



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, APRIL 24, 2019
5:30 PM AT CITY HALL**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of April 10, 2019.

Public Comments

Old Business

- 2. College Hill Neighborhood Overlay District - Site Plan Review: 2119 College Street (DEFERRED)**

Location: 2119 College Street, 925 W. 22nd Street, & 1003 W. 22nd Street

Applicant: CV Commercial, LLC., Owner; Slingshot Architects, Architect

Previous discussion: November 28, 2018, December 12, 2018, January 9, 2019

Recommendation: Recommend Approval

P&Z Action: *Item deferred until City Council considers proposed zoning code amendments for the College Hill Overlay Zoning District*

3. **Furn Subdivision Preliminary and Final Plat**

Location: 6301 University Avenue (former Younkers store)

Applicant: College Square Realty, LLC (Owner)

Previous discussion: March 27, 2019

Recommendation: Recommend approval

P&Z Action: *Review and make a recommendation to City Council*

4. **S-1 District Site Plan Review – Ashley Homestore**

Location: 6301 University Avenue (former Younkers store)

Applicant: College Square Realty, LLC (Owner)

Previous discussion: March 27, 2019

Recommendation: Recommend approval

P&Z Action: *Review and make a recommendation to City Council*

New Business

Commission Updates

Adjournment

Reminders:

- * May 8th and May 22 Planning & Zoning Commission Meetings
- * May 6th and May 20th City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
April 10, 2019
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, April 10, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Giarusso, Hartley, Holst, Larson, Leeper, Oberle and Wingert. Adkins and Saul were absent. Karen Howard, Community Services Manager, David Sturch, Planner III and Iris Lehmann, Planner I, were also present.

- 1.) Chair Holst noted the Minutes from the March 27, 2019 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Ms. Giarusso seconded the motion. The motion was approved unanimously with 7 ayes (Giarusso, Hartley, Holst, Larson, Leeper, Oberle and Wingert), and 0 nays.
- 2.) The Mayor was present to present former Commission Member Hillery Oberle with a Challenge Coin and a plaque for her service to the community as well as to welcome newest member Leslie Prideaux. Ms. Oberle thanked the Mayor, City staff and the fellow commissioners for the pleasure of serving with them.
- 3.) The first item of business was an S-1 District Site Plan Review for Ashley Homestore. The item was deferred to the next meeting.
- 4.) The next item for consideration by the Commission was the preliminary and final plats for Ashley Furniture. The item was deferred to the next meeting.
- 5.) The Commission then considered right-of-way vacation on Irving Street. Chair Holst noted that he had a conflict of interest with the item and Acting Chair Leeper introduced the item. Mr. Sturch provided background information explaining that a request was submitted by the Western Home to vacate right-of-way for a portion of Irving Street. He provided some of the background of the area and explained the process to vacate the right-of-way. He discussed the proposal, explaining that the Western Home will assume the maintenance and snow removal, and ownership of the sanitary sewer will be transferred to the Western Home. The City will retain permanent access and utility easements. Staff recommends approval of the right-of-way vacation with various stipulations.

Mr. Hartley made a motion to approve. Ms. Prideaux seconded the motion. The motion was approved unanimously with 6 ayes (Giarusso, Hartley, Larson, Leeper, Oberle and Wingert), 1 abstention (Holst) and 0 nays.
- 6.) The next item of business was a College Hill Sign review at 2020 College Street. As Chair Holst also had a conflict of interest with this item, Acting Chair Leeper introduced the item. Ms. Lehmann provided background information, explaining that the owner is

requesting signage approval for a new business, Oh My Grill. The proposal includes reusing the existing awning and installing a new 5' x 5' lighted aluminum projecting sign. The proposed signage meets all requirements and staff recommends approval.

Mr. Larson made a motion to approve. Mr. Hartley seconded the motion. The motion was approved unanimously with 6 ayes (Giarusso, Hartley, Larson, Leeper, Oberle and Wingert), 1 abstention (Holst) and 0 nays.

- 7.) The next item for consideration by the Commission was a College Hill sign review for 2125 College Street. Chair Holst introduced the item and Ms. Lehmann provided background information. She stated that the owner is proposing a new signage plan for their tenant, Buzz. The request is for one new wall sign as well as one new projecting sign that will be on the east side of the building. The proposed signage meets all requirements and staff recommends approval of the request.

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

- 8.) Ms. Howard briefly commented on Downtown Visioning meeting, noting that it was very well attended and went very well and encouraged the Commission to attend the upcoming events for the community design charrette the first week of June.

- 9.) As there were no further comments, Mr. Hartley made a motion to adjourn. Mr. Leeper seconded the motion. The motion was approved unanimously with 7 ayes (Giarusso, Hartley, Holst, Larson, Leeper, Oberle and Wingert), and 0 nays.

The meeting adjourned at 5:49 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Shane Graham, Planner II
Matt Tolan, Civil Engineer II
DATE: April 18, 2019
SUBJECT: Furn Subdivision, Preliminary & Final Plats

REQUEST: Request to preliminary and final plat one (1) lot as the Furn Subdivision

PETITIONER: College Square Realty, LLC (Owner); VJ Engineering (Surveyor)

LOCATION: 6301 University Avenue (Former Younkers Department Store)

PROPOSAL:

The applicant, Igal Nassim with College Square Realty, LLC, is proposing to subdivide the former Younkers store located at the east end of College Square Mall onto its own lot, for the purpose of selling the lot to a buyer who will redevelop the store for a new Ashley Homestore (see proposed parcel outlined in red in the image to the right). The current store is 83,524 square feet in size, and the proposal from the buyer would be to add a 15,526 square foot addition onto the front of the store, for a total store size of 99,050 square feet.

BACKGROUND:

College Square Realty, LLC purchased the 42-acre mall property in March 2015. This included the main mall building, as well as 9 additional buildings located in

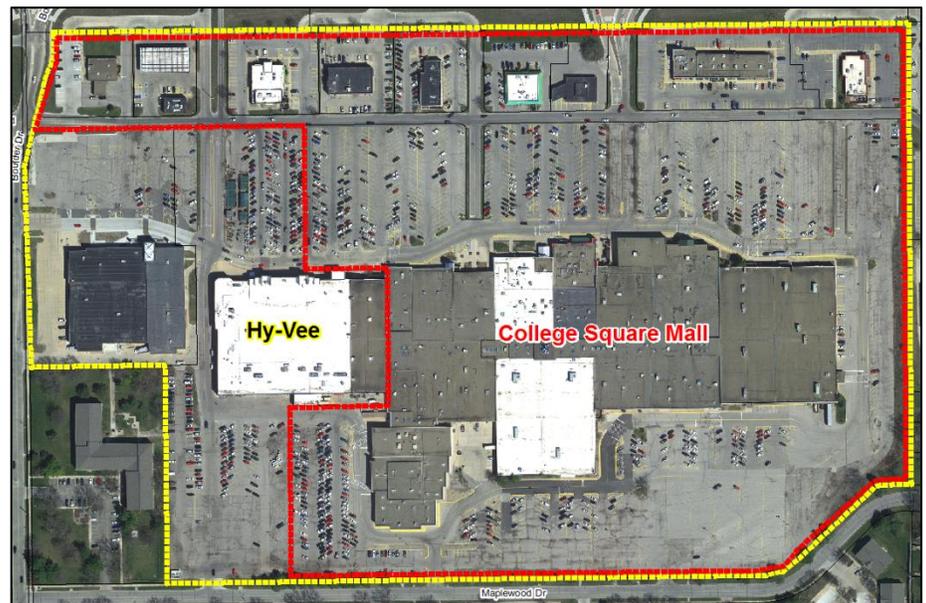


Proposed Lot for Furn Subdivision

front of the mall along University Avenue (Applebee's at the east end to Wells Fargo at the west end). In November of 2016, the mall owner submitted to the City the College Square Mall Addition Preliminary and Final Plat. This plat subdivided the 9 buildings in front of the mall onto their own lots, and at the time the owner indicated that the subdivision would provide several benefits: securing capital that could be used for continued mall improvements, ongoing development and maintenance of the property and attraction and retention of tenants.

At the same time that the subdivision was approved in 2016, a Developmental Procedures Agreement was also approved between the City and College Square Realty, LLC in order to address certain aspects of the mall property, such as parking lot and access drive repairs, addition of a sidewalk from the mall to the trail along University Avenue, and the addition of landscaping across the mall property. This agreement also included a supplemental Declaration of Easements, Covenants and Restrictions (ECR), which focused on the function and maintenance of the property given that there would be multiple property owners. The Agreement called for items such as the sidewalk installation, parking lot repairs, and landscaping to be installed by December 31, 2018, however those have not been completed as of yet. The applicant asked for and received an extension until August 31, 2019 to complete those items per the Agreement.

As indicated above, the College Square Mall Addition plat that was approved in 2016 included a Declaration of Easement, Covenants and Restrictions (ECR) that focused on the function and maintenance of the property given that there would be multiple property owners (see red outlined area in the image to the right). This ECR supplemented a Reciprocal Easement Agreement (REA) that was executed in 2004, applying to both the mall property and the Hy-Vee grocery store located adjacent to the mall on the west side of the property (see yellow outlined area in the image above). The REA addresses function and maintenance such as:



REA boundary (yellow) and ECR boundary (red)

- Cross access and use of parking areas
- Utilities access and sharing
- Maintenance of parking areas, sidewalks, walkways, roadways and lighting
- Party wall easements (related to the building)

The City Attorney has reviewed the development agreement and ECR that was entered into between College Square Realty, LLC and the City of Cedar Falls in 2016. The new parcel for Furn Subdivision would still be subject to the restrictions found within that development agreement. However, it would appear that only several sections of the agreement would apply to this property. Item #2 in the agreement discusses improvements to the parking lot. There are two areas of the parking lot that are required to be addressed that will be located on the new lot for Furn Subdivision. The parking lot improvements will be completed by the developer as part of the purchase of the lot. Item #3 in the agreement discusses landscaping. The developer is asking to amend the landscape plan found in the current agreement to supplement it with a different landscape plan for the Furn Subdivision lot. This request to amend the development agreement will require approval from City Council.

STAFF ANALYSIS

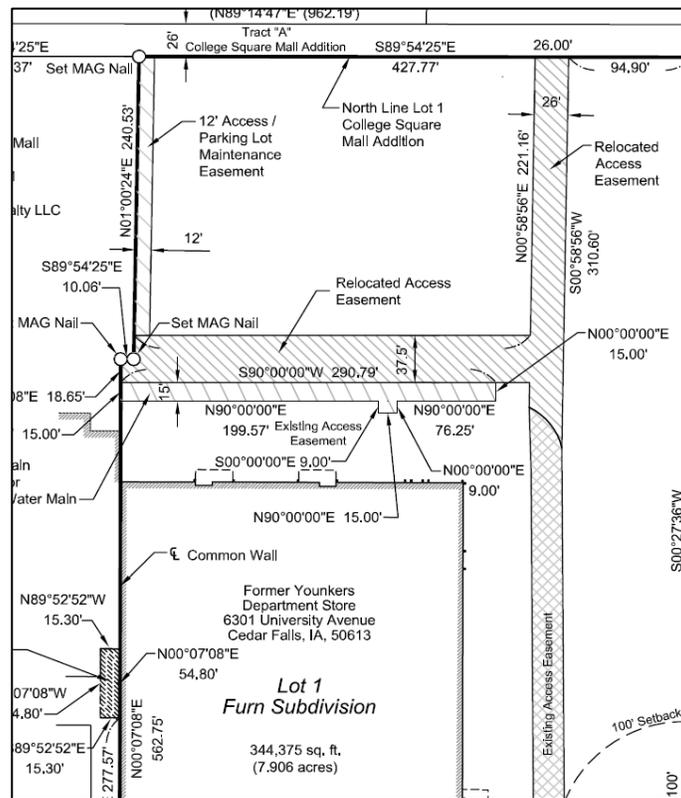
The applicant, College Square Mall Realty, LLC, which owns the 31.46 acre mall parcel, is proposing to subdivide one lot from the mall property with a lot size of 7.906 acres in order to sell the parcel for redevelopment purposes. This lot will include the former Younkers store located at the east end of College Square Mall. The buyer would like to purchase the lot from the owner and redevelop the store into a new Ashley Homestore. This will include reutilizing the existing 83,524 square foot store, and constructing a 15,526 square foot addition onto the front of the building, for a total store size of 99,050 square feet.

The property is zoned S-1, Shopping Center District. The purpose of this district is to provide for the development of shopping centers. A shopping center is a planned retail and service area under single ownership, management or control characterized by a concentrated grouping of stores and compatible uses, with various facilities designed to be used in common, such as ingress and egress roads, extensive parking accommodations, etc. Although the S-1 district indicates single ownership, several subdivisions have occurred on this site over the past several years. In 2013, the former Hy-Vee building (now Slumberland) and current Hy-Vee building (former Wal-Mart) were subdivided from the mall property and sold so that the business could retain ownership of their own lot. In 2016, nine outlots in front of the mall building along University Avenue were subdivided and sold off to another business entity as well. Also, looking at the commercial development to the east that is also zoned S-1, Kohl's, Sakura, and Texas Roadhouse are all located on their own lots under individual ownership. What is being proposed with this plat is to subdivide off the existing Younkers store in order to sell it for the redevelopment of it into an Ashley Homestore, which would not appear to be out of character with the area.

As indicated in the earlier in this section, the proposed preliminary and final plat of Furn Subdivision will split off 7.9 acres from the mall property onto its own lot. This parcel will include the former Younkers store, which is being proposed to be redeveloped into a new Ashley Homestore. When the College Square Mall Addition was created in 2016, there were specific areas shown as cross access easements along the main drive lanes

that go throughout the mall property. Portions of those easements are located on the proposed parcel; one in front of the building, one along the side of the building, and one in front of the building that leads to the backage road of the mall site. Part of this redevelopment project will include adding a building addition to the front of the store. This will require the relocation of the east-west driving lane to the north, which will in turn straighten out the drive, as the building will be in line with the rest of the mall. Also, there is an existing drive lane north of the building that goes north and connects with the backage road of the mall. This driving lane is seldom used, and the developer would like to remove it and re-stripe the area for parking. As part of this re-striping, the drive lane would be proposed to move to the east, so that it lines up with the existing drive lane that goes around the side of the building. Please see the image below to see where the existing easements are located and where the new ones are proposed. Staff feels that by moving the easements to their proposed locations, it will straighten out both drive lanes and should make it easier for the traveling public to navigate their way across the property.

The existing cross access easement that covers the mall property was indicated by a sketch on a site plan showing where the common access drives were located on the mall property. Since the easements were not shown on the plat in 2016 and were rather shown on an exhibit to the ECR, the existing easements will not need to be vacated. However, the new location of the access easement is shown on the plat and a notation was added to make clear that the easements may be modified from time to time by the declarant and that no further action is required.



Existing and Proposed Locations of Access Easements

In addition to the relocating of the cross-access easements, there are several utilities that will need to be relocated away from the front of the building in order for the building addition to be constructed. Typically, wherever utilities are located there exists a utility easement in order for the utility company to perform maintenance or repairs on that particular utility. In this case, the entire mall property was designated as an easement for utility purposes. The proposed plat continues that easement, calling out the entire parcel as a utility easement similar to the mall property.

When subdividing a property, the parking regulations must be met for both the proposed lot (Ashley Homestore lot) and the remaining lot (College Square Mall lot). For the Furn Subdivision lot, a furniture store requires one parking space for every 750 square feet of gross floor area, plus one parking space for every two employees. With the proposed addition, the building will be approximately 99,050 square feet in total size. This equates to 119 required parking spaces, in addition to what is required for employee parking. There is an existing drive lane that is currently on the site that will be removed in order to add an additional lane of parking stalls. Also, there will be a loss of several parking stalls in front of the building, as the stalls will need to be removed in order to relocate the access drive in front of the building. In total, the Furn Subdivision lot will provide 451 parking stalls, which is well over the 119 spaces (in addition to employee parking) required for the site.

The remaining mall parcel will have 1,317 parking stalls after the Furn Subdivision lot is subdivided. For shopping centers over 2,000 square feet in gross floor area, 4.5 parking spaces are required for every 1,000 square feet of gross floor area. Based on the square footage of the mall, the total amount of required parking spaces would be 1,171. Therefore, after the splitting of the old Younkers store from the mall, the mall would have an excess of 146 parking spaces.

A final storm water management report has been submitted and reviewed as part of the plat. Currently, there is no storm water detention facility located on this site, nor is storm water quality being addressed on this site, as it is an existing site that has largely remained the same for close to 50 years. As part of this project, storm water quality will be addressed by providing two (2) hydrodynamic separators within the parking lot in front of the building and to the rear of the building. These devices are installed under the parking area, and collect the water runoff from the parking lot and separate and capture any debris, sediment or other pollutants within the structure, thus allowing the clean water to flow out into the storm sewer system. Also, new storm sewer lines will be installed as part of the project on the property. These storm sewers will be upsized in order to provide for additional water holding capacity, which will help increase the amount of water that can flow through them. This will help to detain more water within the site prior to exiting the site through the storm sewer system. It should be noted that any future additions, remodels, or new structures on the site may be subject to the stormwater ordinance, depending upon their scope, and will be evaluated at the time of submittal.

Typically a preliminary plat would be submitted and approved first prior to the final plat being submitted. This allows for the installation of any required public infrastructure, such as streets, sewers and other public utilities. However, this subdivision does not include the construction of any new public infrastructure, so the applicant has requested that both plats be reviewed at the same time.

TECHNICAL COMMENTS

The Engineering Department has obtained the final storm water management plan, and finds it acceptable. Also, detailed construction plans will need to be submitted to the Engineering Department prior to the issuance of a building permit for this project. After a review of the preliminary and final plats by the City Surveyor, comments were sent to the applicant's surveyor. An updated preliminary and final plat was submitted by the applicant's surveyor, and has been reviewed and approved by the City Surveyor.

Water, electric, gas, and communications utility services are available to the site in accordance with the service policies of Cedar Falls Utilities. The property owner/developer will be responsible for all utility relocation costs.

STAFF RECOMMENDATION:

The Community Development Department recommends approval of the preliminary and final plat of Furn Subdivision, subject to the following stipulations:

1. Submittal of two (2) signed deeds of dedication prior to City Council submittal.
2. Submittal of two (2) signed Certificates of Survey and Six (6) signed full sized copies of the final plat prior to City Council submittal.
3. Any additional comments or direction specified by the Planning & Zoning Commission.

PLANNING & ZONING COMMISSION

Discussion 3/27/2019 Mr. Graham explained that the site is located in the former Younkers store in College Square Mall and is zoned S-1, Shopping Center District. He explained that the developer who is proposing to purchase the site would like to make it into an Ashley Homestore and discussed the proposed site details, such as the proposed use, existing and addition size and parking. Mr. Graham also displayed a rendering of the existing and relocated access easement, as well as of areas needing parking lot repairs and required landscaping. He explained that new sidewalk will be installed to connect with the existing sidewalk and discussed the two new hydrodynamic separators that will be installed to address water quality. He also showed the proposed building façade and signage discussing materials to be used. At this time staff would like to gather comments and continue the discussion at the April 10th Planning and Zoning meeting.

Mr. Graham then discussed the Preliminary and Final plats, showing drawings of the plats and the requirements for each. Staff would also like to gather comments on this item and continue the discussion at the April

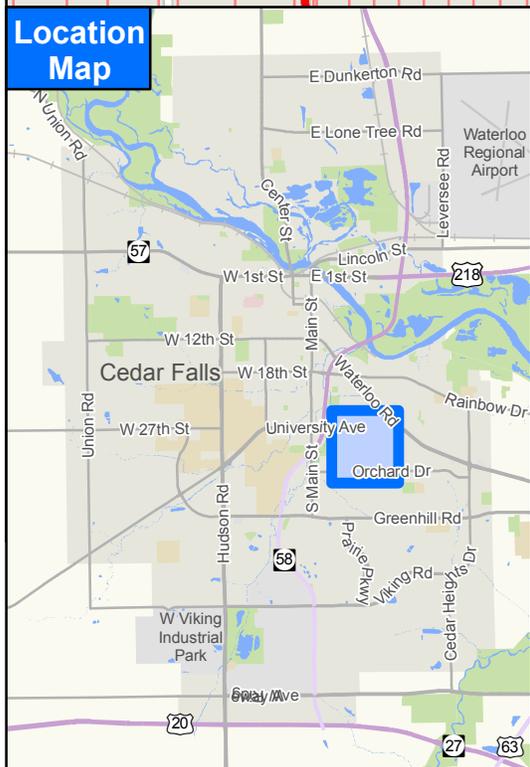
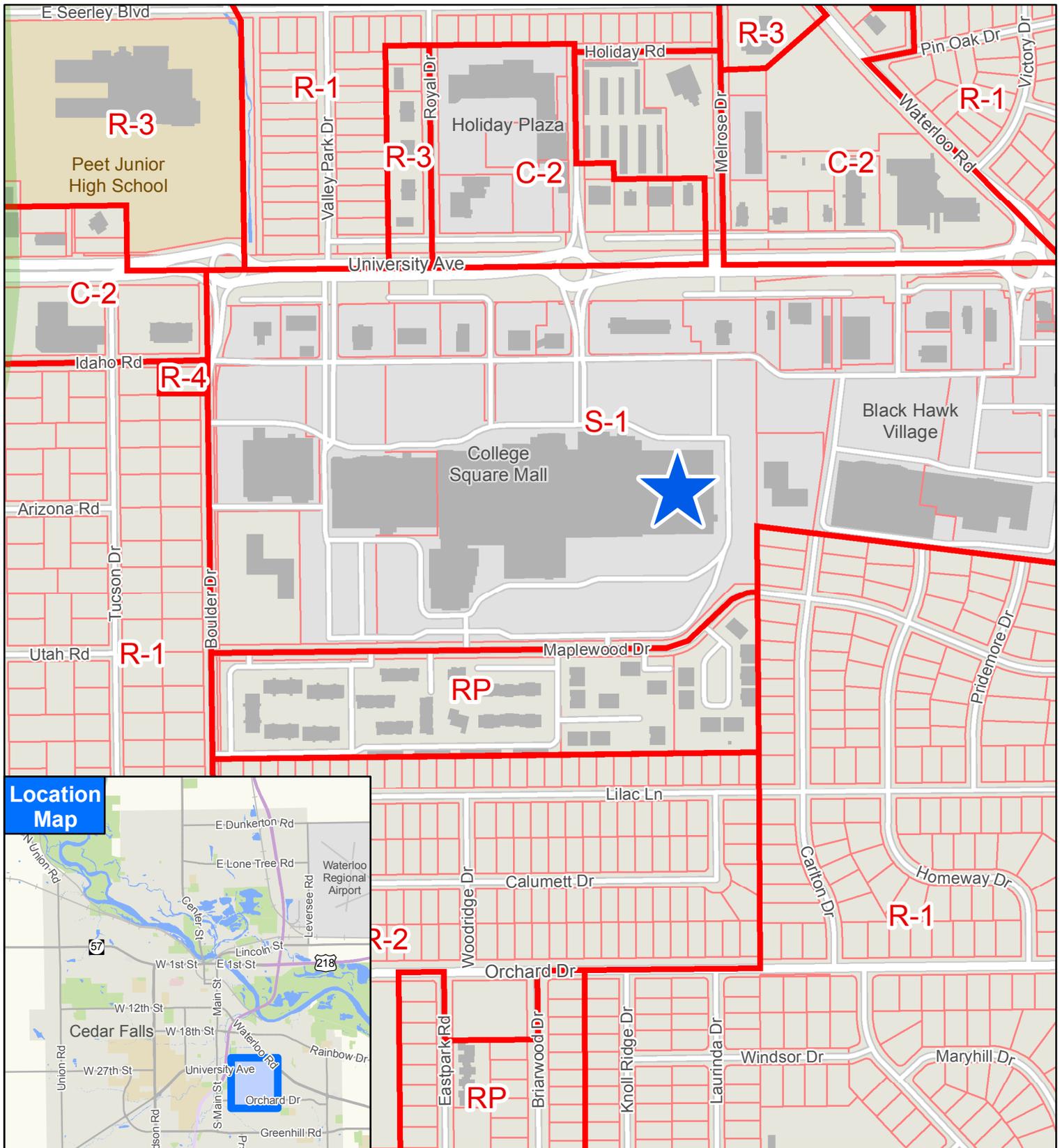
10th Planning and Zoning meeting subject to stipulations.

Troy Eichmann, project developer from Sioux Falls, South Dakota, provided his background to the Commission and discussed the plans being proposed. He noted his appreciation to the community.

Mr. Hartley stated his support for the project. Mr. Larson was pleased to hear about the interior connection to the mall and the improvements to traffic circulation. Mr. Wingert asked who is responsible for maintenance of Tract A. Mr. Graham explained that the mall is responsible for it and they are working on a plan for the road between the property and the outlots. Mr. Leeper asked about storm water requirements and commented on the lack of landscaping around the edges and that it seemed like the waiver request was more of a workaround. Mr. Holst voiced the same concern. Mr. Leeper would like to be sure all setbacks work with the platting. Ms. Saul and Ms. Giarusso were happy to see the building being re-used. The items will be continued to the next meeting.

Cedar Falls Planning & Zoning Commission

April 24, 2019



Ashley Homestore S-1 Site Plan Review and Furn Subdivision Preliminary and Final Plat

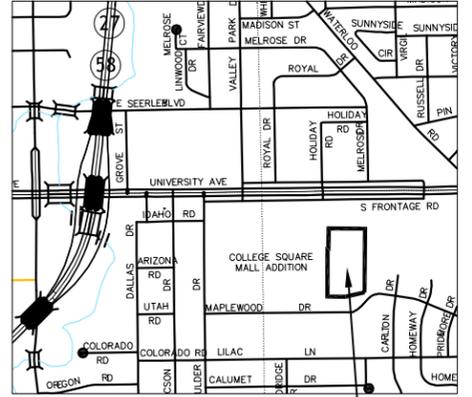
**Preliminary Plat
Furn Subdivision
in the City of Cedar Falls, Iowa.**

That part of Lot 1, College Square Mall Addition, Cedar Falls, Black Hawk County, Iowa described as follows:

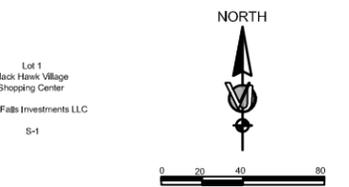
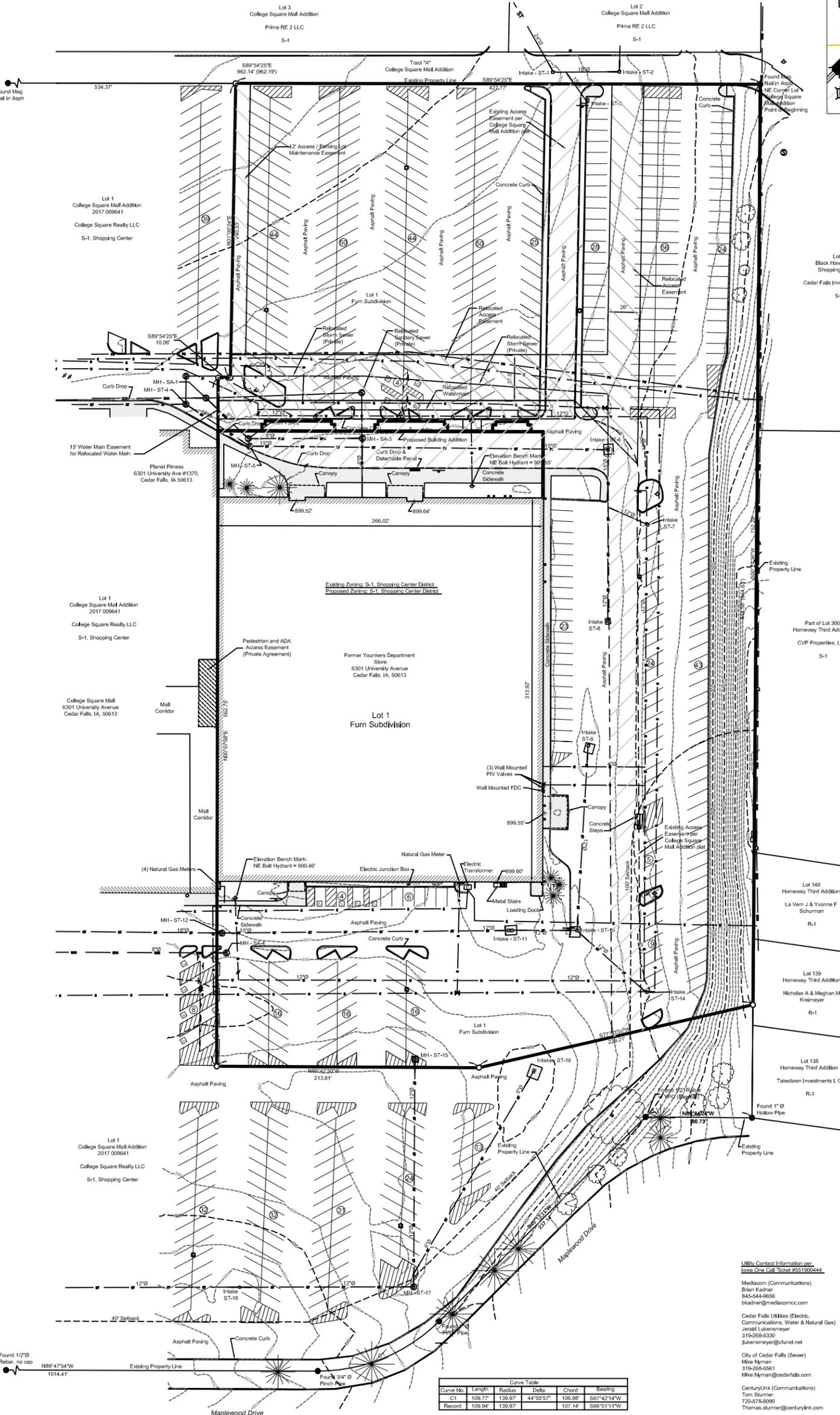
Beginning at the Northeast corner of said Lot 1, thence S0°27'36"W 752.28 feet along the east line of said Lot 1; thence S77°03'00"W 229.21 feet; thence N89°42'30"W 213.81 feet to the southerly extension of the center of a common wall; thence N0°07'08"E 562.75 feet along said common wall and the northerly extension thereof; thence S89°54'25"E 10.06 feet; thence N1°00'24"E 240.53 feet to the north line of said Lot 1; thence S89°54'25"E 427.77 feet along the north line of said Lot 1 to the point of beginning, containing 344,375 square feet, or 7.906 acres and is subject to easements and restrictions of record.

Owner:
College Square Realty, LLC
150 Great Neck Rd #304
c/o Namard Realty Group
Great Neck, NY 11021

Developer:
Furniture Mart USA
Ashley HomeStores
140 E Hinks Lane
Sioux Falls, SD 57108



Subdivision Location



FEATURE LEGEND

- PROPERTY CORNER SET
- PROPERTY CORNER FOUND
- ▲ SECTION CORNER FOUND
- 100.00 DIMENSION OF SURVEY
- (100.00) DIMENSION OF RECORD
- G - EXISTING GAS
- ST - EXISTING STORM SEWER
- SAM - EXISTING SANITARY SEWER
- T - EXISTING TELEPHONE
- TV - EXISTING TELEVISION
- FO - EXISTING FIBER
- E - EXISTING ELECTRIC
- W - EXISTING WATER
- X - EXISTING FENCE
- OHU - EXISTING OVERHEAD UTILITIES
- ★ EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING ELECTRICAL BOX
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING TELEPHONE PED.
- EXISTING TREE
- EXISTING CONTOURS
- EXISTING CITY WIRE
- EXISTING SIGN

Sanitary Structure No.	Rim Elevation	Invert Elevation
SA-1	896.61	892.07 (8°0' E & W)
SA-2	897.37	892.47 (8°0' E & NW)
SA-3	896.08	892.82 (8°0' W - 0°0' S)
SA-4	896.16	890.56 (8°0' W)

Storm Structure No.	Rim Elevation	Invert Elevation
ST-1	895.68	891.71 (18°0' NW) 892.44 (15°0' E)
ST-2	897.23	893.73 (15°0' N) 893.68 (18°0' W)
ST-3	896.75	893.95 (15°0' NW)
ST-4	896.74	893.04 (18°0' E & W)
ST-5	897.39	893.19 (18°0' NW & E)
ST-6	897.96	894.71 (15°0' W) 894.86 (15°0' S)
ST-7	900.34	896.84 (12°0' NW) 897.44 (0°0' E - Subdrain)
ST-8	898.28	896.28 (12°0' N) 896.33 (0°0' E - Subdrain)
ST-9	897.37	895.32 (0°0' E - Subdrain) 895.07 (12°0' S)
ST-10	897.33	893.83 (12°0' N) 893.43 (12°0' W) 894.15 (12°0' SE)
ST-11	895.40	893.70 (12°0' E) 893.60 (12°0' W)
ST-12	896.80	892.30 (15°0' E) 892.30 (18°0' W)
ST-13	895.24	890.30 (18°0' E)
ST-14	899.94	895.89 (12°0' NW) 896.25 (0°0' E - Subdrain)
ST-15	896.57	892.27 (12°0' S)
ST-16	893.95	892.50 (4°0' E - Subdrain) 892.05 (0°0' SW)
ST-17	896.76	890.60 (12°0' N & W)
ST-18	892.28	888.18 (12°0' E & W)

Existing Easement for Public Utilities
per College Square Mall Addition File No. 2017-09641
A perpetual easement and right to the City of Cedar Falls and Cedar Falls Utilities to operate, maintain, repair and replace water, gas, electric and communications utilities as currently installed within the boundary of College Square Mall Addition is granted.

Terrainographical Changes
The proposed development will include a building addition, relocation of sanitary and storm sewers, relocation of water main and fire hydrants. It will also include a relocation to the access easements depicted in the College Square Mall Addition plat documents, and reconfiguring some of the parking areas.

Utility Statement
The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available.

Floodplain Note
The property is located in Zone X (unshaded) per FIRIM panel 19013C0168F with an effective date of 7-18-2011

Wetlands Note
The property has no wetlands per US Fish and Wildlife National Wetlands Inventory, and no delineation of wetland areas have been performed.

- Notes:**
- 1.) The East line of Lot 1, College Square Mall Addition was assumed to bear S0°27'36"W, utilizing the Iowa Regional Coordinate System, Zone 5.
 - 2.) All dimensions are in US Survey feet and decimals thereof.
 - 3.) The error of closure is better than 1:10,000
 - 4.) Field work was completed: 11/02/19
 - 5.) Lot 1 Ashley Furniture Addition Area: 7.906 acres in the NW 1/4 - NW 1/4, Section 19-T89N-R13W
 - 6.) Proprietor: College Square Realty LLC
 - 7.) Survey Requested by: Furniture Mart USA/Ashley HomeStores

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

Matthew A. Kofka, P.L.S.
License number 22561
My license renewal date is December 31, 2020
Pages or sheets covered by this seal: _____ Date: _____

Curve No.	Length	Radius	Delta	Chord	Bearing
C1	109.77	139.97	44°55'57"	106.98	S67°42'14"W
Record	109.94	139.97		107.14	S66°51'11"W

Utility Contact Information per Iowa One Call Ticket #511900444

Mediacom (Communications)
Brian Kadner
845-544-9556
bkadner@mediacomcc.com

Cedar Falls Utilities (Electric, Communications, Water & Natural Gas)
Jerald Lukensmeyer
319-268-3330
lukensmeyer@cfnet.net

City of Cedar Falls (Sewer)
Mike Nyman
319-268-5561
Mike.Nyman@cedarfalls.com

CenturyLink (Communications)
Tom Sturmer
720-578-8090
Thomas.sturmer@centurylink.com

198000

Scale 1" = 40'

drawn by MAK

approved by MAK

DATE 1/22/19

REVISIONS

Furn Subdivision in the City of Cedar Falls, Iowa
A part of Lot 1, College Square Mall Addition
Cedar Falls, Black Hawk County, Iowa

Preliminary Plat

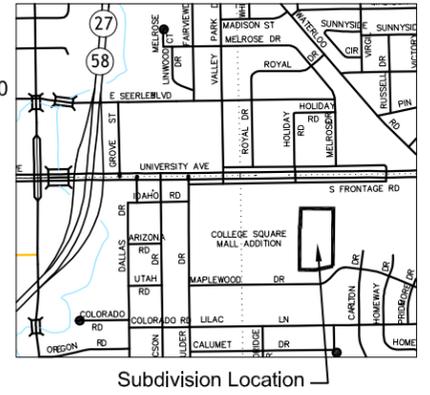
VJ Engineering
1501 Technology Parkway
Cedar Falls, Iowa - 319-266-5829

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Final Plat Furn Subdivision in the City of Cedar Falls, Iowa.

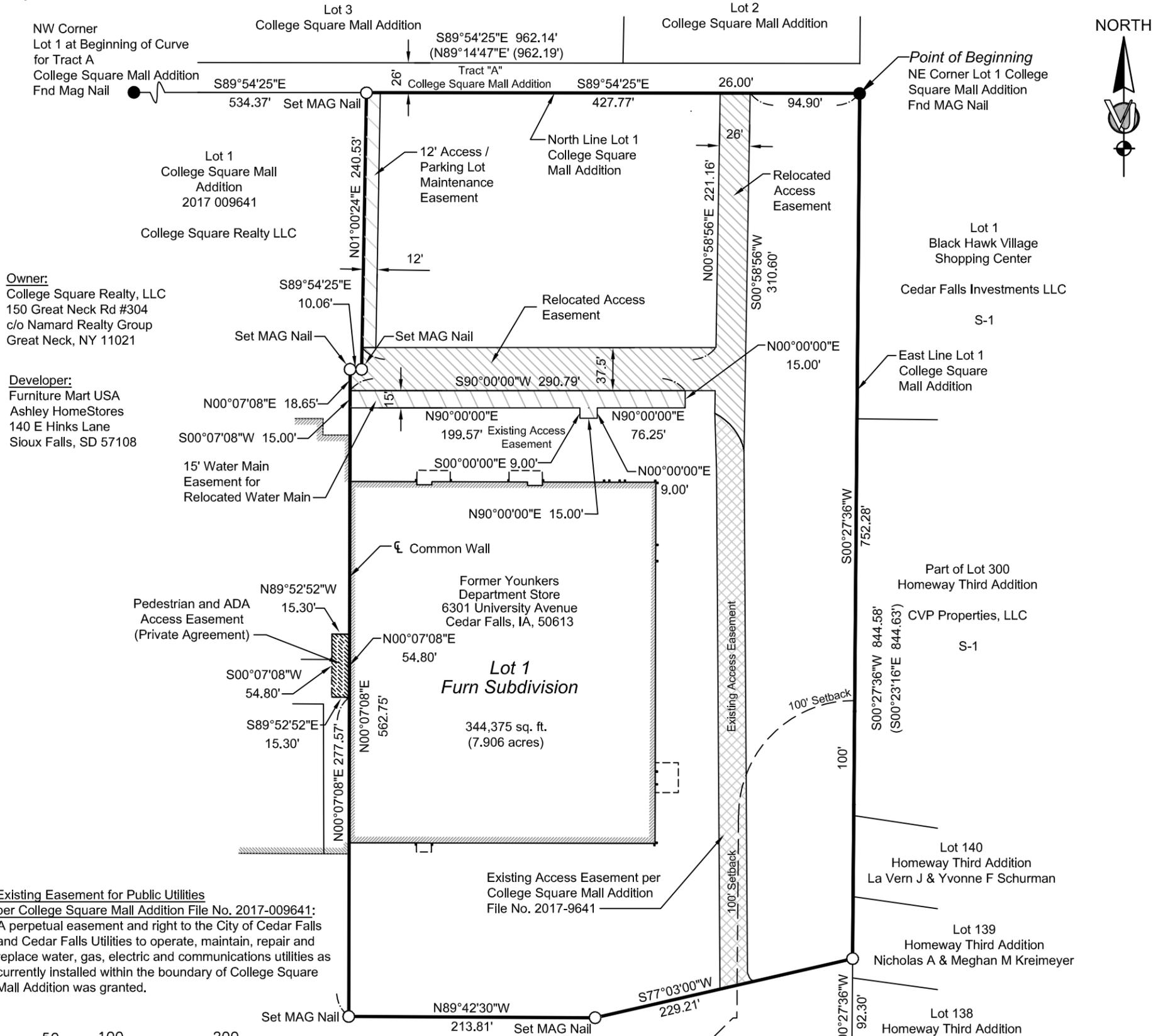
Index Legend

Description: Lot 1, College Square Mall Addition
 Surveyor: Matthew Kofta, PLS 22561
 Company: VJ Engineering
 1501 Technology Parkway, Suite 100
 Cedar Falls, IA 50613
 319-266-5829
 Proprietor: College Square Realty, LLC
 Survey Requested by: Furniture Mart USA



That part of Lot 1, College Square Mall Addition, Cedar Falls, Black Hawk County, Iowa described as follows:

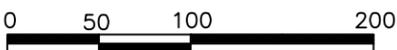
Beginning at the Northeast corner of said Lot 1, thence S0°27'36"W 752.28 feet along the East line of said Lot 1; thence S77°03'00"W 229.21 feet; thence N89°42'30"W 213.81 feet to the southerly extension of the center of a common wall; thence N0°07'08"E 562.75 feet along said common wall and the northerly extension thereof; thence S89°54'25"E 10.06 feet; thence N1°00'24"E 240.53 feet to the North line of said Lot 1; thence S89°54'25"E 427.77 feet along the North line of said Lot 1 to the point of beginning, containing 344,375 square feet, or 7.906 acres and is subject to easements and restrictions of record.



Owner:
 College Square Realty, LLC
 150 Great Neck Rd #304
 c/o Namard Realty Group
 Great Neck, NY 11021

Developer:
 Furniture Mart USA
 Ashley HomeStores
 140 E Hinks Lane
 Sioux Falls, SD 57108

Existing Easement for Public Utilities
 per College Square Mall Addition File No. 2017-009641:
 A perpetual easement and right to the City of Cedar Falls and Cedar Falls Utilities to operate, maintain, repair and replace water, gas, electric and communications utilities as currently installed within the boundary of College Square Mall Addition was granted.

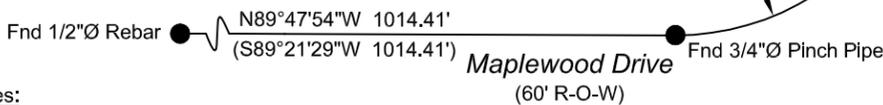


Feature Legend

- Set 5/8"Ø x 24" Rebar w / Orange Cap L.S. #22561
- Property Corner Found
- △ Set Section Corner
- ▲ Section Corner Found
- 100.00' Dimension of Survey
- (100.00') Dimension of Record

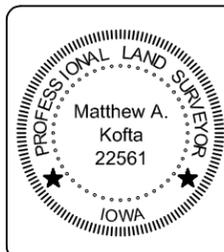
Lot 1
 College Square Mall Addition
 2017 009641
 College Square Realty LLC

L=109.77' (109.94')
 R=139.97'
 C=106.98' (107.14')
 S67°42'14"W (S66°51'11"W)



- Notes:**
- 1.) The East line of Lot 1, College Square Mall Addition was assumed to bear S00°27'36"W, utilizing the Iowa Regional Coordinate System, Zone 5.
 - 2.) All dimensions are in US Survey feet and decimals thereof.
 - 3.) The error of closure is better than 1:10,000
 - 4.) Field work was completed: 1/18/2019
 - 5.) Lot 1 Ashley Furniture Addition Area:
 7.906 acres in the NW 1/4 - NW 1/4, Section 19-T89N-R13W

Existing Easement for Common Access Drives per College Square Mall Addition File No. 2017-009641, Article 1, Definitions, Item 2. Common Access Drives; and Article 2, Easements, Restrictive Uses, Section 1, Easements both indicate the "common drive areas or common access driveways" "may from time to time modified or reconfigured by Declarant". No further action is needed to remove existing common drive areas or common access driveways.



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

Matthew A. Kofta, P.L.S.

License number 22561
 My license renewal date is December 31, 2020
 Pages or sheets covered by this seal:

198000

Furn Subdivision
 Final Plat



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

scale	1"=100'
drawn by	WJL
date	2-22-2019
revisions	

DEED OF DEDICATION
FOR
FURN SUBDIVISION
IN THE CITY OF CEDAR FALLS, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That College Square Realty, LLC, hereinafter “Owner,” being desirous of setting out and platting the land described in the attached Legal Description, Exhibit “A”, does by these present designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Black Hawk County, Iowa, the same to be hereafter known as:

Furn Subdivision in the City of Cedar Falls, Iowa,

All of which is with the free consent and desire of the said Owner, and the Owner does hereby dedicate and set apart for public use the streets and roads shown on the attached Plat.

EASEMENTS

The Owner hereby grants and conveys to the City of Cedar Falls, Iowa, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, gas, sewer, electricity, communication service or cable television, perpetual easements for the construction, laying, building, and maintenance of said services over, under, across, and upon the property as shown on the attached Plat, Exhibit “B”.

RESTRICTIONS

The Owner does hereby covenant and agree for itself and its successors and assigns that each and all of the lots in said subdivision be and the same are hereby made subject to the following restrictions upon their use and occupancy as fully and effectively as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or its successors in interest may hereinafter make for any of said lots and that such restrictions shall run with the land and with each individual lot thereof for the length of time and in all particulars hereinafter stated, to-wit:

1. The development of this property shall be in accordance with and governed by the S-1, Shopping Center Zoning District set forth in the Cedar Falls Zoning Ordinance.
2. Invalidation of these restrictions by judgment, decree or court order shall in no way affect any of the other provisions of this Deed of Dedication and such other provisions shall remain in full force and effect.
3. The covenants and restrictions set forth in this Deed of Dedication shall run with the land and shall inure to the benefit of and be enforceable by the owner of any land located in the plat, which is the subject of this Deed of Dedication, and their legal

representatives, heirs, successors and assigns for a term of twenty-one (21) years from and after the date of filing of this plat in the office of the Recorder of Black Hawk County, Iowa. Said covenants and restrictions may be extended for successive twenty-one (21) year periods thereafter, upon the filing of a verified claim by the owner of any one (1) lot or tract in the subdivision, in the manner provided in Iowa Code Sections 614.24 through 614.28, Code of Iowa.

IN WITNESS WHEREOF, this instrument has been signed at _____,
_____, this _____ day of _____, 2019.

College Square Realty, LLC

By: _____

STATE OF NEW YORK)
) ss
COUNTY OF NASSAU)

This instrument was acknowledged before me on the _____ day of _____,
2019 by _____, Member of College Square Realty, LLC.

Notary Public in and for the State of New York



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: Shane Graham, Planner II
DATE: April 18, 2019
SUBJECT: Ashley Furniture Homestore Site Plan Review

REQUEST: Request to approve an S-1 Shopping Center District site plan for the reuse of the former Younkens building at College Square Mall.

PETITIONER: College Square Realty, LLC (Owner); VJ Engineering (Engineer)

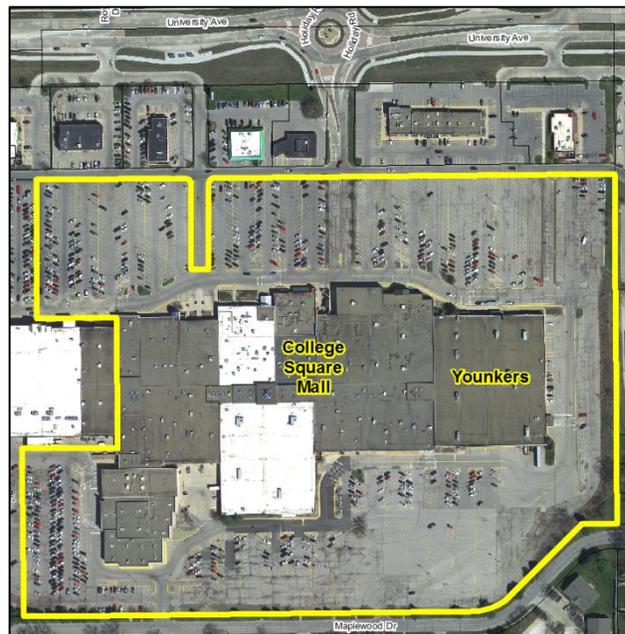
LOCATION: 6301 University Avenue (former Younkens store)

PROPOSAL:

College Square Realty, LLC is requesting a site plan review of the old Younkens store at College Square Mall in order to sell the building to a developer who would renovate it for a new Ashley Homestore. The reuse of the building would include constructing an approximate 15,526 square foot addition onto the north side of the existing 83,524 square foot store, for a total store size of approximately 99,050 square feet.

BACKGROUND:

College Square Realty, LLC purchased the 42-acre mall property in March of 2015. This included the main mall building, as well as 9 additional buildings located in front of the mall along University Avenue (Applebee's at the east end to Wells Fargo at the west end). In November of 2016, the mall owner submitted to the City the College Square Mall Addition Preliminary and Final Plat. This plat subdivided off 9 lots along



University Avenue from the mall property, leaving just the mall building on the remaining lot.

At the same time that the subdivision was approved in 2016, a Developmental Procedures Agreement was also approved between the City and College Square Realty, LLC in order to address certain aspects of the mall property, such as parking lot and access drive repairs, addition of a sidewalk from the mall to the trail along University Avenue, and the addition of landscaping across the mall property. This agreement also included a supplemental Declaration of Easements, Covenants and Restrictions (ECR), which focused on the function and maintenance of the property given that there would be multiple property owners. The Agreement called for items such as the sidewalk installation, parking lot repairs, and landscaping to be installed by December 31, 2018, however those have not been completed as of yet. The owner asked for and received an extension until August 31, 2019 to complete those items per the Agreement.

STAFF ANALYSIS

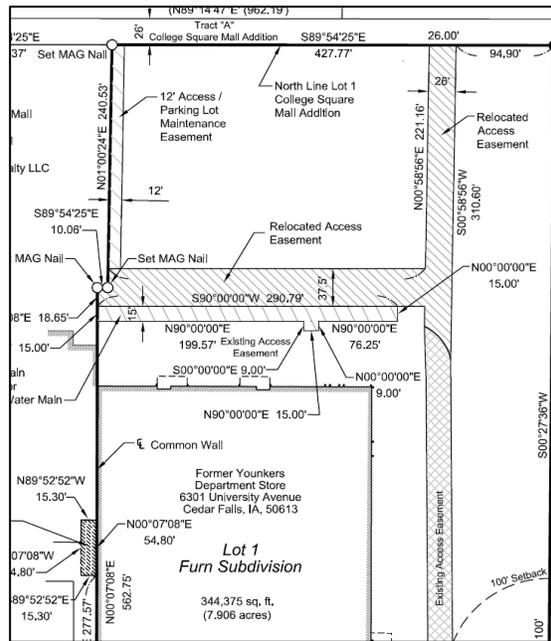
The property is zoned S-1, Shopping Center District. The purpose of this district is to provide for the development of shopping centers. A shopping center is a planned retail and service area under single ownership, management or control characterized by a concentrated grouping of stores and compatible uses, with various facilities designed to be used in common, such as ingress and egress roads, extensive parking accommodations, etc. Since the project includes major modifications, such as a building addition and a modification to the existing drive lanes, this will require review by the Planning & Zoning Commission and approval by City Council. Following is a review of the zoning ordinance requirements for this site plan:

- 1) Use: The building was previously used as an anchor store at College Square Mall. The proposed reuse of the building will be for another large retail store, which was similar to the previous use in that building. Such a use is also allowed within the S-1 Shopping Center District. **Use is allowed.**

- 2) Parking/Access:
 - a. **Parking** – For furniture stores, one parking space is required for every 750 square feet of gross floor area, plus one parking space for every two employees. With the proposed addition, the building will be approximately 99,050 square feet in total size. This equates to 119 required parking spaces, in addition to what is required for employee parking (minus the 10% deduction for storage areas, mechanical areas, etc.). There is an existing drive lane that is currently on the site that will be removed in order to add an additional lane of parking stalls. Also, there will be a loss of several parking spaces in front of the building, as the spaces will need to be removed in order to relocate the access drive in front of the building, as a building addition will be constructed to the front of the building. In total, the site will have 451 parking spaces, which is well over the required amount of parking for the site.

The remaining mall parcel has 1,317 parking spaces. For shopping centers over 2,000 square feet in gross floor area, 4.5 parking spaces are required for every 1,000 square feet of gross floor area. Based on the square footage of the mall, the total amount of required parking spaces would be 1,171. Therefore, after the splitting of the old Younkens store from the mall, the mall would have an excess of 146 parking spaces. **The parking plan for the Ashley Homestore and remaining mall property satisfies City requirements.**

b. **Cross Access** – There is an existing cross access easement throughout the mall property where there exist common drive lanes for vehicles to travel across and throughout the mall property. This easement will need to be modified slightly due to the proposed addition onto the front of the building, and also due to the removal of the north-south drive lane that extends to the frontage road. The new proposed location of the cross access easement will align straight with the existing access easement to the west, and the new north-south access easement will align with the existing north-south easement to the east of the building. Both cross access easement relocations would appear to make travel across the property much easier by not having to make additional turning movements throughout the site. **The plan for the relocation of the cross access easements satisfies the requirements of the original ECR and provides cross access across this site and onto the mall property.**



Existing and Proposed Cross Access Easements

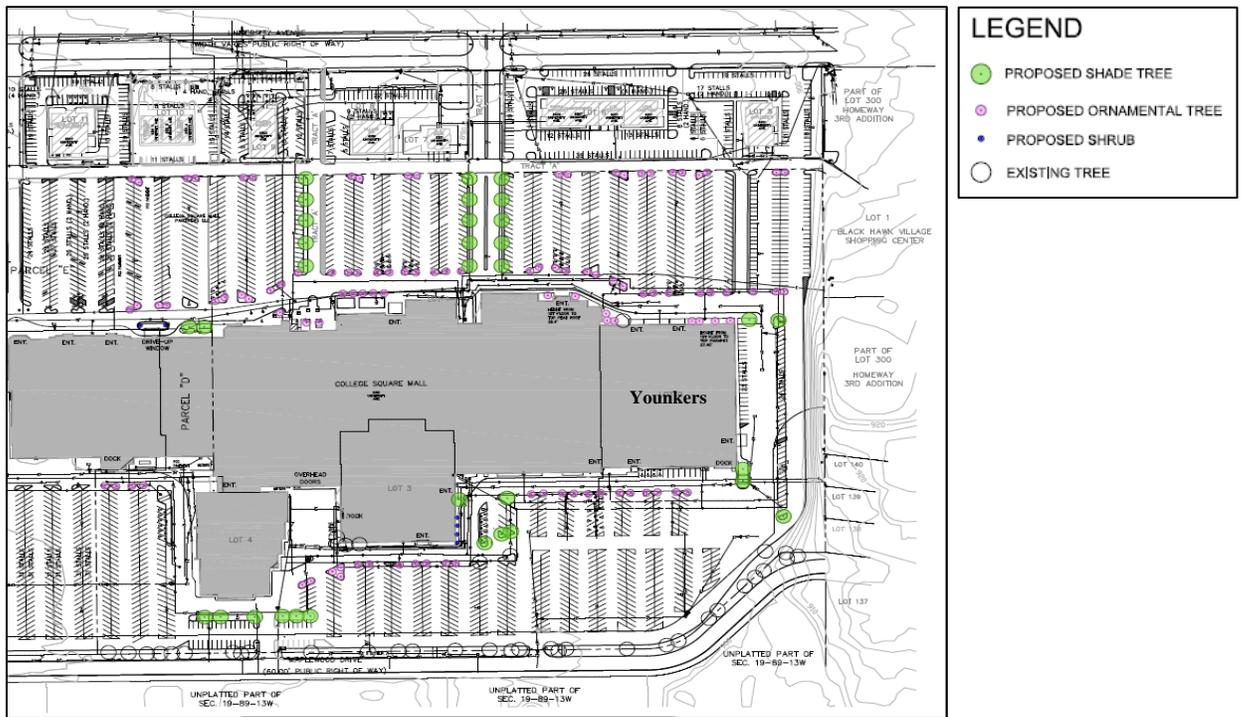
Parking Lot Repair – The Developmental Procedures Agreement that was approved in 2016 included making repairs to certain areas of the parking lot and backage road of the mall property. There are 4 locations on what would be the new parcel for Ashley Homestore that are required to be addressed per the Agreement: the north-south drive lane in front of the Younkers building (#2 in the image to the right), which was required to be overlaid with asphalt, the parking area at the northeast corner of the property (#1 in the image to the right), which was to be overlaid with asphalt, and two smaller areas along the east side of the property (#9 and #10 in the image to the right), which were to have potholes filled. After a site visit by staff, it appears that the



Exhibit from Developmental Procedures Agreement showing the parking lot areas to be addressed on the Younkers site.

small holes along the east side of the property have been filled, but the drive lane and area at the northeast corner of the property have not been overlaid with new asphalt. The developer does plan on overlaying this area with new asphalt, per the Developmental Procedures Agreement, however they are requesting an extension of the timeframe to complete the work. They would like until the summer of 2020 to complete the work because they would like to complete the parking lot improvements after the building addition has been constructed. This request to amend the timeline in the development agreement will be reviewed and decided on by City Council.

- 3) Landscaping: When the preliminary and final plat of College Square Mall Addition was approved in 2016, a Developmental Procedures Agreement was also approved, of which one of the requirements was that landscaping and parking lot islands for landscaping be added in various locations throughout the mall property. The mall owner has not installed these parking lot islands or landscaping yet, but is required to do so by August 31, 2019 (see landscaping plan at the top of the following page).



Landscaping Plan Approved in 2016

As you can see on the plan, several parking lot islands along with landscaping are required to be installed on the proposed Ashley Homestore site, in addition to other areas of the mall property. The developer is requesting an amendment to this Developmental Procedures Agreement in order to waive the requirement for the parking lot islands and the trees that go within those islands for their site.

On a new site, landscaping is required to be installed within the parking areas of the parking lot. The parking lot section of the zoning ordinance states that for parking lots with 21 or more parking spaces, one tree shall be planted for each 21 parking spaces. The trees shall be provided sufficient open planting area necessary to sustain full growth. This section also states that not less than five (5) percent of the interior of the parking area shall be provided as open space, including the planting areas for the trees. Each of the open space areas within the parking area shall be a minimum of 40 square feet with a dimension of at least five (5) feet. In the case of this project, a total of 451 parking spaces will be provided on the site, which would equate to 22 trees that would be required to be installed within the parking area ($451/21=21.47$, or 22 trees). Since this is an existing situation, the City typically would require the site to be brought into compliance as parking areas are being reconstructed or expanded.

As stated earlier, the Developmental Procedures agreement with the mall owner required certain minimum landscaping improvements to be made as a condition of approval of previous revitalization efforts. Ashley HomeStores is requesting a waiver of some of the landscaping requirements in that agreement.

As an alternative to the parking lot islands and trees that are required per the Developmental Procedures Agreement, the developer has submitted a landscape plan that shows additional landscaping along the east property line within the

existing greenspace area, shows new planters in front of the building between the sidewalk and the building, shows added trees and shrubs within a new greenspace area near the northeast corner of the building, and shows a new planter area within the existing greenspace area at the southeast corner of the building. At the previous Planning & Zoning Commission meeting where the site plan was discussed, it was indicated by staff that a landscape plan prepared by a landscape architect be provided, which would show the types of plantings proposed (overstory tree, ornamental tree, shrub, etc.), the species of the planting, and the size (caliper of trees, gallons for shrubs). The developer has submitted such a landscape plan, which shows the existing trees located on the property, and the proposed planting locations of trees and shrubs. A total of 14 new trees will be planted on the site, in addition to 7 existing trees, for a total of 21 trees to be located on the site. The tree species includes Regal Prince Oak (2), New Horizon Elm (2), and Amur Maple (10). There will also be a total of 112 new shrubs that will be planted on the site. These species includes Iroquois Beauty Black Chokeberry (20), Sem Ash Leaf Spirea (54), Baton Rouge Dwarf Dogwood (18), and Taunton Spreading Yew (20).

4) Sidewalk/Pedestrian

Accommodations: There is an existing sidewalk located in front of the building, as well as along the side and rear of the building. A new sidewalk will be installed in front of the building addition on the north side of the building, and will tie in with



the existing sidewalk located on the mall property to the west. Also, as part of the existing Developmental Procedures Agreement with the mall owner, a sidewalk is required to be installed from the new University Avenue trail to the main entrance to the mall. This sidewalk is required to be completed by August 31, 2019. This sidewalk will provide pedestrians a safe route to access the mall property and this proposed development from the existing trail along University Avenue, where a bus stop is also located.

5) Signage: It was indicated at the previous Planning & Zoning Commission meeting that the new building storefront would have 3 entrances; one entrance for the Ashley Homestore, another entrance for their Sleep Shop, and a third entrance for La-Z-Boy furniture. Since that meeting, the developer has indicated that it has not been decided if the entrance will have either two or three entrances. A plan showing each of the potential storefront options has been included in the packet (and is shown below). Whether the storefront has two or three entrances, each of the entrances will have their own signage located on the wall above the door. The S-1 District allows wall signage as long as it does not exceed 1/3 of the surface of the wall to which it is affixed. The wall signage appears to be within the signage requirements, however this will be reviewed in detail at the time a sign permit is

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



- 6) Storm Water Management: Storm water runoff from this area flows into several intakes located within the parking lot around the building, and heads to the west within a private storm sewer line until it connects to a public storm sewer line near Boulder Drive.

Currently, there is no storm water detention facility located on this site, nor is storm water quality being addressed on this site, as it is an existing site that has largely remained the same for close to 50 years. As part of this project, storm water quality will be addressed by providing two (2) hydrodynamic separators within the parking lot in front of the building and to the rear of the building. These devices are installed under the parking area, and collect the water runoff from the parking lot and separate and capture any debris, sediment or other pollutants within the structure, thus allowing the clean water to flow out into the storm sewer system. Also, new storm sewer lines will be installed as part of the project on the property. These storm sewers will be upsized in order to provide for additional water holding capacity, which will help increase the amount of water that can flow through them. This will help to detain more water within the site prior to exiting the site through the storm sewer system.

It should be noted that any future additions, remodels, or new structures on the site may be subject to the stormwater ordinance, depending upon their scope, and will

be evaluated at the time of submittal. **A final Storm Water Management Plan has been reviewed and approved by Engineering staff, and final construction plans will need to be submitted prior to issuance of a building permit for the project.**

- 7) Utilities: Currently, all utilities are found in front of the building within the drive lane and parking lot. The electric and communication lines will not need to be relocated as part of this project and will remain in their current location. The existing sanitary sewer main, storm sewer main, and water main will need to be relocated further to the north in order to make room for the new building addition that is being proposed. A fire hydrant will also be removed and replaced with a new hydrant just to the north of its current location. When the mall was developed in 1970, a blanket utility easement covered the entire mall property. As part of the plat, a blanket utility easement is being proposed for this lot, similar to the blanket utility easement that covers the mall property, so when the utilities are relocated, they will be covered under that easement. **Utility plan and easements are acceptable.**

TECHNICAL COMMENTS

The Engineering Department has reviewed the final storm water management plan, and finds it acceptable. Also, detailed construction plans will need to be submitted to the Engineering Department prior to the issuance of a building permit for this project.

Water, electric, gas, and communications utility services are available to the site in accordance with the service policies of Cedar Falls Utilities. The property owner/developer will be responsible for all utility relocation costs.

STAFF RECOMMENDATION:

The Community Development Department recommends approval of the S-1 Site Plan, subject to the following comments:

1. Any additional comments or direction specified by the Planning & Zoning Commission.

PLANNING & ZONING COMMISSION

Discussion 3/27/2019 Mr. Graham explained that the site is located in the former Younkers store in College Square Mall and is zoned S-1, Shopping Center District. He explained that the developer who is proposing to purchase the site would like to make it into an Ashley Homestore and discussed the proposed site details, such as the proposed use, existing and addition size and parking. Mr. Graham also displayed a rendering of the existing and relocated access easement, as well as of areas needing parking lot repairs and required landscaping. He explained that new sidewalk will be installed to connect with the existing sidewalk and discussed the two new hydrodynamic separators that will be installed to address water quality. He also showed the proposed building façade and signage discussing materials to be used. At this time staff would like to gather comments and continue the discussion at the April 10th Planning and

Zoning meeting.

Mr. Graham then discussed the Preliminary and Final plats, showing drawings of the plats and the requirements for each. Staff would also like to gather comments on this item and continue the discussion at the April 10th Planning and Zoning meeting subject to stipulations.

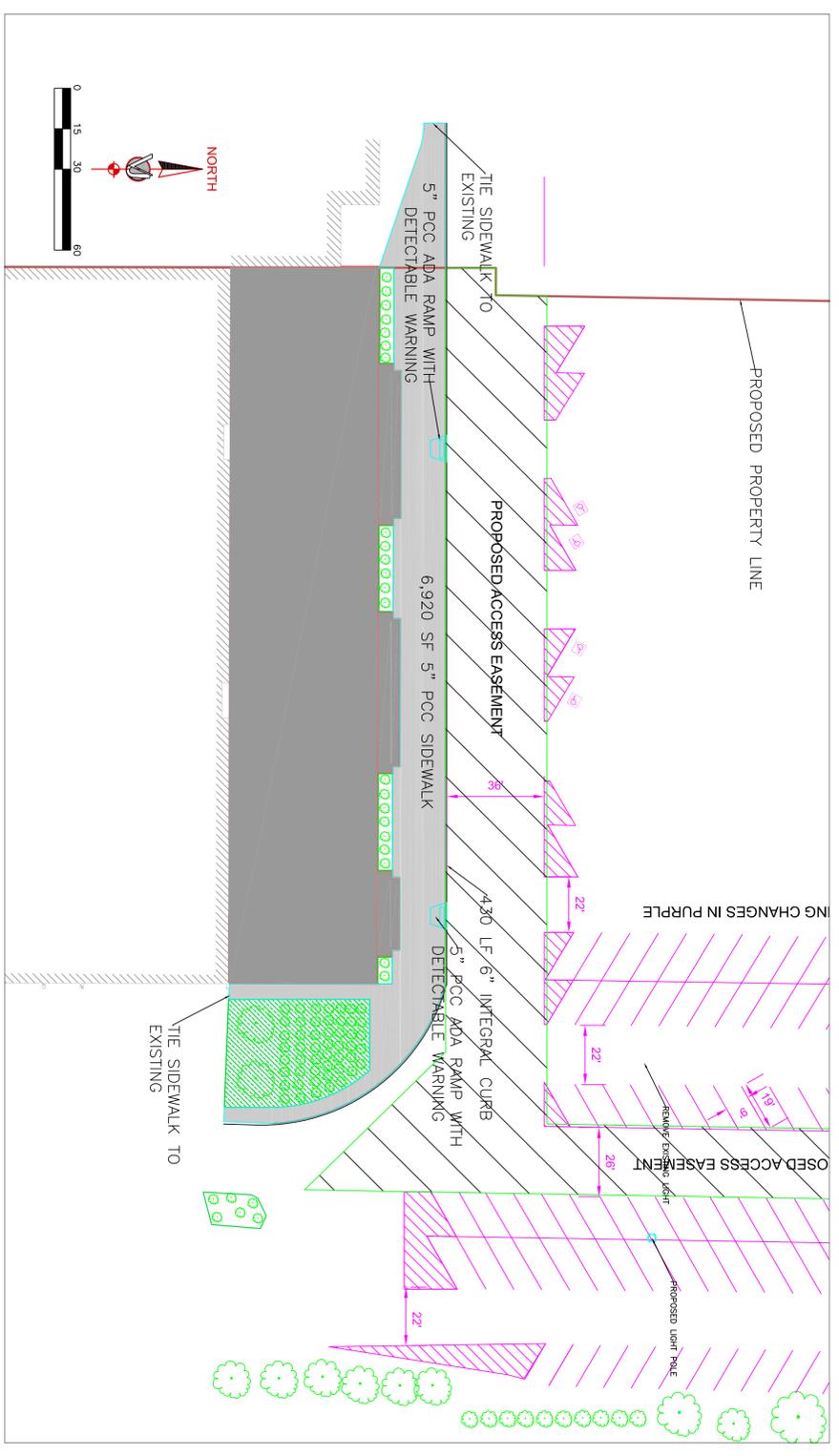
Troy Eichmann, project developer from Sioux Falls, South Dakota, provided his background to the Commission and discussed the plans being proposed. He noted his appreciation to the community.

Mr. Hartley stated his support for the project. Mr. Larson was pleased to hear about the interior connection to the mall and the improvements to traffic circulation. Mr. Wingert asked who is responsible for maintenance of Tract A. Mr. Graham explained that the mall is responsible for it and they are working on a plan for the road between the property and the outlots. Mr. Leeper asked about storm water requirements and commented on the lack of landscaping around the edges and that it seemed like the waiver request was more of a workaround. Mr. Holst voiced the same concern. Mr. Leeper would like to be sure all setbacks work with the platting. Ms. Saul and Ms. Giarusso were happy to see the building being re-used. The items will be continued to the next meeting.

ASHLEY HOME STORES

6301 UNIVERSITY AVENUE

CEDAR FALLS, IOWA



PROJECT SITE ADDRESS
6301 UNIVERSITY AVE

BUILDING

EXISTING: 83,524 SF
PROPOSED ADDITION: 15,526 SF
TOTAL: 99,050 SF

CURRENT ZONING
S-1 SHOPPING CENTER

PARKING REQUIREMENTS

1/750 SF FLOOR SPACE + 0.5/EMPLOYEE
PARKING REQUIRED: 132 STALLS
PARKING PROVIDED: 451 STALLS (INCLUDING 8 ADA)

- INDEX OF SHEETS**
1. TITLE SHEET
 2. REMOVALS
 3. LANDSCAPE PLAN
 4. UTILITY PLAN

FEATURE LEGEND

- PROPERTY CORNER SET
- PROPERTY CORNER ROUND
- ▲ SECTION CORNER PLYWOOD
- (100.00) DIMENSION OF RECORD
- CONVA— EXISTING COMMUNICATION
- G— EXISTING GAS
- ST— EXISTING STORMY SEWER
- SAW— EXISTING SANITARY SEWER
- T— EXISTING TELEPHONE
- C— EXISTING CABLE
- E— EXISTING ELECTRIC
- W— EXISTING WATER
- OHU— EXISTING OVERHEAD UTIL.
- FO— EXISTING FIBER OPTIC
- //— EXISTING FENCE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING ELECTRICAL BOX
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE PED.
- EXISTING TREE
- EXISTING CONTROLS
- PROPOSED CONTROLS
- PROPOSED GRASSES
- PROPOSED SILT FENCE



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



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

DANIEL M. ARENDS, P.E. DATE

License number 22647 My license renewal date is December 31, 2020
Pages or sheets covered by this seal: 198000

1 OF 4

Scale

As Noted

drawn by: DNA

date: 2/26/19

revisions: 4/16/19

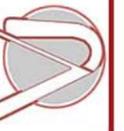
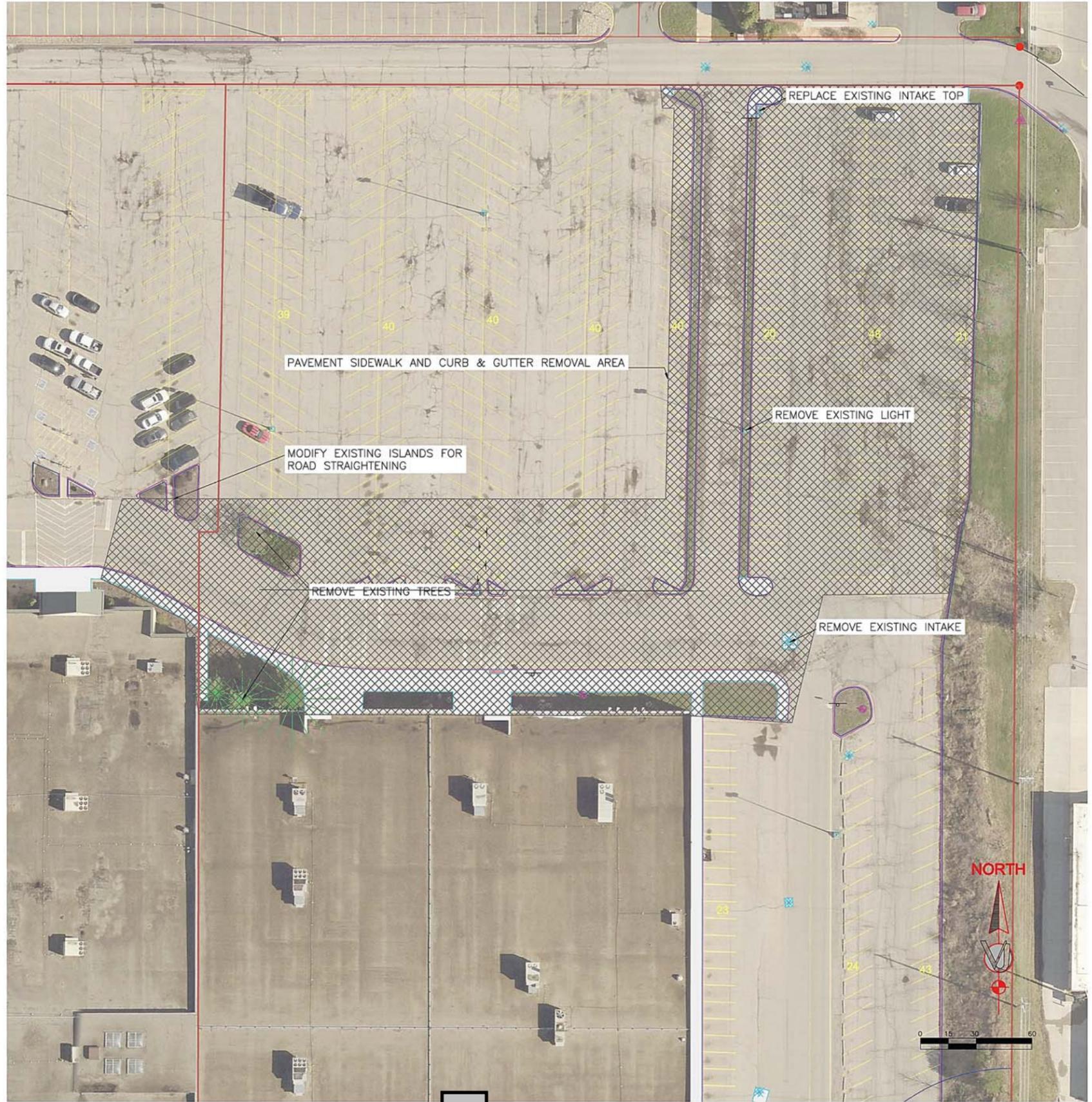
198000

PRELIMINARY

ASHLEY HOME STORES
CEDAR FALLS, IA
SITE PLAN

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

000861





EAST ELEVATION : 1" = 40'



PERSPECTIVE



PERSPECTIVE

PRELIMINARY BUILDING DESIGN:
1702 17TH STREET N W
AUSTIN, MINNESOTA

FURNITURE MART USA

06-22-18

Ashley Home Stores – Summary of Proposed Work

The proposed site plan is for the addition of an Ashley HomeStore retail operation in the College Square mall at 6301 University Avenue. The proposed expansion consists of adding ~15,000 square feet of building onto the north / front section of the existing 83,500 square foot building. This building was most recently occupied by Younkers. The addition is planned to align the newly constructed storefront building with the adjacent store fronts of the mall to the west. The current zoning of the property is S-1 and no zoning changes are being sought.

The improvements will consist of the removal and replacement of a portion of the parking lot that is in significant disrepair in the northeast corner of the parking lot. This repair will also include restriping of the reconstructed area for a more simplified parking layout. The interior roadway directly in front of the building (north side) is proposed to be straightened. The rerouted roadway is proposed to become in line with the existing internal mall roadway to the west in order to provide a more natural traffic route and provide an area for the building expansion. Additionally, the modified striping layout will remove and shift the current north-south interior easement access from its existing location to the east just slightly in order to provide a more direct north-south traffic flow which continues to the east side of the Younkers building.

Any utilities impacted by the building addition on the north side such as a water main, sanitary service and line and storm water will be shifted further north in order to make way for the building addition and road straightening. Overall the site grading will remain basically the same as it is locked into the existing parking lot and driveways on three sides. Storm water quality will be provided using hydrodynamic separators on the front and rear of the building. Storm water lines being replaced will be upsized slightly in order to provide additional outflow from the site. Sizing for these systems is still being determined. One fire hydrant will be relocated to the new building front. One parking lot light will be removed and replaced in the removal area in front of the building with a similar style light to match the existing mall parking lights.

A few additional bushes will be placed along the north east property line of the property. Planters will be placed between entrances and small trees and bushes will be located in a planter area on the northeast corner of the building. Additional bushes will be added in the existing islands on the east side of the building and near the truck dock.



April 17, 2019

Planning & Zoning Commission Members
c/o Karen Howard, Planning & Community Services Manager
City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

RE: Ashley Furniture Homestore Site Plan Review

Dear Commission Members,

One area of emphasis of Grow Cedar Valley is to support and advocate for the continued growth of the City of Cedar Falls. Numerous public and private partners cooperatively work to get this done.

To that end, this letter is to express our support of the proposed Ashley Furniture Store redevelopment project proposed at 6301 University Avenue by Furniture Mart USA, Inc. We praise City leaders and staff, Company representatives and mall officials who have worked hard getting to this point.

Three years ago, Furniture Mart USA Inc made their first investment by building a distribution center in Cedar Falls Industrial Park and kept to their executed plans as outlined in the development agreement between the City of Cedar Falls and the Company.

Furniture Mart USA Inc is exceeding their original commitment for a retail component of 25,000 square foot to a 99,050 square feet footprint and a much larger capital investment. Beyond the numbers this proposed developments helps further validate the reconstruction of University Avenue and puts new life and opportunity for future improvement at College Square Mall and surrounding area.

Grow Cedar Valley appreciates Planning & Zoning's Commission Members important role in the economic growth of the City of Cedar Falls and the benefit it brings to the entire Cedar Valley Region.

On behalf of Grow Cedar Valley, we look forward to your favorable review of this project.

Sincerely,



Lisa Rivera Skubal, CEcD
Vice President of Economic Development

c: Jim Brown, Mayor
Troy Eichmann, COO, Furniture Mart USA, Inc.
Cary Darrah, CEO, Grow Cedar Valley
Ron Gains, City Administrator
Shane Graham, City Planner II