



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JULY 08, 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 June 24, 2020.

Public Comments

Old Business

- 2. **Preliminary Plat Amendment – Wild Horse Ridge**
Location: South of W 12th Street and west of Union Road
Applicant: Midwest Development Co. – Developer; CGA – Civil Engineer
Previous discussion: June 24, 2020
Recommendation: *Review and Recommend Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

New Business

- 3. **Land Use Map Amendment & Rezoning – A-1 Agricultural District to P-1 Public District (RZ20-005). LUMA from “Medium Density Residential” to “Schools” (LU20-002)**
Location: North of W. 27th Street and west of PE Center Drive
Applicant: Cedar Falls Community School District; INVISION Architects
Previous discussion: None
Recommendation: Introduction and discussion
P&Z Action: *Discuss and set a date of public hearing*

Commission Updates

Adjournment

Reminders:

- * July 22 and August 12 Planning & Zoning Commission Meetings
- * July 20 and August 3 City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
June 24, 2020
Meeting Conducted Via Videoconference**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, June 24, 2020 at 5:30 p.m. via videoconference as a precautionary measure to prevent the spread of the COVID-19 virus. The following Commission members were present: Adkins, Hartley, Holst, Larson, Leeper, Saul and Schrad. Karen Howard, Community Services Manager, Shane Graham, Economic Development Coordinator and Chris Sevy, Planner I, were also present. Chair Holst introduced the newest Planning and Zoning Commission member, Dale Schrad.

- 1.) Chair Holst noted the Minutes from the June 10, 2020 regular meeting are presented. Ms. Saul made a motion to approve the Minutes as presented. Ms. Adkins seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Hartley, Holst, Larson, Leeper, Saul and Schrad), and 0 nays.

- 2.) The first item of business was a preliminary plat amendment for Wild Horse Ridge. Chair Holst introduced the item and Mr. Graham provided background information. He explained that it is a request to approve an amendment to the preliminary plat in the Wild Horse Ridge subdivision in the southwest corner of West 12th Street and Union Road. The developer would like to amend the remaining undeveloped portion of the plat. The plan is to create zero lot line lots at the northwest corner along the west side of Lariat Lane and the north side of Arrowhead Drive. The street connection to West 12th Street has been removed and Arrowhead Drive curves to connect with Lariat Lane. He explained the proposed phasing plan for the plat and the different lots that are planned. Mr. Graham displayed renderings of potential duplex designs being proposed for the area and discussed the proposed addendum to the Agreement. Staff recommends approval with conformance with all staff recommendations and any additional comments from the Commission.

Kevin Fittro, developer, thanked the Commission and stated that their plans are similar to other areas of Wild Horse Ridge. He discussed the process that led to the change in the Agreement and the phasing involved in the project.

Emily Chase, owner of nearby property, asked for clarification on the proposed condos/duplexes and whether they will be rentals. Mr. Fittro stated there is nothing in the covenant that would not allow rental, but at a \$250,000 to \$280,000 price point and continuing to build single-family homes in the area, it is not the developer's intent to sell to investors. Ms. Chase asked if a traffic study has been done and how traffic will be affect, particularly with fewer access points. Mr. Fittro explained that there weren't any concerns from a traffic standpoint. Ms. Chase also asked about finishing 12th Street. Mr. Fittro stated that it is part of the Agreement to take over the commitment to pay a fee toward the development of the street as each phase is completed. Paving would likely take place with the development of the 7th Addition.

Mr. Larson asked about the lots and how the condos would be placed, clarifying that it would be one unit per lot. Ms. Saul asked about stormwater retention and if the retention pond will be enough for the area. Mr. Graham explained that the basin will collect all the stormwater as needed. Mr. Leeper asked if staff feels that the exits available before the 7th Addition is complete will be complete. Mr. Graham stated that they will be sufficient. Mr. Leeper asked if there are any time restraints on the project that would be an issue with waiting and allowing

the public more time to view it. Mr. Fittro stated that although they would like to see it move forward, they are fine with a short wait. Ms. Saul asked when public meetings will resume, hoping to allow the public to come forward and ask questions. Ms. Howard stated that there has been talk of extending video meetings into July so staff isn't sure when those meetings will resume.

Ms. Saul made a motion to move the item forward to the next meeting. Mr. Larson seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Hartley, Holst, Larson, Leeper, Saul and Schrad), and 0 nays.

- 3.) The next item for consideration by the Commission was a revised HWY-1 District site plan review. Chair Holst introduced the item, noting that he will need to abstain from the item, and that Mr. Mr. Leeper will chair in his place for this item. Mr. Graham provided background information, explaining that the property is located at 1525 West Ridgeway Avenue, Lot 2 of Gateway Business Center. He displayed the site plan approved in 2019 and discussed the current layout and the currently approved landscape plan. The developer would like to reduce the size of the landscape island to increase the distance between the fuel pumps and the curb to allow for additional large vehicle parking. He explained the revised landscaping plan and the reduction in landscaping points. Staff has reviewed the request and recommends denial based on concerns as it relates to safe vehicular movement and access on the site, as well as the large reduction in greenspace. However, staff would recommend approval of a revised site plan with a 10 foot reduction of the island and any additional comments by the Commission.

Brad Best, developer, commented that they requested the revision to help with maneuverability of the site and large vehicle parking. He noted that the current drive lane near Dairy Queen has been very busy and they feel it is important to get buses off that drive. Marty Rouse, developer, related the story about an incident at another gas station where a young man was struck and killed by a patron trying to leave the site because there wasn't enough room to maneuver on the site.

Mr. Larson stated that he feels that the revised plan is a good idea as it will help with any safety issues and he doesn't feel that there is an issue with the reduction in the landscaping. Ms. Howard stated that staff has looked at the maneuverability on the site and note that the drive aisles are currently more than 40 feet wide, which is much larger than a typical parking lot aisle and to provide context stated that a typical city street is only 31 feet wide. Staff looked at the large aisles and turning radius and find that there is already plenty of room for large vehicles to maneuver safely on the site. Staff feels that the extra space requested may cause more safety issues for vehicles and pedestrians with such oversized drive aisles and large turning radius, which creates a lot of undefined space for unexpected vehicular movement. Mr. Larson asked if it would be helpful to add striping to delineate large vehicle parking areas.

Ms. Saul made a motion to approve the item as presented. Ms. Adkins seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Hartley, Larson, Leeper, Saul and Schrad), 1 abstention (Holst) and 0 nays.

- 4.) The Commission then considered the final plat for Pheasant Hollow 7th Addition. Chair Holst introduced the item and Mr. Sevy provided background information. He explained that the plat is located in the neighborhood south of 1st Street and south of Union Road. It was part of a larger RP zone that was approved in 2014 as an outlot reserved for future development in the 6th Addition. The final plat is consistent with the preliminary plat and once approved, lots can be sold. Mr. Sevy and Matt Tolan, Engineer, visited the site and noted that there is still a fair amount of work to be done to complete the infrastructure. The developer plans to bond for the remaining improvements. Staff recommends approval of the final plat with the stipulations that all required infrastructure and public improvements are completed or bonded, all documents

and legal papers be in order and submitted and all required fees be paid prior to City Council approval.

Steve Troskey, consultant representing the developer, stated he is available to answer any questions.

Jim Coloff, neighboring resident, asked about the plans for the sidewalk near their home. Mr. Sevy stated sidewalks would be provided as shown in the preliminary plat. Mr. Coloff stated concern with removal of the trees on his property outside of the easement area. Mr. Troskey stated that the developer would like to keep as many trees as possible so he will pass the comment along to ensure the contractor and developer are aware of concerns with tree removal.

Ms. Saul asked if the water from this site will drain into the same stream that flows through the subdivision to the north where the dam is located. Ms. Howard confirmed that it was the same watershed, but noted that the proposed stormwater detention would improve the drainage pattern, since it will be released at a measured rate into the stream rather than sheet flowing off a farm field.

Mr. Leeper made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Hartley, Holst, Larson, Leeper, Saul and Schrad), and 0 nays.

- 5.) The next item of business was the preliminary plat for Immanuel Lutheran Evangelical Church Addition. Chair Holst introduced the item and Ms. Howard provided background information, explaining that church is located east of Oster Parkway and south of Green Creek Road. The existing church is located on Lot 1 of Southern Pines First Addition and has access to two streets (Green Creek Road and Oster Parkway) and access to Green Creek Road is through Tract C in the Southern Pines Second Addition. The acquired an additional parcel to the east in 2018 through a plat of survey as a temporary measure to expedite the sale. Prior to further development the land must be platted. The church wants to expand their parking lot onto the new parcel, so platting is now required. It is proposed to merge all the church properties into one lot and establish a new preliminary plat with just one lot. The frontage and access will remain the same, as well as existing easements for utilities, storm water landscaping and drainage. As the property is zoned MU, Mixed Use Zoning District, site plan review is required prior to the expansion of the parking lot. Ms. Howard noted that the storm water management has been reviewed and approved by staff. Staff recommends approval of the preliminary plat with any comments or direction by the Commission and conformance to all staff recommendations and technical requirements. Tim Verheyen from the church was available to answer any questions.

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

- 6.) The next item for consideration by the Commission was the final plat for Immanuel Lutheran Evangelical Church. Chair Holst introduced the item and Ms. Howard provided background information. She explained that the final plat is consistent with the preliminary plat that was just discussed. Staff recommends approval with the stipulation that all plat documents and legal papers must be in order and submitted in hard copy with original signatures before the item is placed on the City Council agenda.

Mr. Leeper made a motion to approve the item. Mr. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Hartley, Holst, Larson, Leeper, Saul and

Schrad), and 0 nays.

- 7.) The Commission then considered the site plan Immanuel Lutheran Evangelical Church. Chair Holst introduced the item and Ms. Howard provided background information. The site plan for the existing church was approved in 2013 and will need to be reviewed by the Commission and City Council to ensure that the development will be consistent with the MU District standards and the adopted master plan. She discussed the proposed changes to parking and green space area. Ms. Howard also spoke to the landscaping requirements and noted that although there was initially a shortfall of 1020 points, the church has submitted a revised landscaping plan with 11 additional trees to be located along the northern property line, which satisfied an additional 880 landscaping points, leaving a remain 140 point shortfall. Staff noted that the Planning and Zoning Commission has the discretion to give credit for up to 10% of the landscaping point requirement to be satisfied with open green space at a ratio of one point for each 500 square feet of green space. Staff recommends that the Commission grant this credit to satisfy the remaining 140 landscaping points. Howard noted that storm water management requirements have also been met. Staff recommends approval subject to any comments or direction by the Commission, any additional landscaping required by the Commission and conformance to all city staff recommendations and technical requirements.

Mr. Schrad asked if there are any zoning stipulations regarding parking lots and whether they are permeable. Ms. Howard noted that there is not a requirement in the ordinance for that at this time.

Tim Verheyen, project engineer from ISG, responded to the question stating that they typically do not recommend permeable paver systems for entities, such as churches, due to the long term and ongoing maintenance required.

Ms. Saul made a motion to approve the item subject to the staff recommendations. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Hartley, Holst, Larson, Leeper, Saul and Schrad), and 0 nays.

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

The meeting adjourned at 7:00 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
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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Shane Graham, Economic Development Coordinator
Matt Tolan, EI, Civil Engineer II
DATE: June 30, 2020
SUBJECT: Wild Horse Ridge Preliminary Plat Amendment

REQUEST: Request to approve an amendment to the Wild Horse Ridge Preliminary Plat

PETITIONER: Midwest Development Co., Owner; CGA Engineering, Engineer

LOCATION: The property is located south of W. 12th Street and west of Union Road

PROPOSAL

The Wild Horse Ridge subdivision has been active in single family residential development for the past 10+ years. In total, there are nine (9) phases of development. The first four phases have been approved and are located on the east half of the subdivision. The remaining five phases will continue adjacent to the current additions, then go from the northwest corner and proceed to the southwest corner of the plat.

The developer would like to increase the density of the remaining phases of the subdivision by adding 40 duplex lots to accommodate two-unit dwellings along the western and northern edge of the subdivision, within what will be Wild Horse Ridge 7th and 8th Additions. Another change included in this plat is that several street realignments are being proposed compared to the original preliminary plat that was approved in 2005. Therefore, in addition to the amended preliminary plat, a change in the RP zoning plan for Wild Horse Ridge to increase the number of lots with new street alignments is also being considered by the Planning and Zoning Commission.

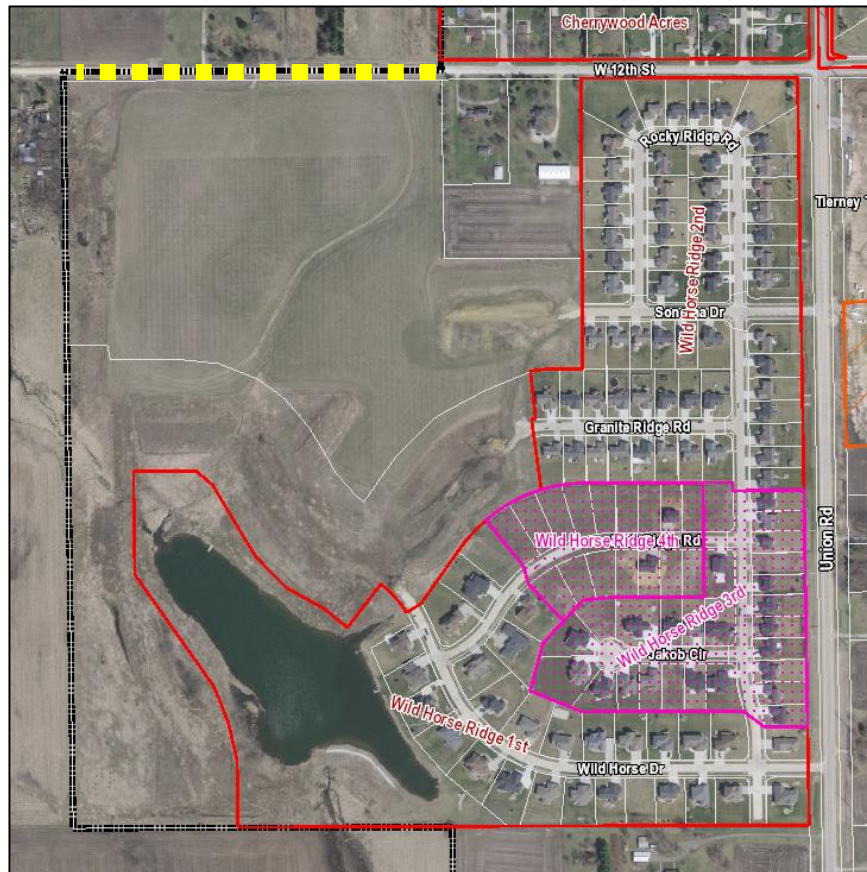
BACKGROUND

In 2003 Dennis and Trudy Weichers purchased 148 acres of land at the southwest corner of Union Road and W. 12th Street. The westerly 79 acres was annexed into the City of Cedar Falls upon request by the owners (Resolution No. 14,410) in 2005. The easterly third of this property is served by the Cherrywood interceptor sewer. Tapping into this interceptor sewer requires a "connection fee" at the time of platting. To service the rest of the property, one of the conditions of the annexation and subsequent rezoning and platting was that Mr. Weichers agree to extend

a sanitary sewer “interceptor” line to the property, from the South-East. This sewer line is approximately two miles in length and extends from the general vicinity of University Avenue and Hudson Road. The City did participate in some of the costs for this sewer extension (for “over-sizing”) up to a maximum of \$200,000. The majority of the costs for this sewer extension were borne by Mr. and Mrs. Weichers. This sewer will accommodate the entire development of the Wild Horse Ridge subdivision. The first four additions of the Wild Horse development did not connect into the aforementioned Cherrywood interceptor sewer so no connection fees were collected since the sewer is served by the line from W. 27th Street.

In July 2005 the entire 148-acre property was rezoned from A-1, Agriculture to RP, Planned Residential for a maximum of 353 dwelling units. A Preliminary Plat for this area, called “Copperstone” was approved in July 2005. This plat covered the entire 148-acre property and proposed the establishment of 242 building lots with 353 units. One feature of the original Preliminary Plat is that it provided a street access to West 12th Street in alignment with the proposed Cherrywood Drive. The Preliminary Plat was re-approved by the City Council on September 26, 2011 without a street connection onto W. 12th Street.

The Final Plat for the Wild Horse Ridge First Addition was approved in September 2007. The First Addition created 29 standard residential building lots on 34.7 acres. The Wild Horse Ridge Second Addition Final Plat was approved 2012. This plat created 61 residential lots on 26.6 acres immediately north of the proposed Third Addition. Following approval of the Second Addition, a street name change (Cherrywood Drive to Rocky Ridge Road) was approved by the City Council on October 8, 2012. This street name change was necessary since the Second Addition did not provide a street access to Cherrywood Drive north of West 12th Street. The Wild Horse Ridge Third Addition was approved by the City Council on October 16, 2017 for 27 lots on 11.55 acres. The Wild Horse Ridge Fourth Addition was approved by the City Council on October 21, 2019 for 16 lots on 5.29 acres.



As part of the original annexation agreement from 2005, the original developer or its successors must make improvements to the west end of W. 12th Street to the edge of the property (yellow dash line on the map above). After the first two additions were completed, staff sent a letter to the property owner in 2014 to signify that any future development of the Wild Horse subdivision, a fee will be collected and placed in an account for the W. 12th Street improvements. This fee is calculated at \$5,852.43 per acre of development. The fee has been collected for the third and fourth additions prior to City Council approval, and will need to be collected prior to any future final plats.

STAFF ANALYSIS

Midwest Development Co. continues with the development of the Fifth, Sixth, Seventh, Eighth and Ninth additions of the Wild Horse Ridge subdivision. The development will continue with the Fifth Addition located adjacent to the completed additions, in the middle of the subdivision.

The developer has requested a change in the number of lots that were originally approved in the preliminary plat. They intend to construct a number of duplex units along the western and northern edge of the subdivision. The following table shows the proposed number of lots in the final five phases of this subdivision, and which addition the duplex lots will be located.

Phase	No. of Single Unit Lots	No. of Duplex lots	Total Lots
Fifth	34	0	34
Sixth	30	0	30
Seventh	14	22	36
Eighth	45	18	63
Ninth	24	0	24
Total	147	40	187

The creation of these additional lots formalizes the ownership of the land under each duplex dwelling. From the start of the original preliminary plat, the developer intended to construct one- and two-family dwellings. During the first four phases of this subdivision, there were only single-family dwellings constructed. Now the developer has identified where they intend to construct the two-family dwellings along the western and northern edge of the subdivision. The proposed density of this subdivision with the additional duplex dwellings will increase from 2.43 dwellings per acre to 2.72 dwellings per acre. This is a modest increase that is still considered low density residential.

Along with this density change several new street layouts are being proposed. The original preliminary plat showed a cul-de-sac (Tyler Drive) located near the northwest corner of the plat. That is being removed, and Sandstone Lane will now be a through street that connects Arrowhead Drive to Pebble Stone Place. A smaller cul-de-sac, Cherry Creek Court, will be located just to the east of Sandstone Lane and will serve 6 lots. Also, Arrowhead Drive, which originally connected to W. 12th Street, now curves and connects with Lariat Lane, which does connect with W. 12th Street. Staff has worked with the developer to determine that two accesses from the subdivision to W. 12th Street is not needed. In addition, Granite Ridge Road, shown in the Fifth Addition, originally showed a small circle drive within the road, but this has been

removed and is now just a straight through road. Finally, at the south end of Lariat Lane within the Ninth Addition, the original plat showed another small circle drive. This has been removed and Lariat Lane not connects with Canter Circle, a new cul-de-sac street located at the very southwest corner of the plat.

During the recent review by the Planning & Zoning Commission of the Arbors amended preliminary plat submitted by the same developer, some concerns were noted about the proposed zero lot line dwelling units, and what impacts they may have on the neighborhood. For that plat, the existing development agreement was amended to add some stipulations for the development of the zero lot line dwellings in order to maintain the residential character and quality of the neighborhood. Similarly with this plat, staff would recommend that the development agreement, which was approved when the property was rezoned to RP Planned Residential District in 2015, be amended to include similar stipulations regarding the zero lot line dwellings, as listed below:

1. A variation in siding color between each adjacent two-unit dwelling;
2. At least two different building models will be used, including a one-story and two-story model;
3. A variation in design elements between each adjacent two-unit dwelling, such as doorway designs, sidelight windows, entranceway canopies, pilasters, pediments, brick and stone accents, raised entry cornices, trim colors, and similar;
4. Front yard paving shall be minimized to the extent feasible to provide adequate space for front yard landscaping and a safe public sidewalk environment;
5. The driveway width as measured at the streetside lot line shall not exceed 18 feet;
6. Garages shall not exceed 22 feet in width; and
7. Minimum driveway spacing from the intersection of a collector street or arterial street shall be 75 feet.

Based on the proposed stipulations regarding the development of the zero lot line dwellings within the subdivision, staff believes that these units will maintain the residential character and quality of the neighborhood.

TECHNICAL COMMENTS

Utilities - City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that water, electric, gas and communication services are available to the site at the west ends of 12th Street, Sonoma Drive, Granite Ridge Rd, and Wild Horse Drive. An adequate sized water main will need to be extended to the limits of the platted subdivision. The other utilities are installed as part of the public improvements. The easements identified on the plat satisfy CFU requirements. The developer will be responsible for extending the utility services to the proposed development.

Stormwater Management - The petitioner's engineer has submitted a storm water management plan to the City and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City's subdivision requirements and also finds that the design for the entire development will improve the drainage pattern that has developed over the years on this undeveloped parcel of land. Additional detailed reports will be provided by the petitioner's engineer with each sequential phase within the platted limits. Also, an existing drainage tract from and existing agricultural field draining under 12th Street will be accounted for with additional infrastructure oversizing for the twenty-five (25) year event to pass through an underground pipe network.

Sanitary Sewer - The sanitary sewer will be extended from the existing interceptor line located on the south side of the detention pond located within the First Addition. The sanitary main was previously extended to Wild Horse Drive and another line was adequately sized and terminated to the western boundary. Typically, the sanitary sewer must be extended to the limits of the plat, per the City’s subdivision ordinance in order to accommodate the future growth in Cedar Falls. However, the existing sanitary sewer interceptor line was previously established prior to this proposed development within a sanitary sewer easement that is identified on the plat. The developer’s engineer will utilize the sanitary sewer extension, as designed, to provide sanitary services within the limits of the plat.

Streets - The developer will need to make the necessary accommodations for temporary turnarounds at the east end of Sonoma Drive in the Fifth Addition, and Arrowhead Drive in the Sixth Addition. This subdivision includes a four-foot public sidewalk across all lot frontages.

STAFF RECOMMENDATION

The Community Development Department has reviewed this amended preliminary plat and recommends approval.

PLANNING & ZONING COMMISSION

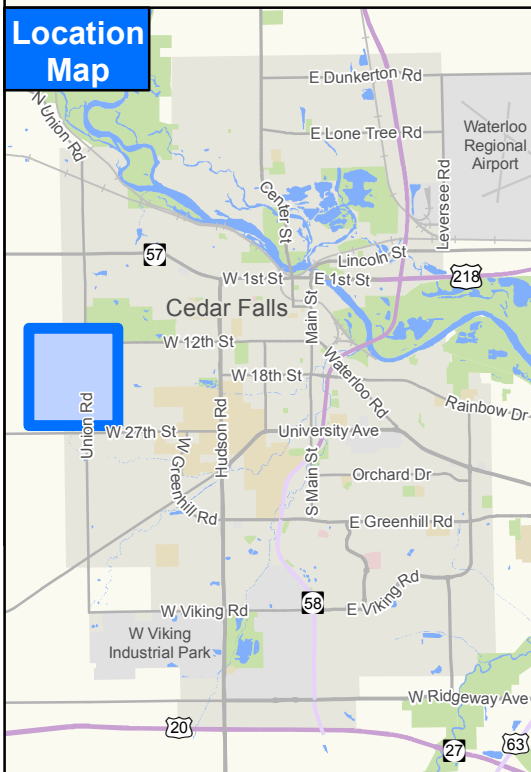
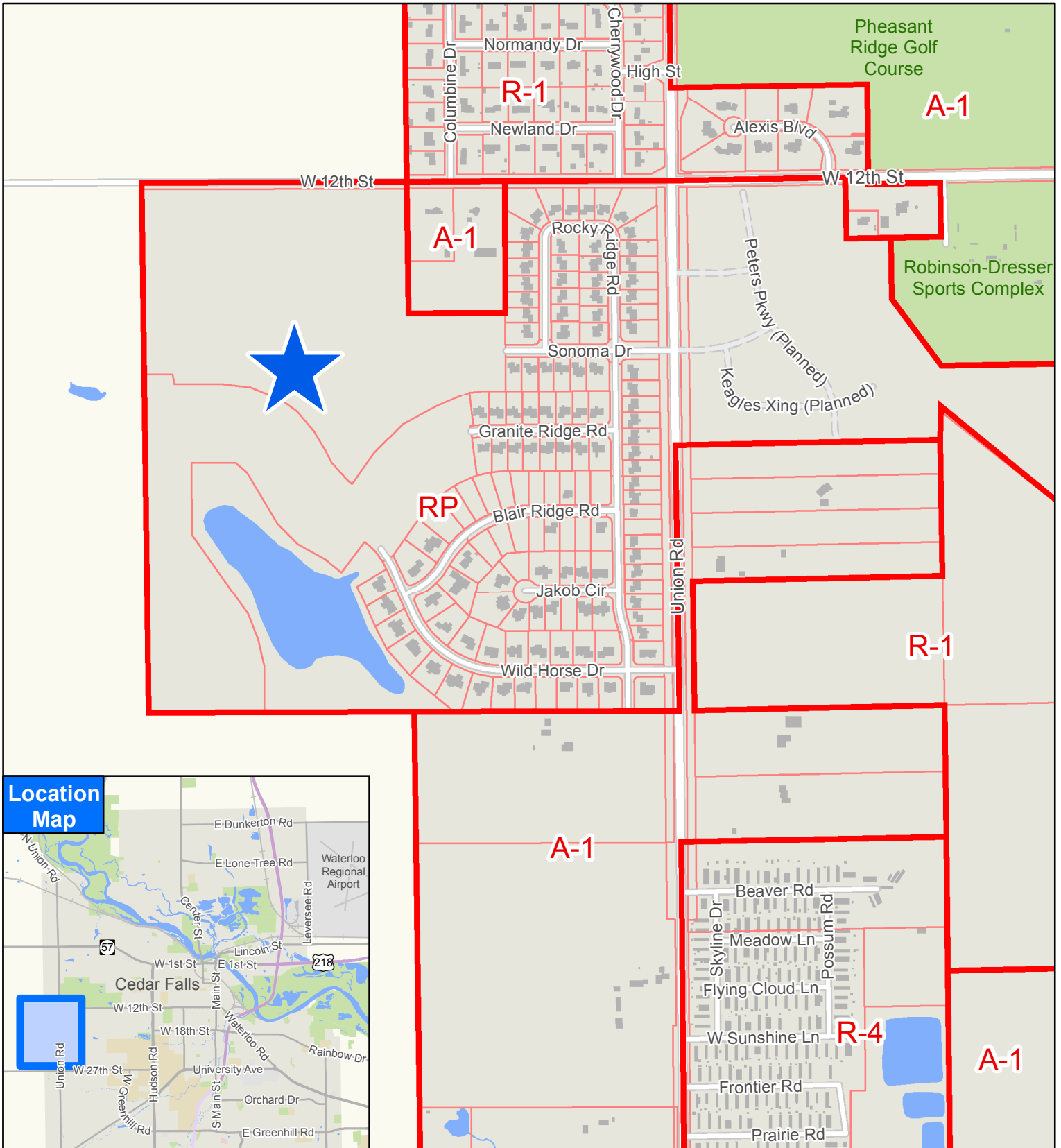
Discussion/Vote 06/24/2020 Mr. Graham provided background information. He explained that it is a request to approve an amendment to the preliminary plat in the Wild Horse Ridge subdivision in the southwest corner of West 12th Street and Union Road. The developer would like to amend the remaining undeveloped portion of the plat. The plan is to create zero lot line lots at the northwest corner along the west side of Lariat Lane and the north side of Arrowhead Drive. The street connection to West 12th Street has been removed and Arrowhead Drive curves to connect with Lariat Lane. He explained the proposed phasing plan for the plat and the different lots that are planned. Mr. Graham displayed renderings of potential duplex designs being proposed for the area and discussed the proposed addendum to the Agreement. Staff recommends approval with conformance with all staff recommendations and any additional comments from the Commission.

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Ms. Saul made a motion to move the item forward to the next meeting. Mr. Larson seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Hartley, Holst, Larson, Leeper, Saul and Schrad), and 0 nays.



**Amended Preliminary Plat
of Wild Horse Ridge**

WILD HORSE RIDGE PRELIMINARY PLAT

(FORMERLY COPPERSTONE)

CEDAR FALLS, IOWA

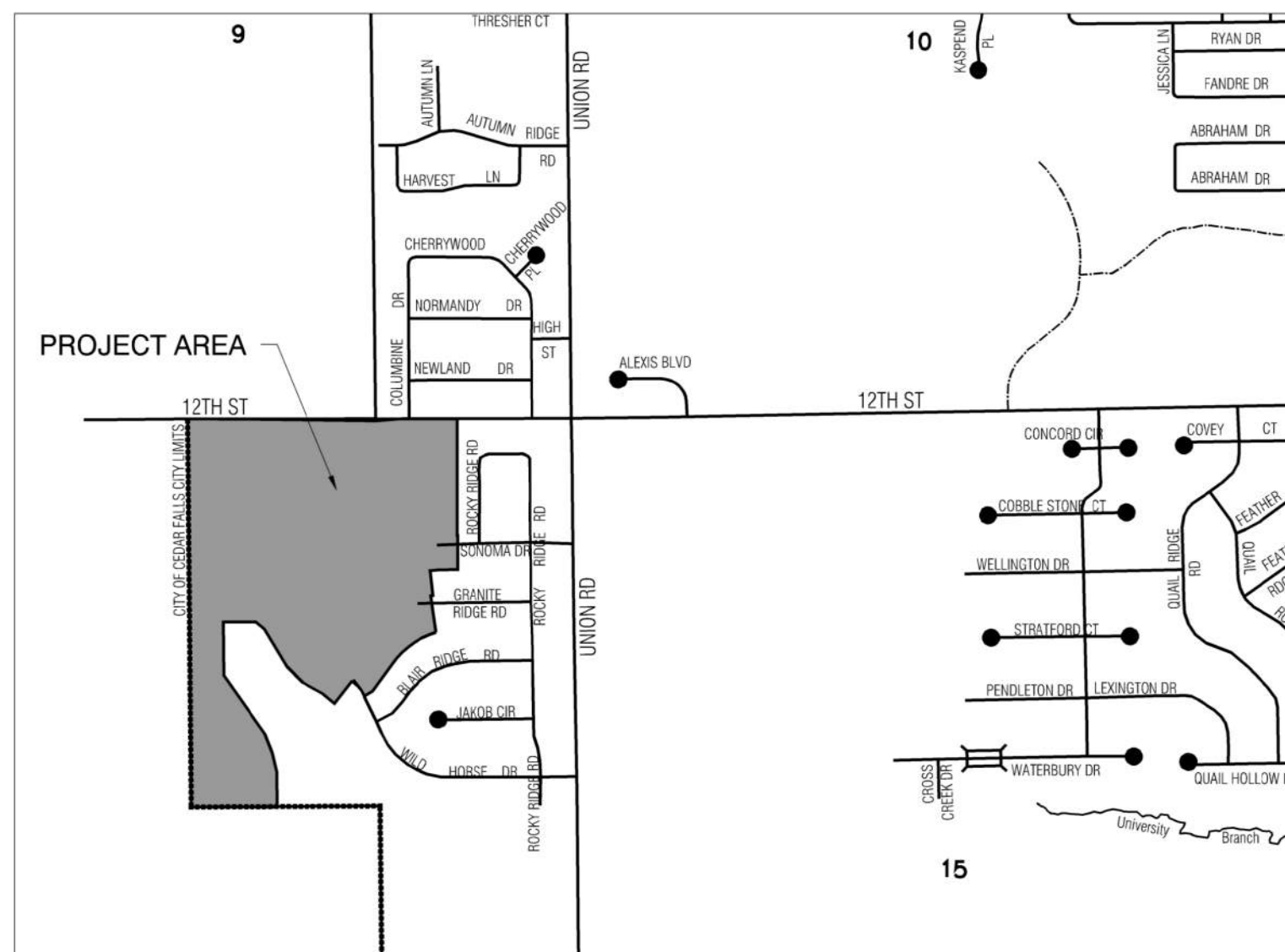
MARCH 2020

LEGEND

EXISTING	PROPOSED	
		EVERGREEN TREE
		DECIDUOUS TREE
		SHRUBS (BUSHES)
		TREE LINE
		SIGN (TYPE AS NOTED)
		FENCE
		SILT FENCE
		CONTOUR LINE
		WATERLINE
		WATER VALVE
		FIRE HYDRANT
		SANITARY SEWER LINE
		STORM SEWER LINE
		MANHOLE
		CLEANOUT
		INTAKE
		BEEHIVE INTAKE
		GAS LINE
		GAS VALVE
		OVERHEAD ELECTRICAL LINE
		BURIED ELECTRICAL LINE
		POWER POLE
		STREET LIGHT
		ELECTRICAL BOX/TRANSFORMER
		TELEPHONE LINE
		TELEPHONE PEDESTAL

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 PARCEL "C" AND PARCEL "D" RECORDED IN DOCUMENT #2016-00015368 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, EXCEPT THAT PART OF PARCEL "D" KNOWN AS WILD HORSE RIDGE THIRD ADDITION RECORDED IN DOCUMENT #2018-00007259 AND EXCEPT WILD HORSE RIDGE FOURTH ADDITION RECORDED IN DOCUMENT #2020-00008475, CONTAINING 68.84 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



VICINITY MAP
NOT TO SCALE

OWNERS OF RECORD

MIDWEST DEVELOPMENT CO.
411 FIRST AVENUE SE
CEDAR RAPIDS, IA

FLOOD ZONE

(ZONE X)
PANEL # 19013C0145F AND
PANEL # 19013C0163F
EFFECTIVE DATE: JULY 18, 2011

SETBACK DATA

FRONT YARD = 25 FT
REAR YARD = 30 FT
SIDE YARD* = 5 FT. (*EXCEPT AS NOTED)

*LOTS MAY BE SPLIT OR DIVIDED TO PROVIDE FOR MORE LOT AREA BY BEING ADDED TO AN ADJOINING LOT. SIDE YARD SETBACKS SHALL BE BASED ON OWNERSHIP/PROPERTY LINES RATHER THAN PLATTED LOT LINES.

SURVEY LEGEND

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET
1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #22634
- PARCEL OR LOT CORNER MONUMENT FOUND AS NOTED ON PLAN
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #22634
- () RECORDED AS

BENCHMARK:

AERIAL SERVICES GPS CONTROL MONUMENT #93 ON THE WEST SIDE OF UNION ROAD. DOCUMENT 2008-21274 (BOOK 29 PAGE 63) ELEVATION = 975.45

SURVEYOR AND ENGINEER

MARC C. HOODJER, P.L.S.
DARYL ALBERSTON, P.E.
CLAPSADDLE-GARBER ASSOCIATES
5106 NORDIC DRIVE
CEDAR FALLS, IA 50613
(319) 266-0258

ZONING INFORMATION:

RP (UNLESS NOTED OTHERWISE)

SURVEY REQUESTED BY:

MIDWEST DEVELOPMENT CO.
411 FIRST AVENUE SE
CEDAR RAPIDS, IA

RESTRICTIONS

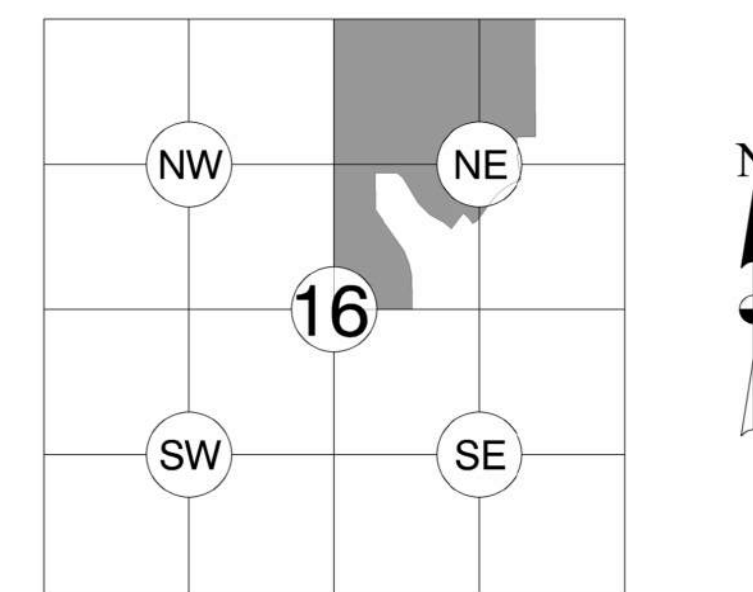
(SEE DEED OF DEDICATION)

CLOSURE:

- ALL SUBDIVISION BOUNDARIES ARE WITHIN THE 1:10,000 ERROR OF CLOSURE REQUIREMENT
- ALL LOTS ARE WITHIN THE 1:5000 ERROR OF CLOSURE REQUIREMENT.

NOTE:

ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS USING NAD83 IOWA STATE PLAN NORTH ZONE



TOWNSHIP 89 NORTH,
RANGE 14 WEST

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.

Signature _____ Date _____

Daryl D. Albertson, PE
Iowa License Number 20477
My license renewal date is December 31, 2020

Pages or sheets covered by this seal: _____

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 Professional Land Surveyor under the laws of the State of Iowa.

Signature _____ Date _____

Marc C. Hoodjer, P.L.S.
Iowa License Number 22634
My License Renewal Date is December 31, 2020

Pages or sheets covered by this seal: _____

Preliminary

05/26/2020 2:58:15 PM

J:\5674\wg\Survey\Preliminary Plat\5674 Wildhorse Ridge Overall Preliminary Plat.dwg - Page 1 of 5 - 05-26-20 - 2:49pm - sjc225

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	REVISE LOTS 138-165	SJC	05-26-20				

Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0258
www.cgaia.com

DESIGNED: NCB	DATE: 1-10-2020
DRAWN: SJC	DATE: 3-11-2020
CHECKED: MCH	DATE: 3-12-2020
APPROVED: _____	DATE: _____

WILD HORSE RIDGE

CEDAR FALLS, IOWA

PRELIMINARY PLAT

PROJECT NO. 5674
SHEET NO. 1 OF 5

WILD HORSE RIDGE PRELIMINARY PLAT

CEDAR FALLS, IA
MARCH 2020

TRACTS

- A. - STORMWATER MANAGEMENT
- B. - STREET RIGHT OF WAY

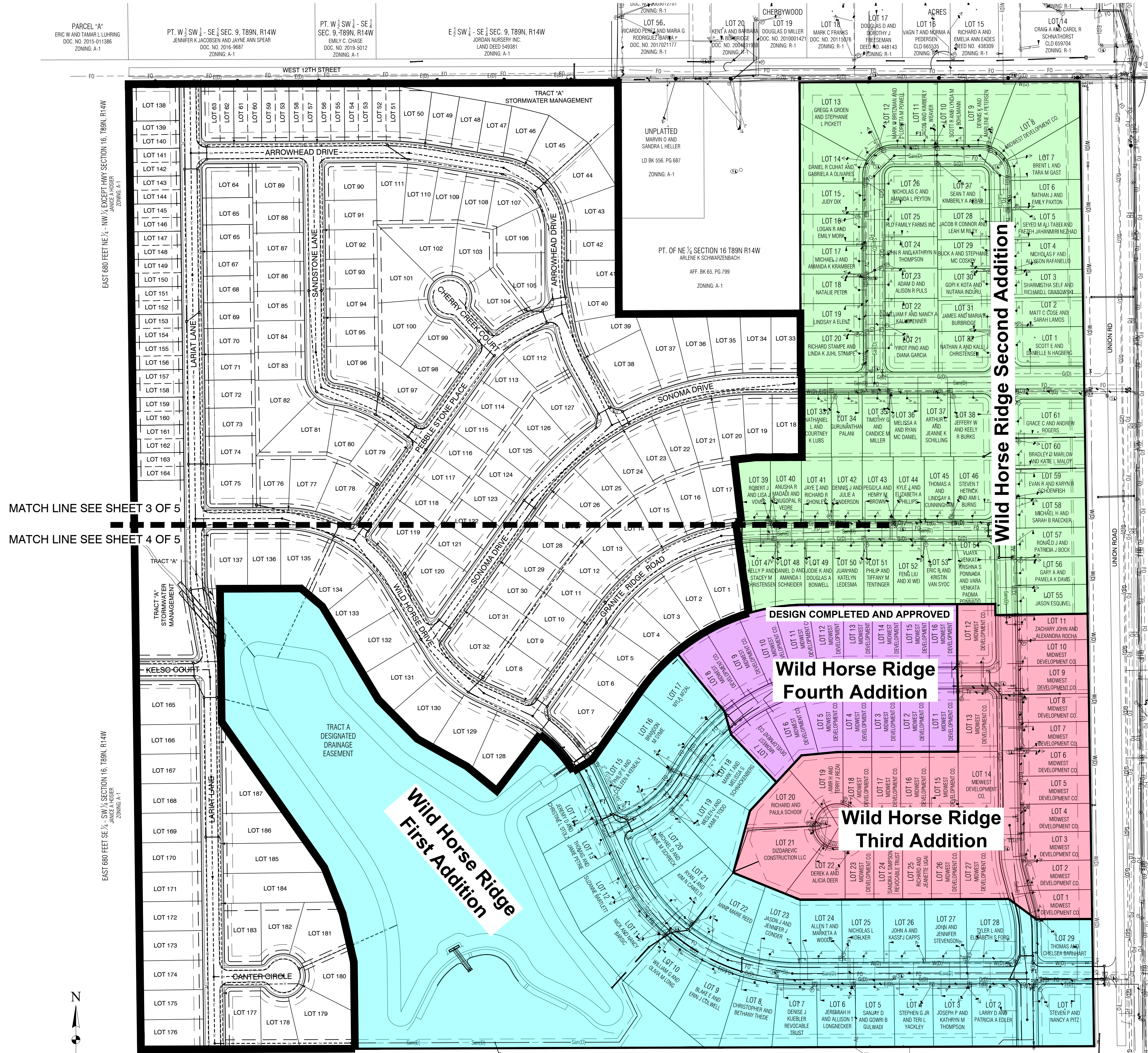
LOT FRONTAGE AT BUILDING SETBACK FOR IRREGULAR SHAPED LOTS

LOT NUMBER	CHORD DISTANCE (FT.)
1	118.46
2	96.16
3	96.16
4	93.77
7	111.12
8	103.21
11	78.19
12	75.72
13	75.20
14	77.59
15	78.72
16	79.44
17	78.82
19	78.66
20	81.89
21	81.89
22	81.89
23	81.89
24	81.89
25	81.89
26	81.89
27	79.54
32	114.12
34	77.74
35	77.43
36	77.43
37	77.43
38	140.14
39	93.09
40	89.51
41	74.09
43	79.06
44	87.60
45	84.23
46	70.20
49	71.77
50	71.77
51	37.54
76	87.87
77	83.33
78	108.45

LOT FRONTAGE AT BUILDING SETBACK FOR IRREGULAR SHAPED LOTS

LOT NUMBER	CHORD DISTANCE (FT.)
79	100.00
80	117.98
81	73.53
82	71.60
96	100.35
97	95.00
99	90.25
100	71.78
101	71.66
102	72.25
103	71.43
104	108.69
105	151.35
106	113.25
107	121.66
108	78.50
109	77.61
110	82.13
111	82.95
112	142.68
113	87.65
119	131.26
120	157.21
124	75.73
125	77.52
126	77.52
127	94.07
128	125.80
129	104.02
130	102.46
131	103.66
133	112.18
134	132.17
135	131.65
137	110.05
165	117.59
178	84.40
179	71.87
180	73.25
181	71.85
182	85.12
187	211.44

NOTE: ADJACENT PROPERTY OWNERS CURRENT AS OF JANUARY 13, 2020.



MATCH LINE SEE SHEET 3 OF 5
MATCH LINE SEE SHEET 4 OF 5

NE 1/4 - SW 1/4 SECTION 16, T89N, R14W
HASSMAN FARMS LLC & KMC GROUP LLC
ZONING: A-1

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	REVISE LOTS 138-165	SJC	05-26-20				

CGA Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0269
www.cgaconsultants.com

DESIGNED: NCB DATE: 1-10-2020
DRAWN: SJC DATE: 3-11-2020
CHECKED: MCH DATE: 3-12-2020
APPROVED: DATE:

WILD HORSE RIDGE CEDAR FALLS, IOWA

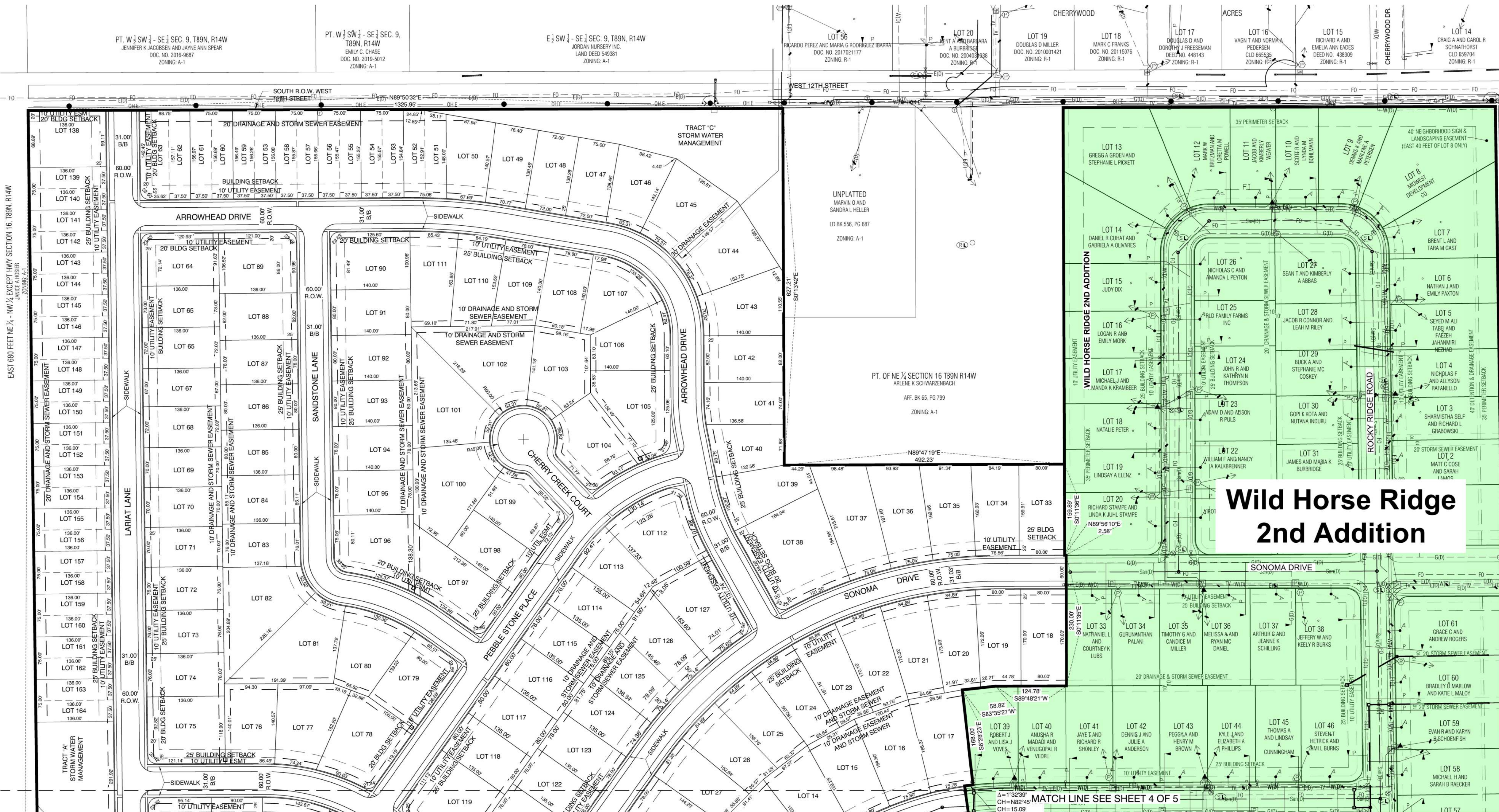
PRELIMINARY PLAT

PROJECT NO. 5674
SHEET NO. 2 OF 5

J:\5674\dwg\Survey\Preliminary Plat\5674 Wildhorse Ridge Overall Preliminary Plat.dwg - Page 2 of 5 - 05-26-20 - 2:53pm - sjc2525

WILD HORSE RIDGE ADDITION PRELIMINARY PLAT

Cedar Falls, Iowa
MARCH 2020



EAST 600 FEET NE 1/4 - NW 1/4 EXCEPT HWY SECTION 16, T89N, R14W

PT. W 1/2 SW 1/4 - SE 1/4 SEC. 9, T89N, R14W
JENNIFER K. JACOBSON AND JARNE ANN SPER
DOC. NO. 2016-9687
ZONING: A-1

PT. W 1/2 SW 1/4 - SE 1/4 SEC. 9,
T89N, R14W
EMILY C. CHASE
DOC. NO. 2019-1012
ZONING: A-1

E 1/2 SW 1/4 - SE 1/4 SEC. 9, T89N, R14W
JORDAN NURSERY INC.
LAND DEED 549381
ZONING: A-1

LOT 36
RICARDO PEREZ AND MARIA G. RODRIGUEZ IBARRA
DOC. NO. 2017021177
ZONING: R-1

LOT 20
BARBARA A. BURBIDGE
DOC. NO. 200403938
ZONING: R-1

LOT 19
DOUGLAS D. MILLER
DOC. NO. 2010001421
ZONING: R-1

LOT 18
MARK C. FRANKS
DOC. NO. 20115076
ZONING: R-1

LOT 17
DOUGLAS D. AND DOROTHY L. FRESSEMAN
DEED NO. 448143
ZONING: R-1

LOT 16
VAGN T. AND NORMAN PETERSEN
CLD 665535
ZONING: R-1

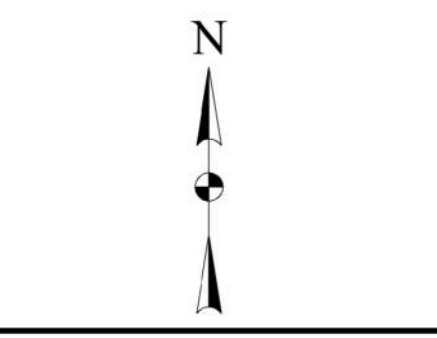
LOT 15
RICHARD A. AND EMELIA ANN EADES
DEED NO. 438309
ZONING: R-1

LOT 14
CRINA A. AND CAROL R. SCHNATHORST
CLD 659704
ZONING: R-1

UNPLATTED
MARVIN D. AND SANDRA L. HELLER
LD BK 556; PG 687
ZONING: A-1

PT. OF NE 1/4 SECTION 16 T89N R14W
ARLENE K. SCHWARZENBACH
AFF. BK 65; PG 799
ZONING: A-1

Wild Horse Ridge 2nd Addition



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	REVISE LOTS 138-165	SJC	05-26-20				

CGA Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0258
www.cgarconsultants.com

DESIGNED: NCB DATE: 1-10-2020
DRAWN: SJC DATE: 3-11-2020
CHECKED: MCH DATE: 3-12-2020
APPROVED: DATE:

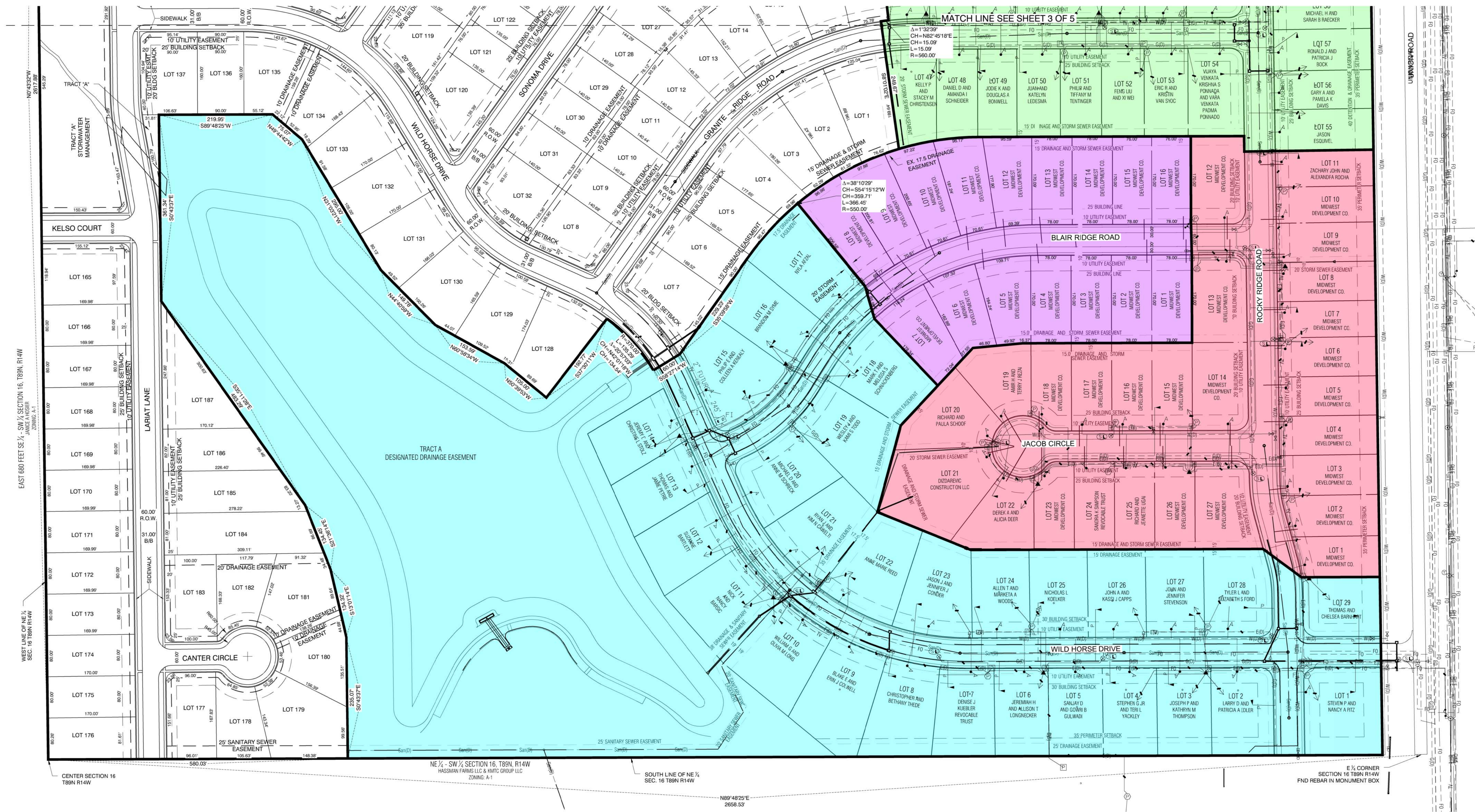
WILDHORSE RIDGE FIFTH ADDITION
CEDAR FALLS, IOWA

PRELIMINARY PLAT

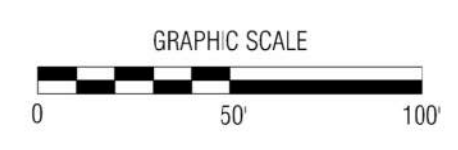
PROJECT NO. 5674
SHEET NO. 3 OF 5

WILD HORSE RIDGE ADDITION PRELIMINARY PLAT

Cedar Falls, Iowa
MARCH 2020



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NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	REVISE LOTS 138-165	SJC	05-26-20				

CGA Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0268
www.cgarconsultants.com

DESIGNED: NCB DATE: 1-10-2020
DRAWN: SJC DATE: 3-11-2020
CHECKED: MCH DATE: 3-12-2020
APPROVED: DATE:

WILDHORSE RIDGE FIFTH ADDITION CEDAR FALLS, IOWA

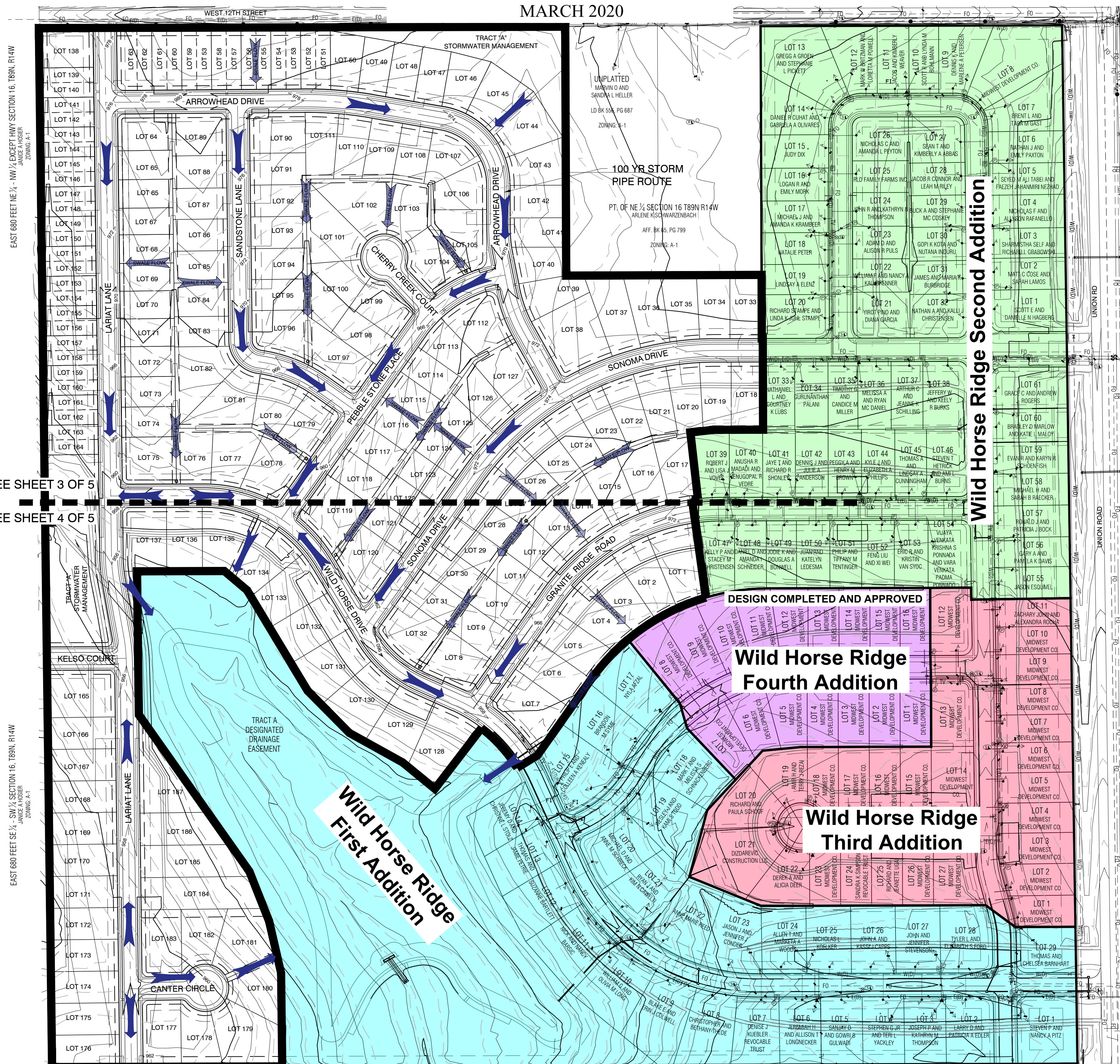
PRELIMINARY PLAT

PROJECT NO. 5674
SHEET NO. 4 OF 5

WILD HORSE RIDGE

PRELIMINARY PLAT

Cedar Falls, Iowa
MARCH 2020



MATCH LINE SEE SHEET 3 OF 5
 MATCH LINE SEE SHEET 4 OF 5

GRADING NOTES
 THE EXTENT OF TOPOGRAPHIC CHANGES SHALL
 CONSIST OF TRACT "A" ROADWAY GRADING, TRACTS
 "B", "C", AND "D" STORMWATER MANAGEMENT, LOT
 GRADING, AND SWALE GRADING THROUGHOUT LOT.

J:\5674.dwg\Survey\Preliminary Plat\5674 Wildhorse Ridge Overall Preliminary Plat.dwg - Page 5 of 5 - 05-26-20 - 2:56pm - sjc325

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	REVISE LOTS 138-165	SJC	05-26-20				

CGA Clapsaddle-Garber Associates, Inc.
 5106 Nordic Drive
 Cedar Falls, Iowa 50613
 Ph 319-266-0298
 www.cgaconsultants.com

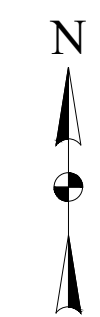
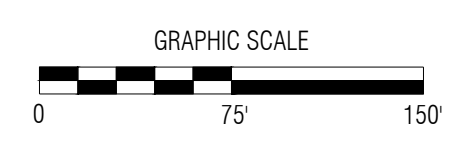
DESIGNED: NCB DATE: 1-10-2020
 DRAWN: SJC DATE: 3-11-2020
 CHECKED: MCH DATE: 3-12-2020
 APPROVED: DATE:

WILD HORSE RIDGE

CEDAR FALLS, IOWA

PRELIMINARY PLAT

PROJECT NO. 5674
 SHEET NO. 5 OF 5

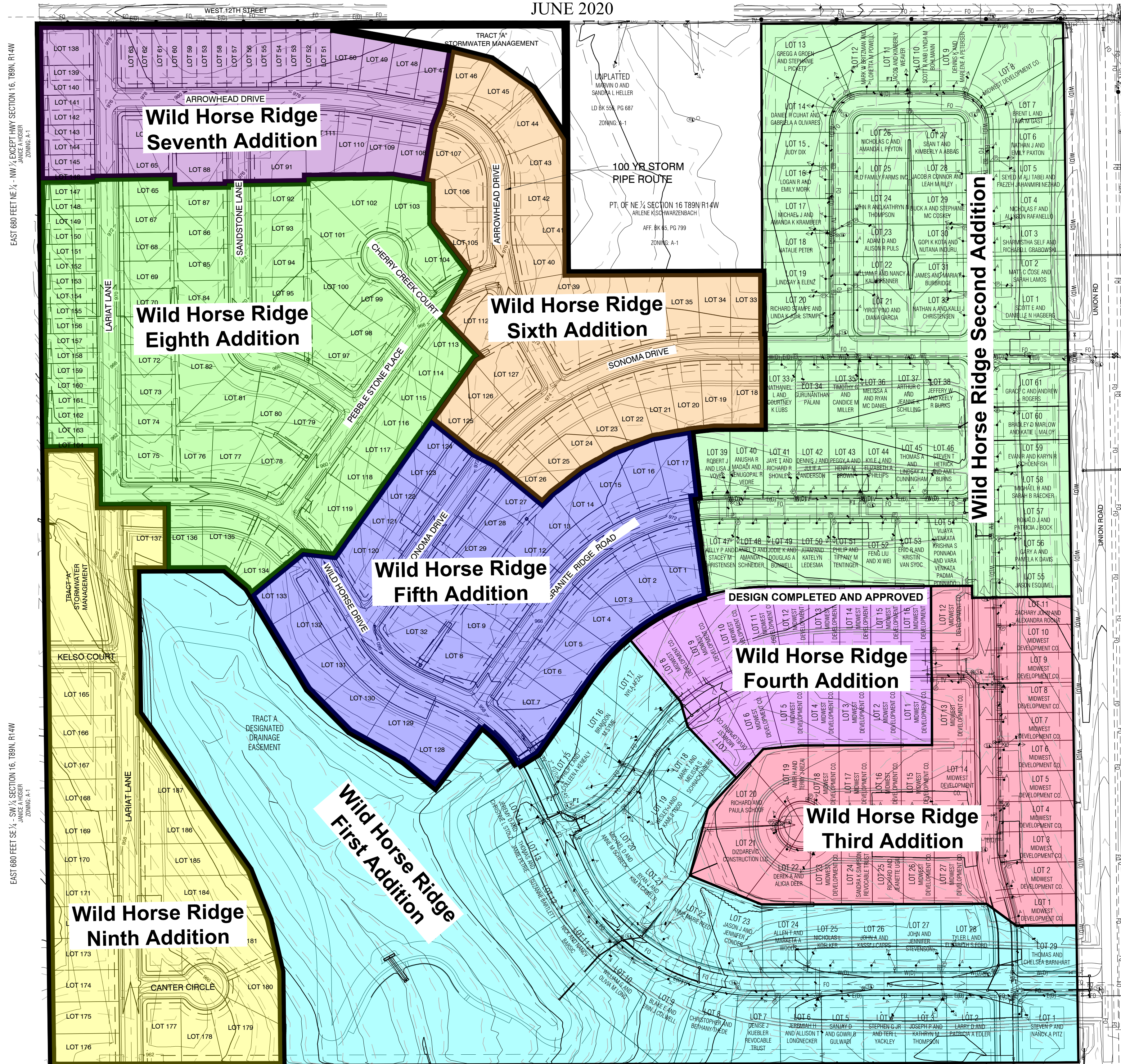


WILD HORSE RIDGE

PHASING EXHIBIT

Cedar Falls, Iowa

JUNE 2020



WILD HORSE RIDGE 5TH ADDITION
34 LOTS

WILD HORSE RIDGE 6TH ADDITION
30 LOTS

WILD HORSE RIDGE 7TH ADDITION
36 LOTS TOTAL
14 SINGLE FAMILY HOMES
22 DUPLEX LOTS

WILD HORSE RIDGE 8TH ADDITION
63 LOTS
45 SINGLE FAMILY HOMES
18 DUPLEX LOTS

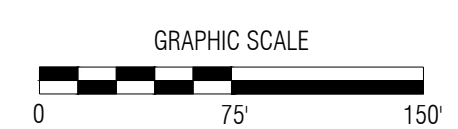
WILD HORSE RIDGE 9TH ADDITION
24 LOTS

TOTAL LOTS
187

EAST 680 FEET NE 1/4 - NW 1/4 EXCEPT HWY SECTION 16, T89N, R14W
JANICE R. ROSSER
ZONING A-1

EAST 680 FEET SE 1/4 - SW 1/4 SECTION 16, T89N, R14W
JANICE R. ROSSER
ZONING A-1

J:\5674\dwg\Exhibits\5674 Wildhorse Ridge Overall Phasing Exhibit.dwg - Page 1 of 1 - 06-09-20 - 7:34am - sjc25



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0256
www.cgaconsultants.com

DESIGNED: NCB DATE: 1-10-2020
DRAWN: SJC DATE: 6-09-2020
CHECKED: DATE:
APPROVED: DATE:

WILD HORSE RIDGE

CEDAR FALLS, IOWA

PHASING EXHIBIT

PROJECT NO. 5674
SHEET NO. 1 OF 1



6/12/20

To: Homeowners of Wild Horse Ridge
Re: Revised Subdivision Preliminary Plat

Wild Horse Preliminary plat changes

To our Wild Horse neighbors,

I wanted to reach out in regards to the upcoming P and Z meeting and the revisions to our subdivision preliminary plat. As some of you may recall during the 3rd addition final platting meeting discussion was had about notification and updates as plats change. At that time we had just purchased the balance of the Wild Horse Subdivision and had minor changes. From that meeting it was decided that we would review the entire subdivision again and resubmit a new preliminary plat. We understand any time changes are made there is a sense of unknown and therefore concerns over any effect these changes may have on your property. We understand that for all of our neighbors in every price range that their home is the biggest investment that will be made. When we develop a community that consists of multiple styles of homes and price ranges, we understand that the single most important factor is curb appeal. Factors like make up of households with differing family sizes, style of homes available, and the overall appearance of the homes and pride shown are critical to a neighborhoods success. We can control some of that with development and building practices and the other is on our owners as neighbors and hopefully protected through the covenants. Understanding this, we have always made decisions that keep trends up to date, yards completed with landscape for full sod, and exterior siding and stone amenities when budgets allow. Doing this gives a neighborhood the best opportunity to maintain housing values. With that in mind we have completed the plat and revisions and comments from the city. It is intended at this time to go to P and Z on 6/24/20.

We hope that you as neighbors can understand the make up of a large plat can be difficult to predict. Especially in a large area like Wild Horse where we are looking at 9 phases. Our neighborhoods are always comprised of multiple price points for houses. The plat being submitted carries that same theory as was shown to the neighbors during the 3rd addition conversations. The only change is setting up for possible single family two unit homes along the Northwest boundary of the property. Knowing this change may happen from time to time we find it most important to group things as best as possible and provide subtle transitions

from one addition to another. One way is distancing the new product away from current owners. This provides like housing around, and the mixed housing would be further into the plat where all buyers understand what that addition is expected to be when purchasing and in a more isolated location. If you recall from the original plat duplex units were along Union Rd in the current third addition and we removed them as we felt that a better location could be found vs at the entry to the neighborhood and so close to custom homes.

Current market conditions are calling for a need in housing from \$250,000 to \$280,000. This is the range we are looking to assist with duplex units. This price range actually makes up 25% of our buyers. This is a very important price range. If you look in the community, homes ranging \$250,000 to \$600,000 and even higher exist together in neighborhoods throughout Cedar Falls and Iowa. We have proven our vision of the condos and single family can exist together in communities. Quail Ridge is a great example of this as we see great success of resale every year.

Closing I would like to make sure that all know that our company's goal is to continue its success in our area in developing neighborhoods that support continued sales of homes even after we are done building. We will do this through strong elevations, completed yards, with nice landscaping. As you know we don't let any home have the same color siding next door to each other. We are constantly looking to utilize new trends in exteriors from craftsman style with tapered columns and stone, to farm house with board and batten or shake, and most recently contemporary looks. This will continue in future additions.

I hope this answers any of your questions about future platting. We will also try to stay ahead of the neighbors with platting if changes are being made in order to try to have needed conversations prior to getting to the city. If you would like to discuss anything further please let me know by contacting me through email at kfittro@skogman.com or via phone at 319 493 0919. Have a great summer!! It is great to hear summer sounds with kids and neighbors outside enjoying our wonderful community. Stay safe and stay healthy.

Kevin Fittro
VP of Skogman Homes/Midwest Development



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Jaydevsinh Atodaria, Planner I
DATE: June 30, 2020
SUBJECT: Rezoning Request Cedar Falls High School (RZ20-005)
Land Use Map Amendment (LU20-002)

REQUEST: Amend Future Land Use Map to reflect public use of the property.
Rezone property from A-1, Agricultural District to P, Public Zoning District.

PETITIONER: Cedar Falls Community School District / Brian Sanderman, INVISION
Architects

LOCATION: North of W. 27th Street and west of PE Center Drive

PROPOSAL

The Cedar Falls Community School District has requested to rezone 20 acres (871,200SF) of property from the A-1, Agricultural District, to the P, Public Zoning District. This property is located north of W. 27th Street and west of PE Center Drive.

BACKGROUND

Cedar Falls Community School District (CFCSD) owns the subject property. This parcel was purchased by CFCSD last year from the adjacent property owner to the west in order to provide additional area for the new high school campus.

CFCSD also owns the abutting property at 2701 W 27th Street to the east of the subject property which is approximately 50 acres (2,178,000SF). The property west of the subject property is currently being rezoned to allow development of West Fork Crossing, a large planned residential area. The area to the east is owned by the University of Northern Iowa. The 50-acre parcel to the east of the subject property was purchased from UNI, so is already zoned Public.

If the petitioner's request to rezone the property to P zone is approved, the intent is to combine the subject property with the lot to the east in order to accommodate a new Cedar Falls High

School campus on a total land area of about 70 acres. The applicant will be submitting a site plan for the new Cedar Falls High School facility at a later date.

ANALYSIS

Existing and Proposed Zoning

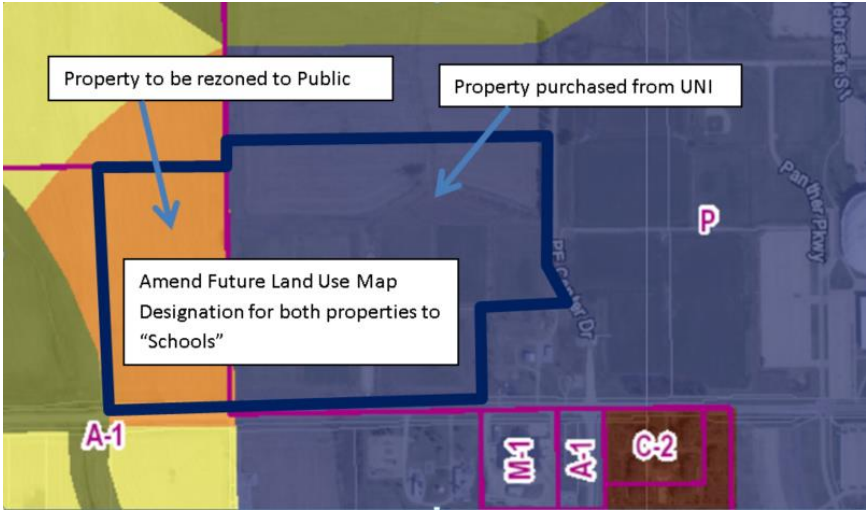
The request is to rezone 20 acres of land north of W 27th Street and west of PE Center Drive from A-1, Agricultural District to P, Public Zoning District. The purpose of A-1 Agricultural District is to act as a "holding zone" in areas of the city that are undeveloped and not served by essential municipal services (i.e., sanitary sewer, water, roadways) but where future growth and development is anticipated according to the Comprehensive Plan.

The Public Zoning District Zone designation is reserved exclusively for structures and uses of land owned by the federal government, the state, the county, the city and the Cedar Falls Community School District. Although such publicly owned property is generally exempt from zoning regulations and requirements, it is expected that such governmental authorities will cooperate with the City to encourage structures and uses of public land which will be compatible with the general character of the area in which the public property is located.

The rezoning is a necessary first step to allow development of the new high school. The request aligns with the intent to develop the land for public purposes.

Compliance with the Comprehensive Plan and Future Land Use Map

The Future Land Use Map in the City’s Comprehensive Plan indicates that this property is designated for Medium Density Residential use. With the purchase of the property by the school district, the Future Land Use Map will need to be amended for both the property purchased from UNI, which is currently designated as “University,” and the property that is the subject of this rezoning. Staff recommends amending the map to reflect the “School” designation for both properties. See excerpt from the Future Land Use Map below with properties labeled.



Future Land use Map (Legend)

- University-
- Low Density Residential -
- Medium Density Residential-

Access to Public Services

The property is located in a developed area of the city and will have access to utilities. The City will be re-constructing W. 27th Street to facilitate development of the new school. With that project a sewer main will be extended from the south to serve the new school and the West Fork Crossing development.

Access to Adequate Street Network

A traffic study has been conducted to assess the traffic circulation needs for the school, with two driveway access points anticipated along W. 27th Street, one from PE Center Drive and a local neighborhood street connection on the west side of the property. The subject property will have adequate street connections in order to regulate the traffic flow and accessibility to the site.

PUBLIC NOTICE

Notice of the rezoning proposal was mailed to the adjoining property owners with the potential date of public hearing noted.

STAFF RECOMMENDATION

The Community Development Department recommends setting a date of public hearing for July 22 to discuss amending the Future Land Use Map to designate the entire high school site as “Schools” and to rezone the subject property from A-1, Agricultural District, to P, Public Zoning District.

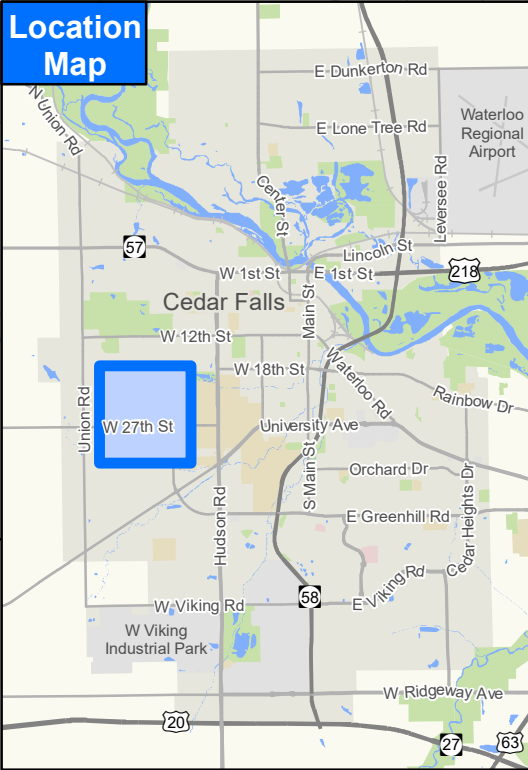
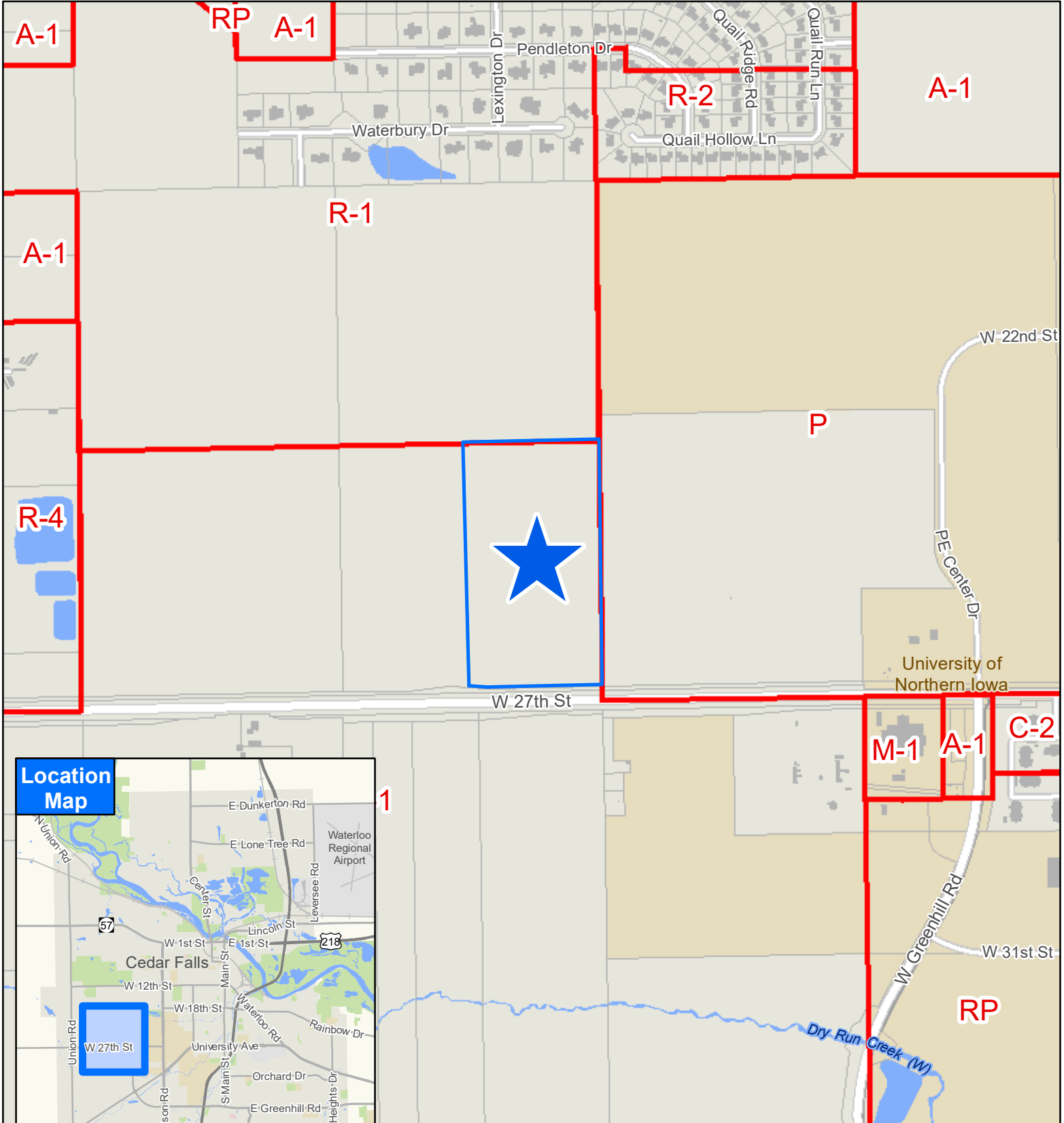
PLANNING & ZONING COMMISSION

Discussion
7/8/2020

Attachments: Location Map
Rezoning Plat

Cedar Falls Planning & Zoning Commission July 8, 2020

Item 3.



**Cedar Falls High School
A-1 to P**

501 Sycamore
Suite 101
Waterloo, IA 50703
PO Box 1800
Waterloo, IA 50704-1800
319.233.8419
319.233.9772 Fax
www.invisionarch.com
CONSULTANT:

CONSTRUCTION MANAGER
STORY CONSTRUCTION

STRUCTURAL
RAKER RHODES
ENGINEERING
MEP
MODUS

CIVIL ENGINEERING AND
LANDSCAPE ARCHITECTURE
AECOM
RITLAND-KUIPER

REVISIONS:
Description Date No.

Description	Date	No.

OWNER SIGN-OFF:
DATE NAME

CEDAR FALLS COMMUNITY SCHOOL DISTRICT
CEDAR FALLS HIGH SCHOOL
W 27TH STREET, CEDAR
FALLS, IA 50613

PROJECT NO:
19116

DATE:
2020-06-05

SHEET SET:
PLANNING & ZONING

SHEET NAME:
REZONING PLAT

SHEET:
1 of 1

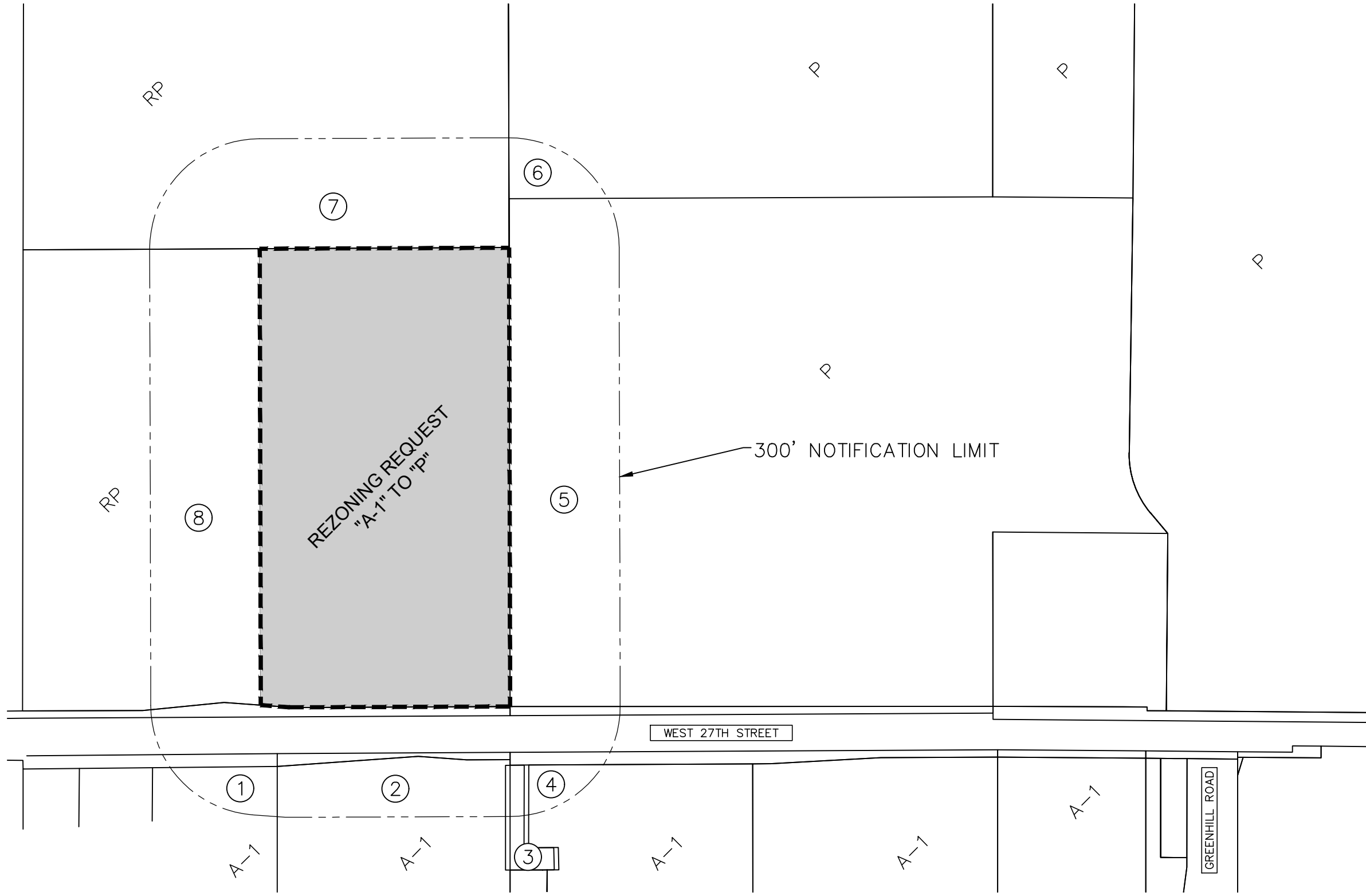
**OWNERS LISTING FOR
REZONING REQUEST
"A-1" TO "P"**
JUNE 2020

DESCRIPTION:

DOCUMENT #2020-7423
A PARCEL OF LAND LOCATED IN THE
SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER (SW ¼ SE ¼) OF
SECTION 15, T-89-N, R-24-W OF THE
5TH PM., BLACK HAWK COUNTY, IOWA
AND MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE)
CORNER OF THE SOUTHWEST QUARTER
OF THE SOUTHEAST QUARTER (SW ¼
SE ¼) OF SAID SECTION 15; THENCE
ALONG SAID EAST LINE, NORTH
00°08'50" WEST FOR A DISTANCE OF
75.00 FEET TO THE NORTHERLY RIGHT
OF WAY LINE OF 27TH STREET, THE
POINT OF BEGINNING; THENCE
CONTINUING ALONG SAID EAST LINE,
NORTH 00°08'50" WEST FOR A DISTANCE
OF 1251.33 FEET TO THE NORTH LINE
OF SAID SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER (SW ¼ SE ¼);
THENCE ALONG SAID NORTH LINE,
SOUTH 89°45'30" WEST FOR A DISTANCE
OF 680.00 FEET; THENCE SOUTH
00°08'50" EAST FOR A DISTANCE OF
1244.81 FEET TO THE NORTHERLY
RIGHT OF WAY LINE OF 27TH STREET;
THENCE ALONG SAID RIGHT OF WAY
LINE, SOUTH 85°35'04" EAST FOR A
DISTANCE OF 77.49 FEET; THENCE
NORTH 89°46'48" EAST A DISTANCE OF
602.75 FEET TO THE POINT OF
BEGINNING.

TRACT CONTAINS 19.53 ACRES AND IS
SUBJECT TO ALL EASEMENTS OF
RECORD.



PROPERTY NUMBER	DEED HOLDER 1	DEED HOLDER 2	ADDRESS	CITY	STATE	ZIP CODE
1	DONALD J RASMUSSEN	JACK P RASMUSSEN TRUST	1204 WASHINGTON ST	CEDAR FALLS	IA	50613
2	RASMUSSEN CO		9716 UNIVERSITY AVE	CEDAR FALLS	IA	50613
3	CITY OF CEDAR FALLS CEDAR FALLS UTILITIES		1 UTILITY PW	CEDAR FALLS	IA	50613
4	STATE OF IOWA	UNIVERSITY OF NORTHERN IOWA	1227 W 27TH ST	CEDAR FALLS	IA	50613
5	CEDAR FALLS COMMUNITY SCHOOL DISTRICT		1002 W 1ST STREET	CEDAR FALLS	IA	50613
6	STATE OF IOWA BOARD OF REGENTS		224 GILCHRIST HALL	CEDAR FALLS	IA	50613
7	WATERBURY PROPERTY INVESTORS LLC		604 CLAY STREET	CEDAR FALLS	IA	50613
8	MONEY PIT LLC		PO BOX 128	CEDAR FALLS	IA	50613

