falls, IA 50613 | 26. Brett T Borcherding
4702 Chadwick Road #11
Cedar Falls, IA 50613 | 42. Jay Meier
4710 Chadwick Road #4
Cedar Falls, IA 50613 | 58. Bradley D Dedic
4708 Chadwick Road #9
Cedar Falls, IA 50613 | 74. George & Elizabeth Drelich
2525 Green Creek Road
Cedar Falls, IA 50613 | 90. Zachary M & Kristen K Lyons
2425 Green Creek Road
Cedar Falls, IA 50613 |
| 11. Thomas K Rohrsen
4705 Chadwick Road #2
Cedar Falls, IA 50613 | 27. Stephen Lee & Courtney A
Styron
4702 Chadwick Road #12
Cedar Falls, IA 50613 | 43. Margaret A Miller
4710 Chadwick Road #5
Cedar Falls, IA 50613 | 59. Stacey A Hurt
4708 Chadwick Road #10
Cedar Falls, IA 50613 | 75. Cody M & Stacy M Cline
2529 Green Creek Road
Cedar Falls, IA 50613 | 91. Francisca Figueroa Lucero
Juan F Arreola Arras
2503 Green Creek Road
Cedar Falls, IA 50613 |
| 12. Willard F & Verla M Wedemeier
4705 Chadwick Road #3
Cedar Falls, IA 50613 | 28. Deborah A Fedge
Jonathan K Schoer
4706 Chadwick Road #1
Cedar Falls, IA 50613 | 44. Walter L Sykes
4710 Chadwick Road #6
Cedar Falls, IA 50613 | 60. Lauren & Daniel Peterman
4708 Chadwick Road #11
Cedar Falls, IA 50613 | 76. Matthew & Elke Gerdes
2601 Green Creek Road
Cedar Falls, IA 50613 | 92. Kyle R & Katie E Corson
2507 Green Creek Road
Cedar Falls, IA 50613 |
| 13. Daniel L Weber, Jr
4705 Chadwick Road #6
Cedar Falls, IA 50613 | 29. Richard A Riker
4706 Chadwick Road #2
Cedar Falls, IA 50613 | 45. Samantha M Frost
4710 Chadwick Road #7
Cedar Falls, IA 50613 | 61. Lucas L Sorensen
4708 Chadwick Road #12
Cedar Falls, IA 50613 | 77. Kevin J & Jessica M Vogel
2607 Green Creek Road
Cedar Falls, IA 50613 | 93. Daniel D Fencil Trust
422 Main Street
Cedar Falls, IA 50613 |
| 14. Justin J Holthaus
524 Boulder Drive
Center Point, IA 52213 | 30. Kathy M Carr
119 Perkins Pt
Columbiana, AL 35051-5039 | 46. Anna L Staudinger
4710 Chadwick Road #9
Cedar Falls, IA 50613 | 62. Christine Dawn Werling
4712 Chadwick Road #1
Cedar Falls, IA 50613 | 78. Roy A & Janice M Dawson
2602 Green Creek Road
Cedar Falls, IA 50613 | 94. Oster Family Limited
Partnership
Attn: Jessica Sul
3957 75th Street
Aurora, IL 60504-7914 |
| 15. Caralee K Doak
4705 Chadwick Road #11
Cedar Falls, IA 50613 | 31. Brian D Francois
1022 210th Street
Masonville, IA 50654 | 47. Svetozar Bijelic
Ela Cepalovic
4710 Chadwick Road #10
Cedar Falls, IA 50613 | 63. Nancy L Duffy
4712 Chadwick Road #3
Cedar Falls, IA 50613 | 79. Levi R & Leslie R Frost
2510 Green Creek Road
Cedar Falls, IA 50613-000 | 95. Lyle L Bergman
1624 Maplewood Drive
Cedar Falls, IA 50613-000 |
| 16. Shashidhar & Rakhee Kaparthi
432 Primrose Drive
Hudson, IA 50643 | 32. Robert D & Susan K Gerken
1351 Bayshore Drive #207
Fort Pierce, FL 34949 | 48. Madeline A Chilton
4710 Chadwick Road #11
Cedar Falls, IA 50613 | 64. William J Adam Rev Trust
1028 W Main Street
Waukon, IA 52172 | 80. Vickie Turner
2504 Green Creek Road
Cedar Falls, IA 50613 | 96. Kenneth R & Alice Lynn White
5011 Cedar Heights Drive
Cedar Falls, IA 50613 |
| | | | | | 97. R and N Investments
PO Box 728
Cedar Falls, IA 50613 |
| | | | | | 98. Ronald J Abraham
401 N Highland Drive
Cedar Falls, IA 50613 |
| | | | | | 99. Michael A Yaddof
4706 Chadwick Road #5
Cedar Falls, IA 50613 |



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date	6/11/2020
VJ Engineering 1501 Technology Parkway Cedar Falls, Iowa - 319-266-5829	
	
Rezoning Plat Part of Ideal Acres Cedar Falls, Iowa	
22	



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

June 12, 2020

Department of Community Development
City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

Re: Cedar Heights Drive Property Rezoning Request

To Whom It May Concern:

Per the City's rezoning application requirements, below please find a brief explanation of the proposal.

Cedar Heights Drive Property
Explanation of Request

The petitioner is requesting a rezoning of the subject property to MU, Mixed Use Residential for future development of both multi-family and single-family residential uses. The two residential use areas would be separated by an existing wide drainage corridor with proposed multi-family units to the east and single-family lots to the west. While there are no specific development plans at this time, the rezoning is being requested to assist with marketing to interested buyers/builders who would still be required to come back to the City for formal plan approval for ultimate product and design.

It is the petitioner's intent to add the 15-acre property to the Pinnacle Prairie project, immediately adjacent to the west and south. Doing so will result in the application of and adherence to the same high-quality development design standards of the Pinnacle Prairie development and add an additional mix of residential uses to the overall project. The City's MU District "strives to encourage innovative development that incorporates high-quality building design, careful site planning, preservation of unique environmental features with an emphasis upon the creation of open spaces and amenities that enhance the quality of life of residents." The accompanying Rezoning Concept Plan focuses on this goal and represents an idea of how the newly added MU property could be integrated into the Pinnacle Prairie project.

126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551-3639
schoppedesig



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

The proposed multi-family use on the eastern portion of the property is a compatible extension of the existing medium density residential land use immediately adjacent to the property on the north. The physical barrier of the drainage corridor to the west orients the subject property more to the east, and as such the design contemplates a grand entry from Cedar Heights Drive. The conceptual design depicts 180 total units in 6, 24-unit and 2, 18-unit three story buildings. The design incorporates an open space theme immediately upon entering the development and continues with both a visual and physical extension of this amenity throughout the site. There is a main open space corridor in the middle of the project that serves not only as a gathering space for the residents but also visually connects the project entrance to the open space and drainage corridor to the west. The space can include a variety of complementary elements such as trails, benches, and a gazebo. In addition to the more centralized open space, each individual building has access to its own open space/courtyard area on a more intimate scale. There is an interconnected system of walking paths which all lead either to the central open space corridor within the project or to a future more regional trail within the adjacent open space and drainage corridor, connecting to the Pinnacle Prairie project and trail system. The site plan also includes a dog park, a desired amenity for multi-family projects of this type.

The proposed single-family use is located west of the drainage area and as such orients westward in terms of compatible land use. This use is accordingly derived from the designated future single-family land use of the Pinnacle Prairie project adjacent to the west, and additionally from the existing single-family residences of the Green Creek Subdivision adjacent on the north. The Concept Plan illustrates how approximately 6 single-family lots could be created utilizing a cul-de-sac design.

The City's Comprehensive Plan designates the area contained in the MU rezoning request for a combination of Planned Development and Office/Business Park. The delineation between these two uses is in an unusual diagonal manner and leaves an oddly shaped triangle that would appear extremely challenging to develop. The limited and awkward size of the office/business park designated parcel and its lack of access to an arterial road do not seem conducive to development of the property for office/business park use. Given that the remainder of the property is designated as Planned Development and the proposal is to add the subject property to the Pinnacle Prairie project, also designated as Planned Development on the City's Comprehensive Plan, the requested rezoning to MU appears to be compatible with the goals of the Plan for this area. Additionally, the property located on the east side of Cedar Heights Drive across the street from the subject property is identified on the City's Plan as "Neighborhood Commercial/Mixed Use" and is entitled for a retail commercial center. Additional residential units in this area will increase the viability of the development of the site for neighborhood commercial use and provide retail and service businesses within walking distance of the proposed project.



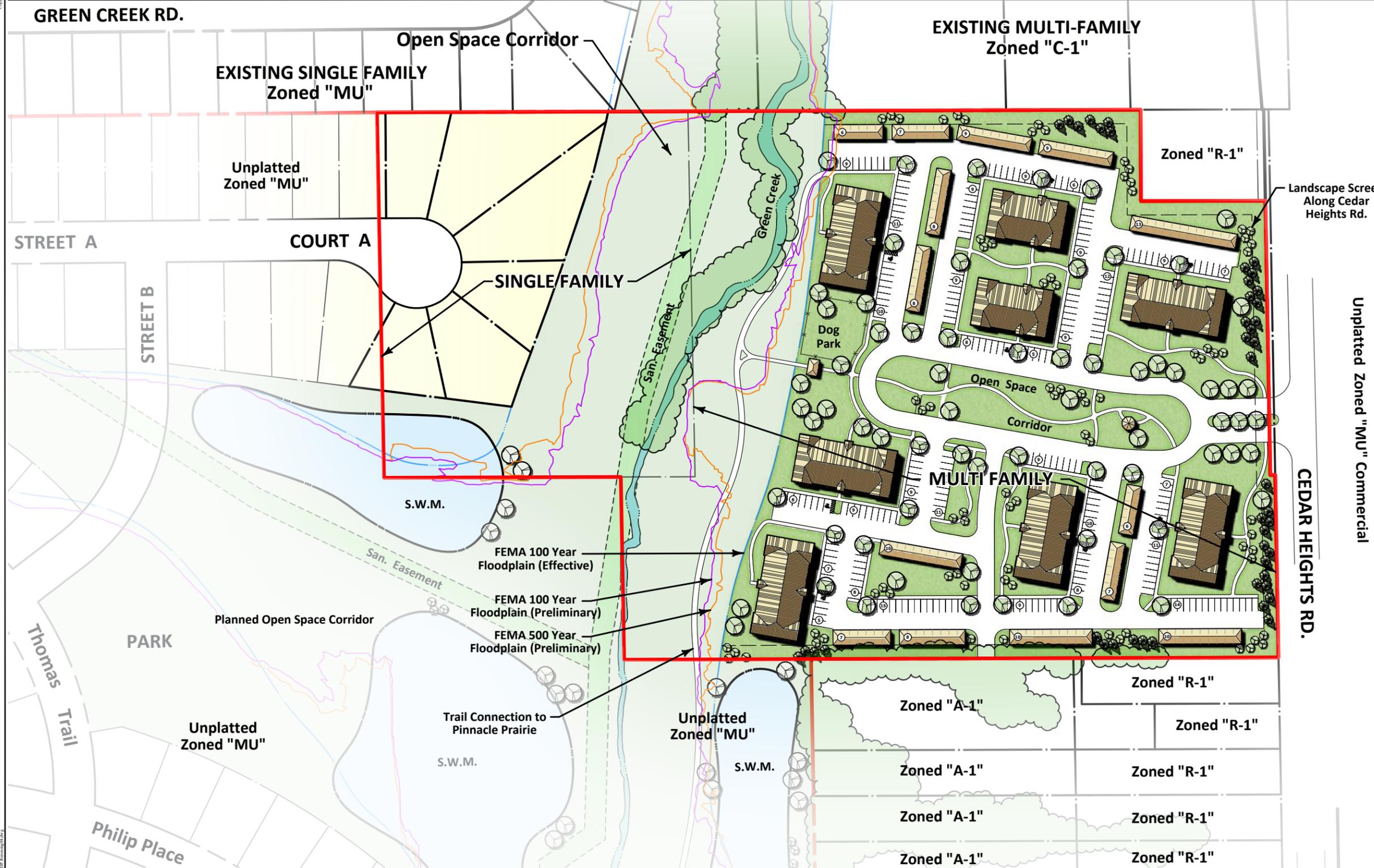
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

Thank you for your consideration, and we respectfully request a favorable review of the request.

Sincerely,

Carrie L. Hansen
Director of Planning and Government Services

CLH:



SITE DATA:

Proposed Zoning: MU

Multiple Family:

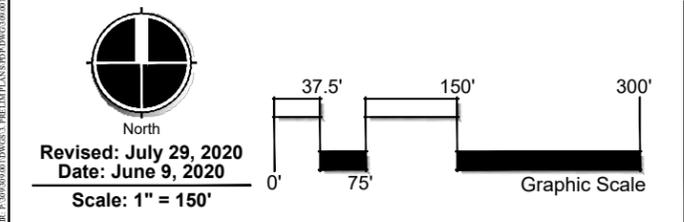
Area: ±15.3 Acres
 Dwelling Units: 180 du
 Density: 11.76 du/ac.

3 Story buildings
 18 & 24 du building

Parking (surface): 262 sp.
 Parking (garages): 118 sp.
 Total Parking: 380 sp.
 Ratio Ratio: 2.11 sp./du

Single Family:

Area: ±5.5 Acres
 Dwelling Units: 6 du
 Density: 1.1 du/ac.



REZONING CONCEPT PLAN

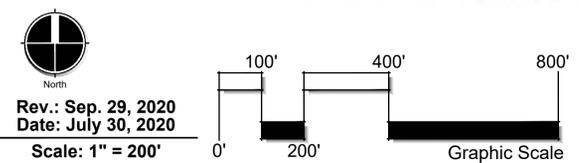
Prepared For:
Oster Family Limited Partnership

Prepared By:
Schoppe Design Associates, Inc.
 LAND PLANNING & LANDSCAPE ARCHITECTURE
 126 S. Main Street
 Oswego, IL 60543
 p: 630 551-3355
 f: 630 551-3355
 schoppedesign.com

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NOTE:
STREETS AND LOT LAYOUTS MAY NEED TO BE ADJUSTED TO ENSURE THAT NEW HOMES ARE NOT LOCATED IN THE FLOODPLAIN

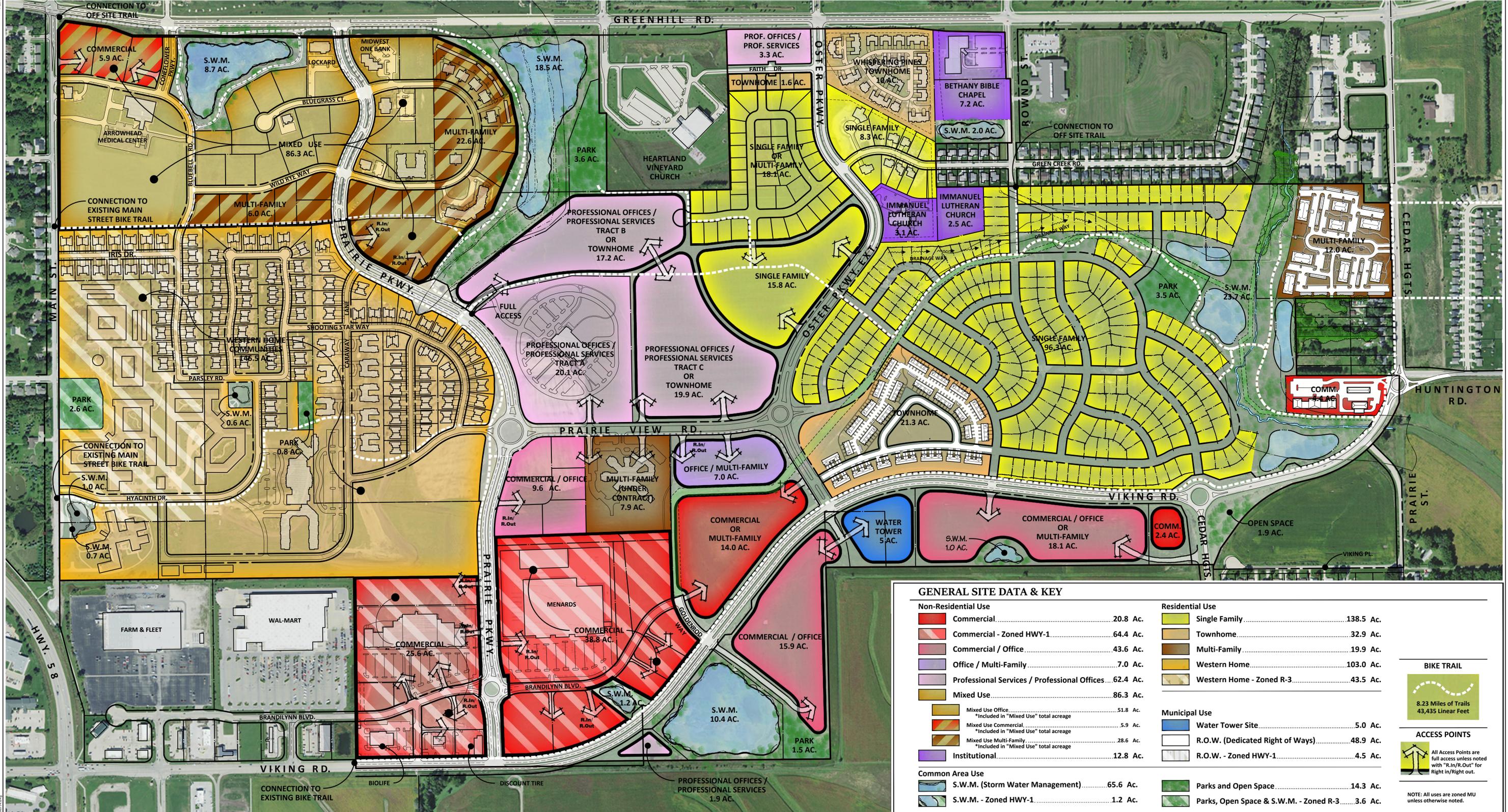


PINNACLE PRAIRIE EAST CONCEPT PLAN

LOCKARD
4501 Prairie Parkway, Cedar Falls, IA 50613
(319) 277-8000

Prepared For:
Oster Partners

Prepared By:
sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
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f: 630 551-3639
schoppedesign.net



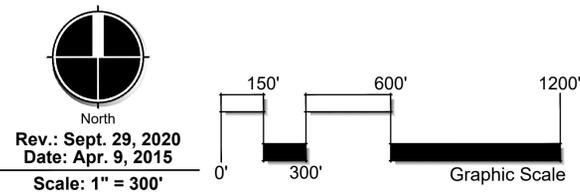
GENERAL SITE DATA & KEY

Non-Residential Use		Residential Use	
	Commercial..... 20.8 Ac.		Single Family..... 138.5 Ac.
	Commercial - Zoned HWY-1..... 64.4 Ac.		Townhome..... 32.9 Ac.
	Commercial / Office..... 43.6 Ac.		Multi-Family..... 19.9 Ac.
	Office / Multi-Family..... 7.0 Ac.		Western Home..... 103.0 Ac.
	Professional Services / Professional Offices..... 62.4 Ac.		Western Home - Zoned R-3..... 43.5 Ac.
	Mixed Use..... 86.3 Ac.	Municipal Use	
	Mixed Use Office..... 51.8 Ac.		Water Tower Site..... 5.0 Ac.
	Mixed Use Commercial..... 5.9 Ac.		R.O.W. (Dedicated Right of Ways)..... 48.9 Ac.
	Mixed Use Multi-Family..... 28.6 Ac.		R.O.W. - Zoned HWY-1..... 4.5 Ac.
	Institutional..... 12.8 Ac.	Common Area Use	
			S.W.M. (Storm Water Management)..... 65.6 Ac.
			Parks and Open Space..... 14.3 Ac.
			Parks, Open Space & S.W.M. - Zoned R-3..... 3.6 Ac.
			S.W.M. - Zoned HWY-1..... 1.2 Ac.

BIKE TRAIL
8.23 Miles of Trails
43,435 Linear Feet

ACCESS POINTS
All Access Points are full access unless noted with "R.In/R.Out" for Right In/Right out.

NOTE: All uses are zoned MU unless otherwise noted.



MASTER PLAN

LOCKARD
4501 Prairie Parkway, Cedar Falls, IA 50613
(319) 277-8000

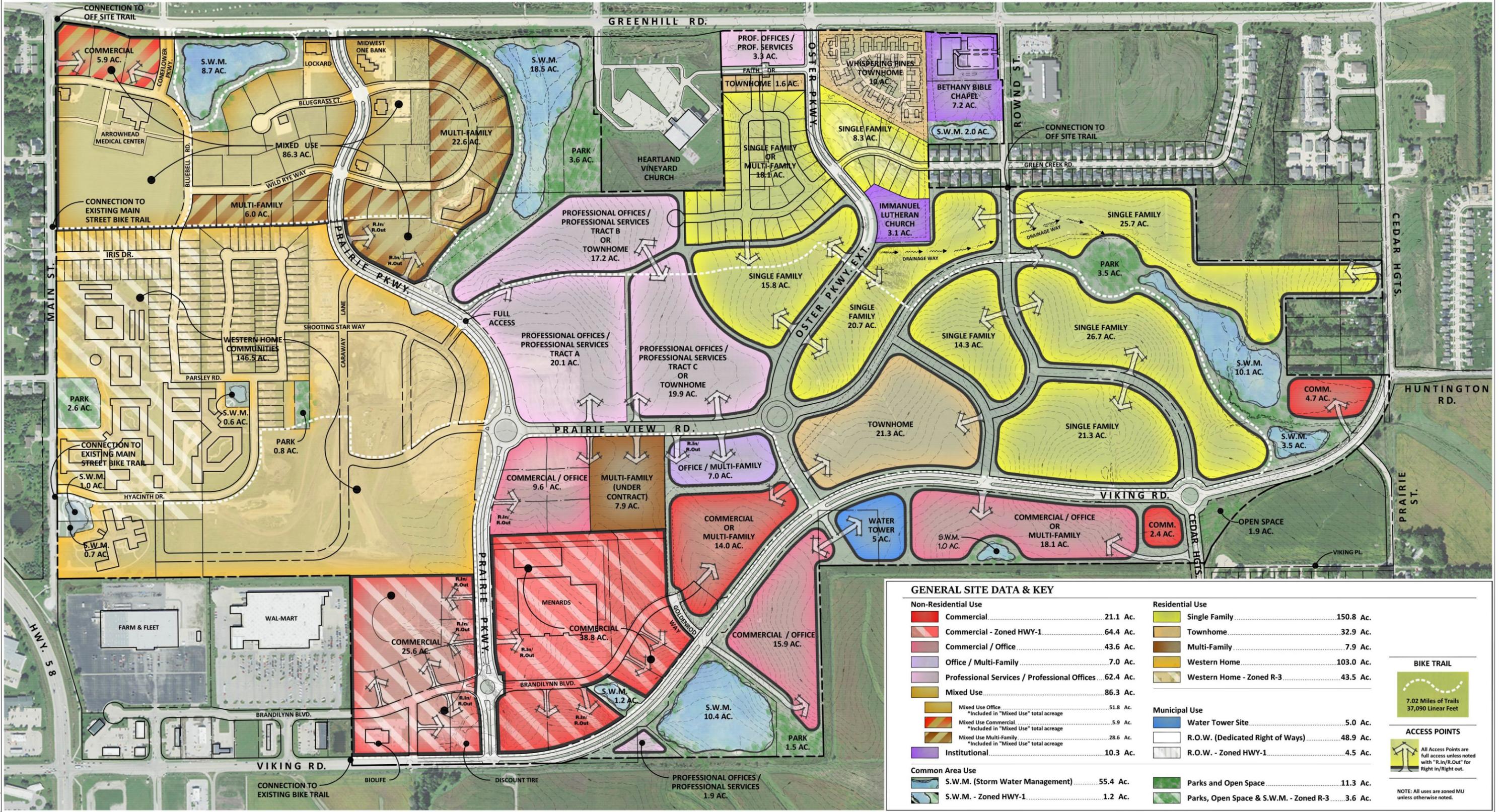
Oster Partners

sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551-3639
schoppedesign.net

Copyright Schoppe Design Associates, Inc. 2014

Item 2 309.001_MP 28



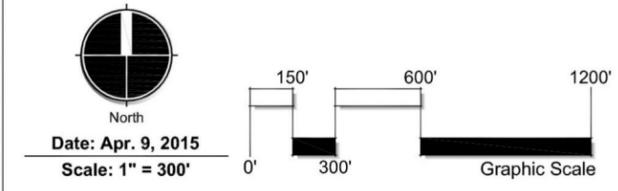
GENERAL SITE DATA & KEY

Non-Residential Use			
Commercial	21.1 Ac.	Residential Use	
Commercial - Zoned HWY-1	64.4 Ac.	Single Family	150.8 Ac.
Commercial / Office	43.6 Ac.	Townhome	32.9 Ac.
Office / Multi-Family	7.0 Ac.	Multi-Family	7.9 Ac.
Professional Services / Professional Offices	62.4 Ac.	Western Home	103.0 Ac.
Mixed Use	86.3 Ac.	Western Home - Zoned R-3	43.5 Ac.
Mixed Use Office	51.8 Ac.		
Mixed Use Commercial	5.9 Ac.	Municipal Use	
Mixed Use Multi-Family	28.6 Ac.	Water Tower Site	5.0 Ac.
Institutional	10.3 Ac.	R.O.W. (Dedicated Right of Ways)	48.9 Ac.
		R.O.W. - Zoned HWY-1	4.5 Ac.
Common Area Use			
S.W.M. (Storm Water Management)	55.4 Ac.	Parks and Open Space	11.3 Ac.
S.W.M. - Zoned HWY-1	1.2 Ac.	Parks, Open Space & S.W.M. - Zoned R-3	3.6 Ac.

BIKE TRAIL
7.02 Miles of Trails
37,090 Linear Feet

ACCESS POINTS
All Access Points are full access unless noted with "R.In/R.Out" for Right in/Right out.

NOTE: All uses are zoned MU unless otherwise noted.



MASTER PLAN

LOCKARD
4501 Prairie Parkway, Cedar Falls, IA 50613
(319) 277-8000

Oster Partners

sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

126 S. Main Street
Oswego, IL 60543
p: 630 551-33
f: 630 551-36
schoppedesign.r



- 1. Entry Level Single Family
- 2. Entry Level Single Family
- 3. Move - Up Single Family
- 4. Move - Up Single Family
- 5. Upper / Custom Single Family
- 6. Upper / Custom Single Family



1



2



3



4



5



6

SINGLE FAMILY

The single-family neighborhoods will be a blend of traditional homes and contemporary design. Each neighborhood will have a mix of lot sizes and architectural styles.

1. Minimum single story home shall be 1,200SF.
2. Minimum two story home shall be 1,600SF with a minimum first floor of 800SF.
3. Sideyard setback shall be 5'. All other setback requirements shall be per Cedar Falls ordinance
4. Fencing shall be per Cedar Falls ordinance. If chain link is used, it shall be black vinyl clad.
5. Garages that are separate from the main structure or attached by means of a garden room may have a second floor "granny flat" or work room with separate access.
6. Building Materials:
 - Exterior walls:
 - Siding; wood or vinyl clapboard
 - Brick; color range from red to brown and sand
 - Wood shingle
 - Native limestone
 - Hardi Plank
 - Cultured Stone
 - Roofing:
 - Composite shingles 30 year minimum
 - Wood shingles / shakes
 - Slate
 - Synthetic shake shingles
 - Metal roofing is not allowed

7. Landscape

- Hardscape patios shall be brick or concrete
- Wood decks shall be a natural color.
- Planting: Each single-family home shall have a minimum \$2,500 landscape package. The package shall consist of one 2.5" caliper shade tree in the rear yard; one 7'H. ornamental or evergreen tree in the front yard and a mix of shrubs, perennials and grasses.
- Street trees: Street trees shall be a minimum of 2.5" caliper and shall be planted in the parkway at the rate of one (1) tree per lot. On corner lots, two (2) street trees per lot shall be required.
- Perimeter: Where single-family lots abut a community road, a minimum 10' wide buffer planting will be provided. Buffer area shall include berming and planting. Berms shall be meandering and range in height from 2'-4'. Plantings shall be a mix of shade trees, ornamental and evergreen trees and shrubs and perennials. At time of planting, plants shall provide a minimum of 25% visual screen to the homes.



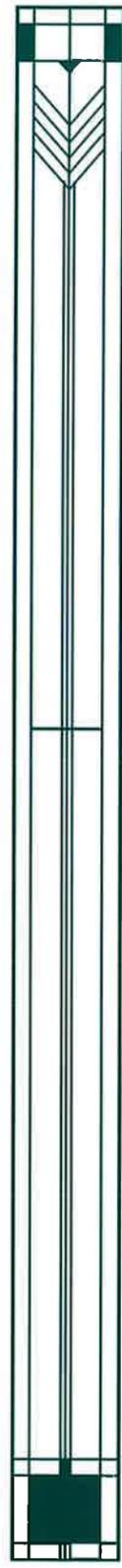
PINNACLE PRAIRIE

Cedar Falls, Iowa

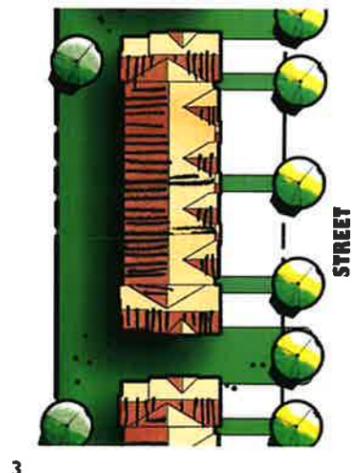
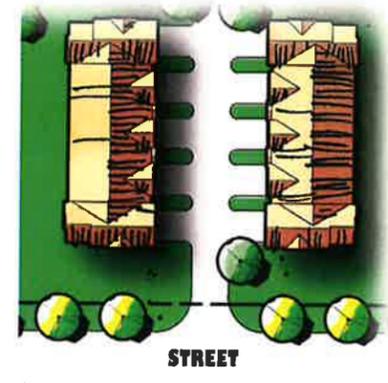
The Villages

Date:
February 23, 2016





- 1. Alley loaded townhome style unit
- 2. Typical plan view showing alley loaded townhome style unit
- 3. Typical plan view showing traditional townhome style unit
- 4. Traditional townhome style unit



ATTACHED SINGLE-FAMILY

The attached single-family neighborhoods will be a blend of traditional town homes and alley loaded court homes. Each neighborhood can have a mix of unit types and may have a mix of traditional and alley loaded homes.

- 1. Minimum single story home shall be 1,050SF.
- 2. Minimum two story home shall be 1,250SF.
- 3. Setback requirements shall be per Cedar Falls ordinance
- 4. Building Materials:

Exterior walls:

- Siding; wood or vinyl clapboard
- Brick; color range from red to brown and sand
- Wood shingle
- Native limestone
- Hardi Plank
- Cultured Stone

Roofing:

- Composite shingles 30 year minimum
- Wood shingles / shakes
- Slate
- Synthetic shake shingles
- Metal roofing is not allowed

5. Landscape

- Hardscape patios shall be brick or concrete
- Wood decks shall be a natural color.
- Planting: Each unit shall have a minimum \$1,500 landscape package. Plants are encouraged to be native species or hybrids of native species.
- Street trees: Street trees shall

be a minimum of 2.5" caliper and shall be planted in the parkway at the rate outlined in Cedar Falls ordinances.



PINNACLE PRAIRIE

Cedar Falls, Iowa

The Villages

Date:
February 23, 2016





- 1. Typical 3-story multi-family units with underground parking
- 2. Typical 4-story multi-family units with underground parking
- 3. Typical 3-story multi-family units with at grade garage parking
- 4. Typical 3-story multi-family units with underground parking
- 5. Typical 3-story multi-family units with at grade garage parking



1



2



3



4



5

MULTI-FAMILY

The multi-family neighborhoods may be a blend of rental and condominium units. Each neighborhood is intended to provide housing opportunities for those who do not wish to own a traditional home or town home or do not wish to purchase at their particular time in life.

- 1. Minimum unit size shall be 850SF.
- 2. Setback requirements shall be per Cedar Falls ordinances
- 3. Garages will be provided for minimum of 50% of all units. Garages may be internal to the main structure or in a separate location near the building.
- 4. Building Materials:
 - Exterior walls:
 - Siding; wood or vinyl clapboard
 - Brick; color range from red to brown and sand
 - Stucco / plaster
 - Wood shingle
 - Native limestone
 - Cultured Stone or approved equal shall be allowed in lieu of natural stone & full brick.
 - Roofing:
 - Composite shingles 30-year minimum
 - Wood shingles / shakes
 - Slate
 - Synthetic shake shingles
 - Metal roofing is not allowed.
- 6. Landscape
 - Hardscape patios shall be brick or concrete
 - Decks shall be cedar or redwood

- Planting: Each unit shall have a minimum \$1,000 landscape package exclusive of sod or seed cost. Plants are encouraged to be native species of hybrids of native species.
- Street Trees: Street trees shall be a minimum of 2.5" caliper and shall be planted in the parkway at the rate of one (1) tree per 50' of frontage.
- Perimeter: Where multi-family lots abut a community road, a minimum 10' buffer planting area will be provided. Buffer will include berming and planting. Berms shall be meandering and range in height from 4'-8'. Plantings shall be a mix of shade trees, ornamental and evergreen trees, shrubs and perennials. At time of planting, plants shall provide a min. of 20% visual screen to the homes.



To the City of Cedar Falls Iowa

PETITION

We, the residents of Cedar Falls living on Green Creek Road object to the construction of a street connection between the proposed multi-family housing units off Cedar Heights Drive and the cul-de-sac behind our single family residential neighborhood (Lot 13 "94" Ideal Acres). The proposed street connection would substantially increase traffic flow onto Rownd Street causing high traffic volumes and congestion and endangering the lives of children in our neighborhood, and from the Immanuel Lutheran school and church on Rownd Street. It would also substantially increase traffic congestion at the light servicing the Rownd/Green Hill intersection adding the potential for an increase in traffic accidents at the intersection.

We, the residents of Cedar Falls living on Green Creek are also petitioning the City of Cedar Falls to rezone the entire area highlighted in yellow on the city Master Plan from MU (multi-use) to R1 (single family residential). We believe this rezoning would discourage the future invasion of the area for commercial and business purposes and secure the proposed development area as single family residential as has been promised in the past.

2625 Green Creek Rd

Sean P. Rohret



2507 Green Creek Rd

Kyle Corson



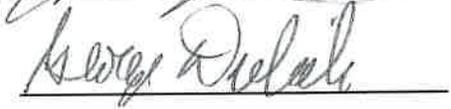
2570 Green Creek Rd

Levi Frost



2525 Green Creek Rd

George Drelich



2529 Green Creek Rd

Cody Chne



2608 Green Creek Rd

Lisa Krems



2704 Green Creek Rd

ISMETA SISIC

ISMETA SISIC

1801 Green Creek Rd

Kari Sanfilippo

Kari Sanfilippo

2419 Green Creek Rd

Adam Halvarson



2415 Green Creek Rd

Anita Wiebke

Anita Wiebke

2311 Green Creek Rd

LEE ANN REMETCH

Lee Ann Remetch

2019 Green Creek Rd

Mark A Lohma

Mark A Johnson

To the City of Cedar Falls Iowa

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<u>2011</u>	<u>Green Creek Rd</u>	<u>NANCY ARN McGRANE Nancy Arn McGrane</u>	<u>Nancy Arn McGrane</u>
<u>2108</u>	<u>Green Creek Rd</u>	<u>Clyff Mays</u>	<u>Clyff Mays</u>
<u>2120</u>	<u>Green Creek Rd</u>	<u>Jim Weimer</u>	<u>Jim Weimer</u>
<u>2120</u>	<u>Green Creek Rd</u>	<u>Erin Weimer</u>	<u>Erin Weimer</u>
<u>1801</u>	<u>Green Creek Rd</u>	<u>Joshua Sanfilippo</u>	<u>Joshua Sanfilippo</u>
<u>2128</u>	<u>Green Creek Rd</u>	<u>JASON MILLER</u>	<u>JA</u>
<u>2210</u>	<u>Green Creek Rd</u>	<u>Admir Mehmedovic</u>	<u>Admir Mehmedovic</u>
<u>2222</u>	<u>Green Creek Rd</u>	<u>Matthew Cohea</u>	<u>Matthew Cohea</u>
<u>2222</u>	<u>Green Creek Rd</u>	<u>Kathy Cohea</u>	<u>Kathy Cohea</u>
<u>2001</u>	<u>Green Creek Rd</u>	<u>Matt Gerdes</u>	<u>Matt Gerdes</u>
<u>2712</u>	<u>Green Creek Rd</u>	<u>Mary Jo Michael</u>	<u>Mary Jo Michael</u>
<u>2715</u>	<u>Green Creek Rd</u>	<u>Chris Fretheim</u>	<u>Chris Fretheim</u>

To the City of Cedar Falls Iowa

PETITION

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2632 Green Creek Rd

Lisa Hubbard

Lisa Hubbard

2408 Green Creek Rd

Michael Koehn

Michael Koehn

2320 Green Creek Rd

Monica L Boyer

Monica L Boyer

2320 Green Creek Rd

Joseph Boyer

Joseph Boyer

2517 Green Creek Rd

DANIEL FENCL

DANIEL FENCL

2517 Green Creek Rd

Sally Fencl

Sally Fencl

_____ Green Creek Rd



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: Jaydevsinh Atodaria (JD), Planner I
DATE: October 8, 2020
SUBJECT: New Projected Awning and Sign review of property in the Central Business District Overlay

REQUEST: New projected awning and signage on façade

PETITIONER: N.R.G Pilates ; Contractor: Nagle Signs

LOCATION: 114 W 5th Street

PROPOSAL

The contractor Nagle Signs on behalf of their client N.R.G Pilates, owner of 114 W 5th Street is requesting a design review for putting up a new projected awning and projecting sign over public sidewalk at 114 W 5th Street in the Central Business District Overlay Zoning District.

BACKGROUND

The petitioner proposes to add a new projected awning structures and a projecting sign over public sidewalk for branding the new business N.R.G Pilates at the south east corner of 5th Street and Washington Street. The new awning and signage would be a new makeover for the existing building façade both along W. 5th Street and Washington Street. The property is located in 500 block of Washington Street with entrance facing the Washington Street, see image to the right.



This item requires review by the Planning and Zoning Commission and the City Council due to the fact that this property is located within the Central Business District (Section 26-189). The downtown district requires a building site plan review (i.e. design review) for any “substantial improvement” to an exterior façade, including new projecting signs and awnings. A substantial improvement to properties in the Central Business District Overlay is defined in Section 26-189 (f) and reads as follows:

"Substantial improvement" includes any new building construction within the overlay district or any renovation of an existing structure that involves any modification of the exterior appearance of the structure by virtue of adding or removing exterior windows or doors or altering the color or exterior materials of existing walls. All facade improvements, changes, alterations, modifications or replacement of existing facade materials will be considered a substantial improvement. Included in this definition are any new, modified or replacement awning structures or similar material extensions over the public sidewalk area. A substantial improvement also includes any increase or decrease in existing building height and/or alteration of the existing roof pitch or appearance."

In this case, proposal is to place new projecting awning structures and a new sign that overhangs the public sidewalk, the Planning and Zoning Commission and City Council must review and approve the request. Not all signs are reviewed in this manner. If a sign or projecting sign is simply replaced, review of this level is not triggered and a permit can be issued with only staff level review.

ANALYSIS

The applicant is proposing to install new projected awning and new signage projecting over public sidewalk advertising the new tenant, “N.R.G Pilates”. The projecting awnings along the W 5th Street are approximately 7 feet, 6 inches wide by a foot, 3 inches tall and the projecting awning along the Washington Street is approximately 4 feet wide by a foot, 3 inches tall.

All Blade signs and awnings projecting within the Central Business District are required to have at least minimum clearance height of 8 feet above the pedestrian ways and projecting signs shall project no further than half width of the sidewalk that the storefront is located on or five feet, whichever is less.(Section 26-189 (j)(2)). Proposed awning will be placed on both north elevation facing W 5th Street and west elevation facing the Washington Street. The proposed projecting awning projects about 3 feet over the public sidewalk and has an approximate 8 foot clearance above pedestrian ways. The sidewalk at this location is approximately 10 feet wide. Proposed awning structure will be made from aluminum tube extrusions with a covering of Sunbrella Ginko fabric, the awning will be colored in sage green color.

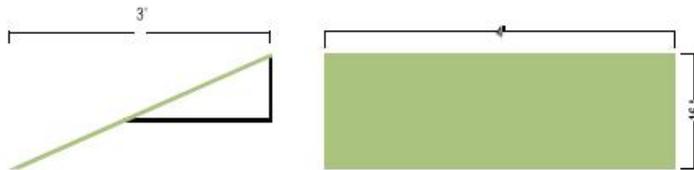
Projecting signs within the Central Business District cannot exceed 40 square feet per sign face and wall signs cannot exceed ten percent of the total storefront area (Section 26-189 (j)(2)). All projecting signs over pedestrian ways require ten feet clear distance above the pedestrian ways. (Section 26-189 (j)(2)). The proposed projecting sign is round in shape with aluminum faces and acrylic letterings on it. Sign will be a two tone sign with black and sage green colors. The contrast color pallet will allow the sign to be easily visible. The diameter of the sign is about 4 feet, 6 inches and will be having the total area about 20 square feet per sign face. Projecting sign is going to be placed along the W 5th Street façade with five feet of projection over public sidewalk and maintaining ten feet clear distance from the public sidewalk. The proposal for signage meets the district signage requirements.

The proposed new awning and placement of the signs meet city code. If approved by the Planning and Zoning Commission, this item will be placed on the next regularly scheduled City Council meeting. If the City Council approves this request, a sign permit will be issued for the new projected sign and awning.



Projecting sign:
-063 Aluminum faces with 1/8" thick acrylic lettering
-Polyurethane painted finishes

PMS 577 AWNINGS & PROJECTION SIGN TO BE INSTALLED WITH WEJ-IT ANCHORS AND EPOXY IF NEEDED



AWNINGS & PROJECTION SIGN TO BE INSTALLED WITH WEJ-HIT ANCHORS AND EPOXY IF NEEDED

- Awnings:
- Welded 1" aluminum tube frames painted black with polyurethane finish
 - Sunbrella Ginko 4685 fabric stretched on frames and secured with stainless steel staples

TECHNICAL COMMENTS

No comments.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the submitted design review for 114 W 5th Street.

PLANNING & ZONING COMMISSION

Discussion/Vote
10/14/2020



September 16, 2020

JAYDEVSINH ATADORIA
CEDAR FALLS BUILDING SERVICES
220 CLAY ST
CEDAR FALLS IA 50613

RE: SUPPLEMENTAL INFORMATION FOR SIGN PERMIT
NRG PILATES
114 W 5th ST
CEDAR FALLS IA 50613

NRG Pilates moved from downtown to College Square Mall several years ago, and now has the good fortune to return to a new location. Nicky Miller's storefront will wrap around the northwest corner of the building, with street-level windows facing 5th St and Washington St. The sole entrance to the business is on the west elevation, facing Washington Street, while the north elevation has a much wider sidewalk.

To maximize visibility to Main Street, a corner projecting sign and coordinating window awnings are proposed. The projecting sign will be mounted at a 135 degree angle from the west and north faces of the building, and will be painted black and sage green to match the canvas-covered awnings. All elements will provide greater than 8' clearance above the sidewalk. Only the projecting sign will include branding – there are no graphics or lettering on the awnings.

Please refer to technical drawings submitted with sign permit application #M6FFYT on CF1Stop.com.

Mason Fromm
319-404-8811

WATERLOO

 1020 Wilbur Ave. PO BOX 2098
Waterloo, IA 50704
 319-233-4604 • 800-728-4604
Fax: 319-233-7514

MARSHALLTOWN

 605 Iowa Ave. West
Marshalltown, IA 50158
 641-752-6608 • 888-656-7446
Fax: 641-752-6968

 naglesigns.com





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1020 Wilbur Ave. PO BOX 2098
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641-752-6608 · 888-656-7446
Fax: 641-752-6968

PROJECT

NRG PILATES

LOCATION

CEDAR FALLS, IA

REPRESENTATIVE

MASON

DESIGNER

HMF

SKETCH #

9-18-20 A

SCALE

FILE NAME

NRG/2020/
9-18-20.PFD

PRINT FILE(S)

REVISION(S)

- 1 -
- 2
- 3
- 4
- 5

WORK ORDER #



CLIENT APPROVAL

SIGNATURE/DATE



PMS 577 AWNINGS & PROJECTION SIGN TO BE INSTALLED WITH WEJ-IT ANCHORS AND EPOXY IF NEEDED



Projecting sign:
 -.063 Aluminum faces with 1/2" thick acrylic lettering
 -Polyurethane painted finishes



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Fax: 641-752-6968

PROJECT

NRG PILATES

LOCATION

CEDAR FALLS, IA

REPRESENTATIVE

MASON

DESIGNER

HMF

SKETCH #

9-18-20 A2

SCALE

FILE NAME

NRG/2020/
9-18-20.PFD

PRINT FILE(S)

REVISION(S)

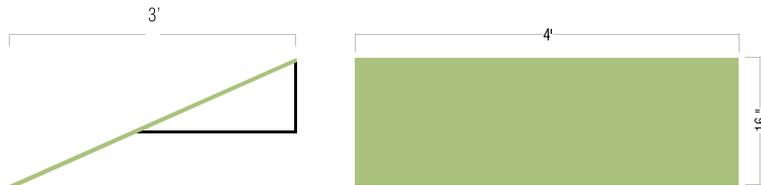
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- 5

WORK ORDER #



CLIENT APPROVAL

SIGNATURE/DATE



AWNINGS & PROJECTION SIGN TO BE INSTALLED WITH WEJ-IT ANCHORS AND EPOXY IF NEEDED

Awnings:

- Welded 1" aluminum tube frames painted black with polyurethane finish
- Sunbrella Ginko 4685 fabric stretched on frames and secured with stainless steel staples



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Thom Weintraut, AICP, Planner III
DATE: October 8, 2020
SUBJECT: Rezoning Request 2128 College Street (RZ20-007)

REQUEST: Rezone property from C-3: Commercial District and R-4: Multiple Residence District, to C-3: Commercial District.

PETITIONER: Levi Architecture; **OWNER:** S&G PAK, LLC

LOCATION: 2128 College Street

PROPOSAL

The proposal is to rezone a 0.4 acre (17,424 SF) property located at 2128 College Street, which currently has split zoning from the C-3: Commercial District and R-4: Multiple Residence District, to C-3: Commercial District. The property is located at the northeast corner of the intersection of College Street and W 22nd Street.

BACKGROUND

The commercial building on this property was constructed in 1964. The parcel is one of four (4) along the east side of College Street between 21st and 22nd Streets with split zoning: the west portion, approximately 85 feet along College Street is zoned C-3: Commercial District, and the east portion (rear), approximately 47 feet in depth, is zoned R-4: Multiple Residence District. The zoning district boundary is aligned with the zoning district boundary for the properties located between 20th and 21st Streets, where an alley is the east district boundary. It is likely the zoning boundaries were established when the Zoning Ordinance was adopted in 1970 and did not follow a property line or have a surveyed



legal description. The applicant is proposing to rezone the parcel based on the legal description to C-3 Commercial District to insure the complete C-3 zoning coverage of the entire property. The property is also located in the College Hill Neighborhood Overlay Zoning District. The property owner is requesting the zoning change to provide uniformity and compliance of the current use of the entire property and to afford a more streamlined redevelopment process for mixed use development in the future.

ANALYSIS

CURRENT ZONING

The R-4 Multiple Residence District serves as a transition zone between lower density residential districts and commercial districts. In addition to residential uses, the R-4 Residence district allows uses such as funeral home, hotels, personal services and medical and professional offices, but excludes retail uses.

The request is to change the zoning on 0.4 acres of land at 2128 College Street from R-4: Multiple Residence District to C-3: Commercial District. The site contains a building which houses a wine, liquor and tobacco/vape store. The uses along the east side of College Street north of the site are a duplex house and two (2) former single-family houses that have been converted into four (4) residential units each. Adjacent to the east is a city-owned parking lot at the corner of 22nd and Olive Street and a single-family residence north of the parking lot. Across the College Street going north starting at 22nd and College Streets in a multi-tenant commercial building, a nine (9) unit residential building, the Hidden Valley Apartments and lastly at the southwest intersection of 20th Street and College Street is a Kwik Star convenience store/gas station. On both sides of College Street south of 22nd Street is the main core of the College Hill commercial area.

PROPOSED ZONING

The C-3 Commercial District Zone designation allows for a broad range of commercial and retail uses. While this request does not include immediate changes to the use or site, the rezoning should make redevelopment easier in the future by providing uniform zoning. It should be noted, the site is currently non-conforming with regard to driveway access width, parking lot setback and parking lot standards. It is also noncompliant with the standards of the CHN: College Hill Neighborhood Overlay Zoning District (see below). A majority of this parcel is zoned C-3 Commercial District, and has likely been since adoption of the Zoning Ordinance. This request will bring an existing commercial use closer to conformance by making the entire parcel commercially zoned.

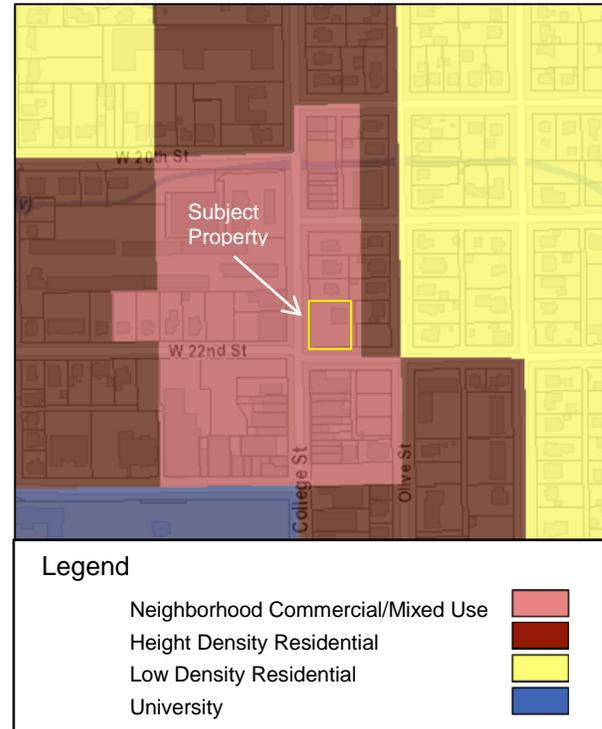
This site is also located within the CHN: College Hill Neighborhood Overlay Zoning District. The purpose of the CHN is to regulate development and land uses in the College Hill neighborhood and to provide guidance for building and site design standards, maintenance and development of the residential and business districts in a manner that compliments the University of Northern Iowa campus, promotes community vitality and safety and strengthens commercial enterprise. The CHN encourages the placement of non-residential and commercial buildings to the front and corner of lots with a zero to 15 foot maximum setback from street lot lines to foster street activity and parking is prohibited in front and side yards. While there is no proposal for redevelopment of the property currently, the site would need to address these standards if it were further developed in the future. The proposed zoning will allow the possibility for further development of the site by clearing up the split zoning. Staff finds that facilitating further development or redevelopment in a manner that is consistent with the CHN

would be beneficial to the overall health of the College Hill Business District.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Map identifies this entire property and the properties to the north and south along both sides of College Street as Neighborhood Commercial/Mixed Use. One of the characteristics of this land use category is that it includes a range of low impact commercial uses providing a variety of neighborhood services. The College Hill Neighborhood section of the Comprehensive Plan encourages bringing mixed-used development to College Street between 21st and 22nd Street to provide a link to the “Upper Hill” and “Lower Hill” with a more cohesive, walkable retail area.

The future land use designated for the entire property is Neighborhood Commercial/Mixed Use, so amending the Future Land Use Map would not be necessary. The requested C3 Zoning is consistent with the Comprehensive Plan.



ACCESS TO PUBLIC SERVICES

The property is located in a developed area of the city and will have access to all utilities and public services.

ACCESS TO ADEQUATE STREET NETWORK

The property currently has access from both College Street and W 22nd Street: however, the current access configuration is non-conforming with the College Hill Neighborhood Overlay Zoning District and the City’s access standards. There are two very wide curb cuts, one on College Street and one on 22nd Street that likely date to a time when the site was a gas station. These large curb cuts interrupt the walkable character of the street and create vehicular conflict points close to the corner. If the site is redeveloped or further developed in the future, these access points would be reviewed for modification as a part of the site plan process.

PUBLIC NOTICE

City staff mailed letters to the surrounding property owners notifying them of the rezoning request.

TECHNICAL COMMENTS

The City technical staff, including Cedar Falls Utilities, has no concerns with the proposed rezoning request, other than what is noted above with regard to excessive driveway access points.

STAFF RECOMMENDATION

Gather any comments from the Planning and Zoning Commission and public then continue the

discussion on this rezoning request and set the date for public hearing for the next Planning and Zoning Commission meeting on October 28, 2020.

PLANNING & ZONING COMMISSION

Introduction

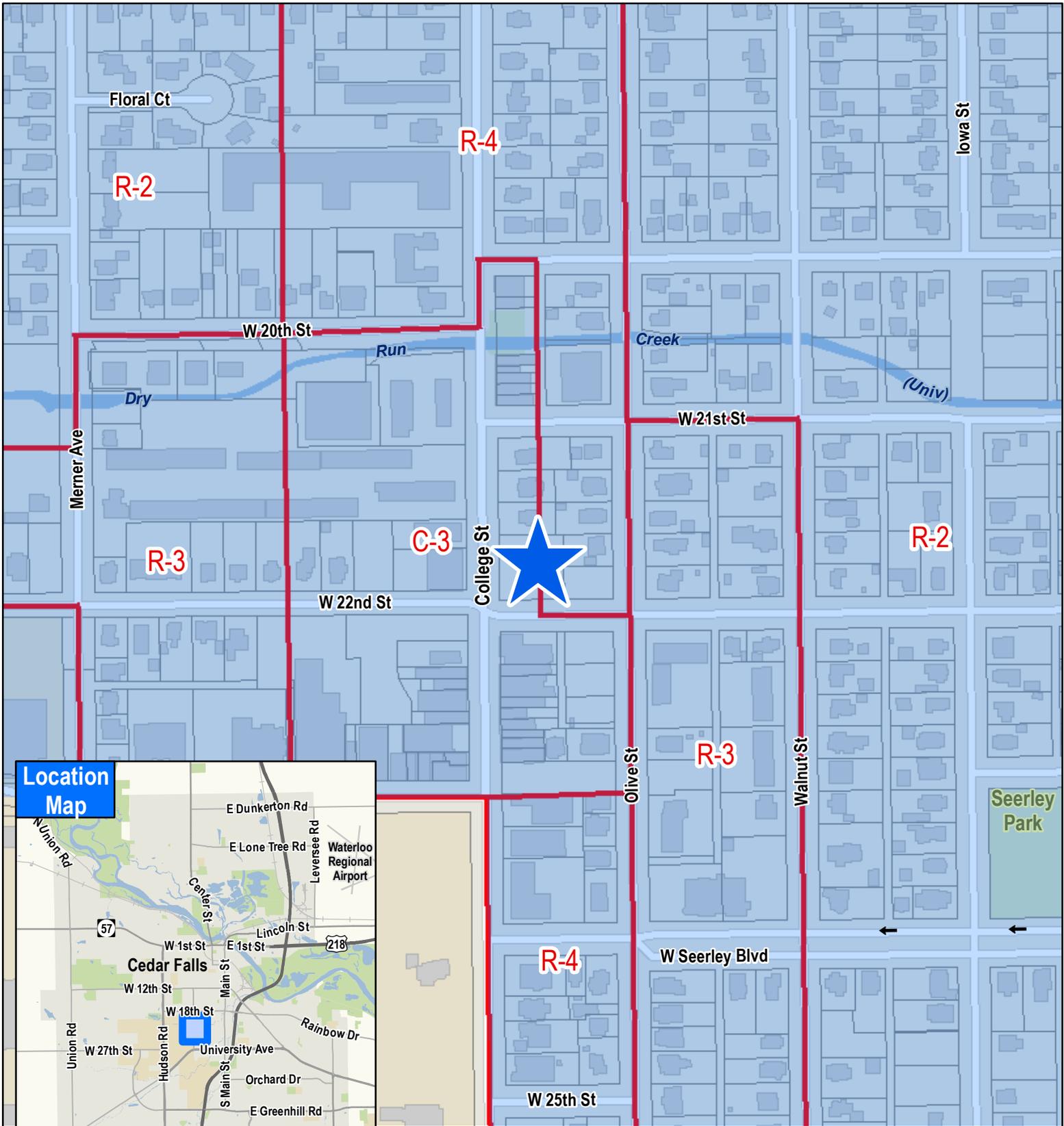
10/14/2020

Attachments: Location Map
 Rezoning Aerial Photo
 Notice to Property Owners

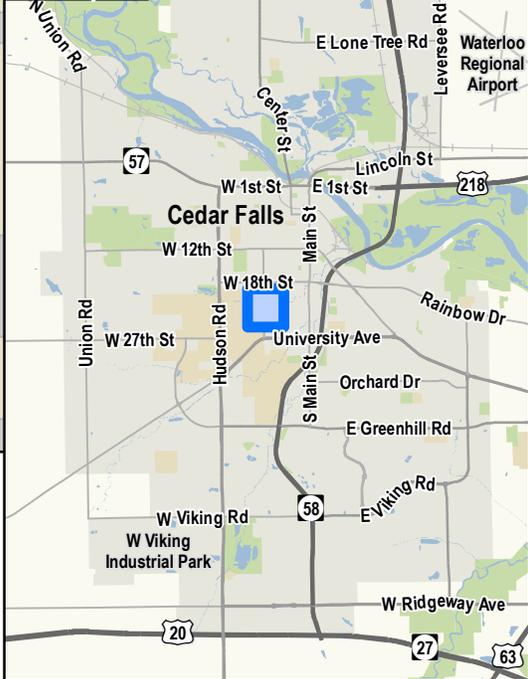
Cedar Falls Planning & Zoning Commission

October 14, 2020

Item 4.



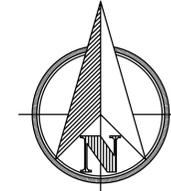
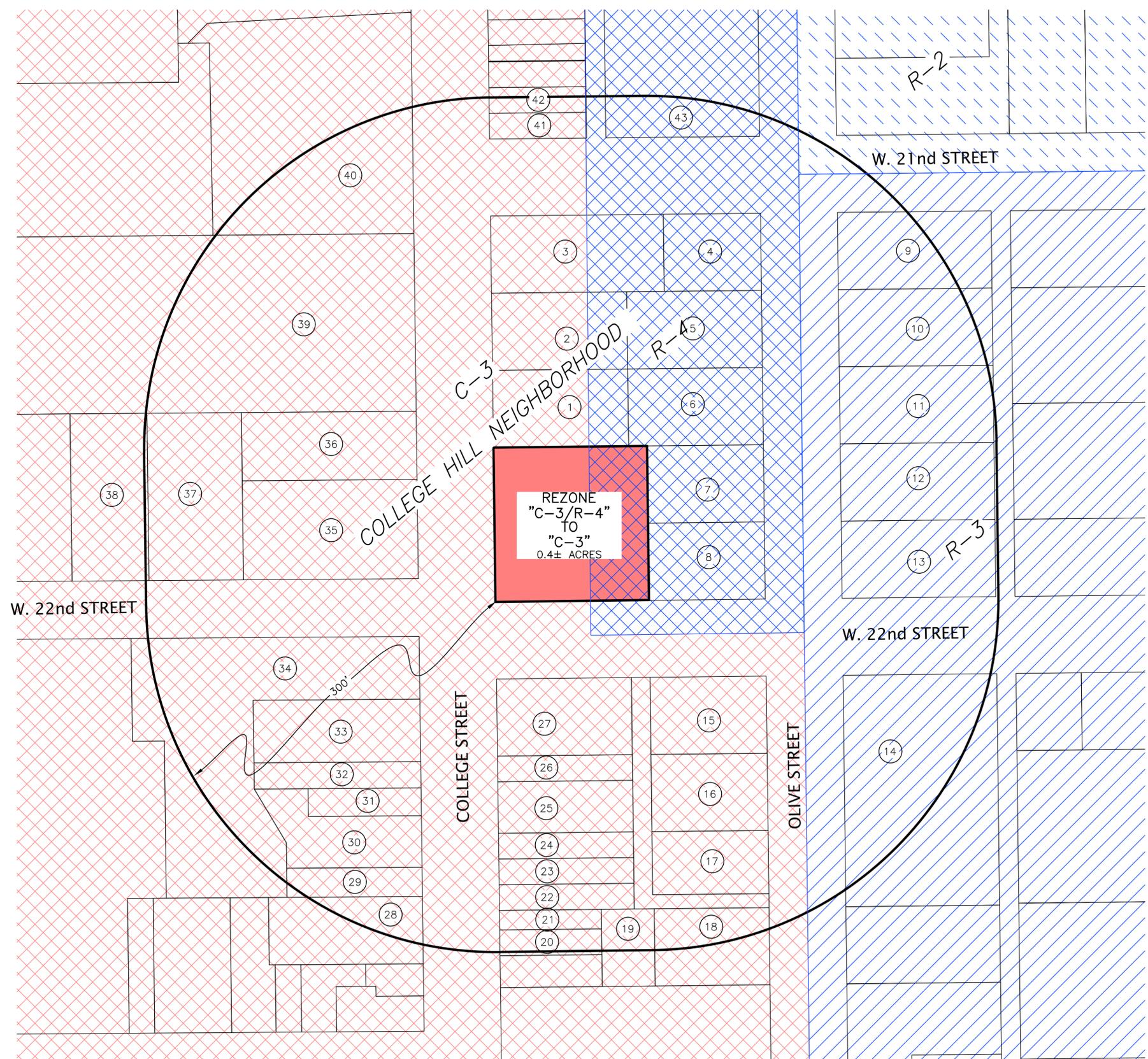
Location Map



Bani's - 2128 College St
R-4 to C-3

PROPERTIES WITHIN 300 FEET
OF
LOT NO. THREE (3), EXCEPT THE EAST
FIVE (5) RODS THEREOF, AND THE WEST
ONE HUNDRED THIRTY-TWO (132) FEET
OF LOT NO. FOUR (4) IN "NORMAL PLAT"
IN THE CITY OF CEDAR FALLS, BLACK
HAWK COUNTY, IOWA.

SEE ATTACHED SHEETS FOR
PROPERTY OWNER NAMES
AND ADDRESSES



NOTE:
CONCEPT PLAN IS BASED ON GIS AND RECORD
DATA AVAILABLE AND SUBJECT TO ACTUAL SITE
CONDITIONS.