



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, MARCH 11, 2020  
5:30 PM AT CITY HALL**

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**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Minutes of February 26, 2020.

**Public Comments**

**Old Business**

**New Business**

2. **Downtown Site Plan Review – Community Bank and Trust**  
**Location:** 312 W. 1st Street  
**Applicant:** CB&T – owner; VJ Engineering – Civil Engineer; Emergent Architects  
**Previous discussion:** None  
**Recommendation:** *Review and Continue Discussion at March 25, 2020 P&Z Meeting*  
**P&Z Action:** *Review and Continue Discussion*
3. **Easement Vacation Request – Community Bank and Trust**  
**Location:** 312 W. 1st Street  
**Applicant:** CB&T – owner; VJ Engineering – Civil Engineer; Emergent Architects  
**Previous discussion:** None  
**Recommendation:** *Review and Continue Discussion at March 25, 2020 P&Z Meeting*  
**P&Z Action:** *Review and Continue Discussion*
4. **Downtown Site Plan Review – River Place Plaza Amended Site Plan**  
**Location:** Northeast Corner of State Street and E. 2nd Street  
**Applicant:** River Place Development  
**Previous discussion:** None  
**Recommendation:** *Review and Recommend Approval*  
**P&Z Action:** *Recommend Approval*
5. **Industrial Park Expansion – Land Use Map Amendment – Low Density Residential, Industrial and Public & Utilities**  
**Location:** SE corner of Union Road and Viking Road  
**Applicant:** City of Cedar Falls  
**Previous discussion:** None  
**Recommendation:** *Review and Set Date for Public Hearing at March 25, 2020 P&Z meeting*  
**P&Z Action:** *Review and Continue Discussion at March 25, 2020 P&Z Meeting*
6. **Industrial Park Expansion – Rezoning from A-1 to R-1 and M-1,P**  
**Location:** SE corner of Union Road and Viking Road  
**Applicant:** City of Cedar Falls  
**Previous discussion:** None  
**Recommendation:** *Review and Set Date for Public Hearing at March 25, 2020 P&Z meeting*  
**P&Z Action:** *Review and Continue Discussion at March 25, 2020 P&Z Meeting*

**Commission Updates**

College Hill Community Design Charrette

- Public Visioning Workshop - Saturday, March 28 - 9:00 to Noon
- Open Studio – Sunday, March 29 – April 1
- Public Presentation of Results of the Charrette – Thursday, April 2, 6 PM

**Adjournment**

Reminders:

- \* March 25 and April 8 Planning & Zoning Commission Meetings
- \* March 16 and April 6 City Council Meetings
- \* March 11 – Special Work Session (postponed – date TBD)

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
February 26, 2020  
City Hall Council Chambers  
220 Clay Street, Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, February 26, 2020 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Holst, Larson, Leeper, Lynch, Prideaux and Saul. Adkins, Hartley and Wingert were absent. Karen Howard, Community Services Manager and David Sturch, Planner III, were also present.

- 1.) Chair Holst noted the Minutes from the February 12, 2020 regular meeting are presented. Mr. Leeper made a motion to approve the Minutes as presented. Ms. Lynch seconded the motion. The motion was approved unanimously with 6 ayes (Holst, Larson, Leeper, Lynch, Prideaux and Saul), and 0 nays.
- 2.) The first item of business was a special training for the Planning and Zoning Commission, Board of Adjustment and Board of Rental Housing Appeals regarding conflicts of interest and ex-parte communication. Kristine Stone from Ahlers and Cooney was present to give a presentation. Topics covered during the presentation included: The Big Picture and the role of Planning and Zoning and the Board of Adjustment, Conflicts of Interest, Ex-parte communications and cases of note. Ms. Stone provided definitions and information regarding the topics and answered questions from Commission and Board members.

Ms. Saul stated that in the past she has driven by projects that are to be discussed at meetings and was told she should not. She asked about why that would be an issue. Ms. Stone stated that the entire board needs to operate with the same information when making a decision. At a public hearing they should all be hearing the same things without outside information that others would not have. Ms. Stone stated that while it is not advisable, if someone drives by a project site, it should be disclosed to the rest of the Board or Commission and to the public at the hearing along with what was observed.

Ms. Stone also discussed open meetings requirements, notice requirements, requirements for minutes and rules of conduct. She also discussed potential violation penalties.

Mr. Leeper asked for examples of common problems within most boards and commissions. Ms. Stone stated that conflicts come up a lot typically because most board members are involved in the community or board commitments that overlap and that can cause issues.

- 3.) Ms. Howard noted that the *Imagine College Hill* process is starting and gave dates for upcoming meetings and the design charrette. She also stated that the updates to the downtown zoning code will be reviewed soon.

- 4. As there were no further comments, Ms. Saul made a motion to adjourn. Mr. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Holst, Larson, Leeper, Lynch, Prideaux and Saul), and 0 nays.

The meeting adjourned at 6:11 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Clerk



**DEPARTMENT OF COMMUNITY DEVELOPMENT**

Item No. 2.

**PLANNING & COMMUNITY SERVICES**  
220 CLAY STREET  
PH: 319-273-8606  
FAX: 319-273-8610

**INSPECTION SERVICES**  
220 CLAY STREET  
PH: 319-268-5161  
FAX: 319-268-5197

**RECREATION & COMMUNITY PROGRAMS**  
110 E. 13<sup>TH</sup> STREET  
PH: 319-273-8636  
FAX: 319-273-8656

**VISITORS & TOURISM/  
CULTURAL PROGRAMS**  
6510 HUDSON ROAD  
PH: 319-268-4266  
FAX: 319-277-9707

**MEMORANDUM**

**TO:** Planning and Zoning Commission  
**FROM:** David Sturch, Planner III  
**DATE:** March 4, 2020  
**SUBJECT:** Site Plan Review: 312 W. 1<sup>st</sup> Street

**REQUEST:** Request to approve the Site Plan for 312 W. 1<sup>st</sup> Street (Case #SP19-017)

**PETITIONER:** Community Bank and Trust, owner; Emergent Architecture; VJ Engineering

**LOCATION:** 312 W. 1<sup>st</sup> Street – Southwest corner of W. 1<sup>st</sup> Street and Clay Street

**PROPOSAL**

The applicant proposes to redevelop the property at 312 W. 1<sup>st</sup> Street with a new bank building. The property is 0.89 acres in area and is located in the C-2, commercial zoning district and is also located within the Central Business District Overlay Zoning District (CBD).

The proposal includes the construction of a 2,600 square foot, single story building with a large canopy over a plaza area along Clay Street near the northeast corner of the property. The existing bank building will remain in place during the construction of the proposed building. The bank wants to remain open in their existing branch facility until the new bank building is constructed. Once complete, the original building will be demolished and converted into parking area and open space. The existing driveway from W. 1<sup>st</sup> Street will remain as a primary access to the site. Customer parking is located off the west side of the building and a canopy drive-thru is off the south side of the building with a secondary driveway onto Clay Street.

**BACKGROUND**

In the early 1980s, a new restaurant was constructed at 312 W. 1<sup>st</sup> Street for the Hardee's corporation. Hardee's operated a restaurant on this site for approximately 20 years and in the



early 2000s, Community National Bank purchased the property and converted the restaurant into a bank and constructed a small addition off the south side with a new entry off the north side of the building. Community National Bank, now known as Community Bank and Trust is planning to construct a new 2,600 square foot single story branch facility near the northeast corner of the lot. As part of this project, the bank will have a covered patio area off the east side of the building along Clay Street and a two-lane covered drive-through off the south side of the bank for teller service and ATM.

A courtesy mailing was sent to neighboring property owners on Thursday, March 5th, 2020.

**ANALYSIS**

All new building construction on properties located in the Central Business District must be reviewed by the Planning & Zoning Commission and approved by the City Council. This proposal qualifies as a substantial improvement under Section 26-189 CBD, Central Business District Overlay. This review entails a site plan review and an architectural design review for architectural compatibility with surrounding structures. Following is a review of the proposed building according to the zoning ordinance standards:

- a) **Proposed Use:** The proposed banking facility is permitted in the C-2 Commercial district. **Uses permitted.**
  
- b) **Setbacks:** This particular property is located in the C-2 Commercial district and in the CBD Overlay District. In the C-2 district and the CBD Overlay, there are no minimum building setback requirements, but in the CBD Overlay there is a maximum building setback from streetside property lines of 10 feet. The following summarizes the building setbacks for the proposed bank building.
  - Three (3) feet from the north lot line along W. 1<sup>st</sup> Street
  - Four (4) feet from the east property line along Clay Street as measured from the lot line to the supports for the covered canopy. **The building is approximately 18 feet from the east property line, so exceeds the maximum setback standard in the CBD Overlay District.**
    - The applicant has requested an exception to the maximum setback standard as measured from Clay Street due to the sloping nature of the site and the space needed to provide an accessible and prominent entryway along Clay Street, along with the necessity of avoiding the storm sewer easement that cuts across the northeast corner of the site. The zoning ordinance allows such a request to be considered if there are characteristics of the site or building that makes it difficult or infeasible to meet the requirements of the CBD Overlay.
    - To be granted an exception the applicant must:
      - provide a detailed explanation of why the specific standard cannot be met; and
      - provide evidence that the proposed building is uniquely designed to fit the characteristics of the site and the surrounding

neighborhood; and is consistent with the purpose and intent of the CBD Overlay and will not detract from or be injurious to other properties in the vicinity.

- The Planning & Zoning Commission or City Council may require an alternative design solution that is consistent with the intent of the standard being modified.
- Staff finds in this instance that the sloping nature of the site and the constraints on the buildable area of the site, due to the location of the storm sewer easement and the existing building that will remain until after construction is complete, make it difficult to meet the standard. Furthermore, staff finds that that the alternative design solution of providing a covered outdoor terrace along Clay Street will create a prominent, inviting, and accessible means of access to the building and create an effective alternative “façade” that will mitigate the appearance of a building setback from the street that the ordinance is intended to prevent. **Therefore, Staff recommends approval of this exception to the maximum setback standard.**

- 95 feet from the west property line
  - 135 feet from the south property line to the edge of the drive through canopy.
- All setbacks meet the standards, except the maximum setback standard along Clay Street. Staff recommends approval of an exception based on the findings noted above.**

c) Access/Parking: The access location along W. 1<sup>st</sup> Street will remain in place after the construction of the new bank building. This access provides a north/south driveway from W. 1<sup>st</sup> Street to W. 2<sup>nd</sup> Street. This is actually an access easement through the west side of the property that will be maintained to provide cross access to the neighboring property. The existing driveway from Clay Street will remain in place.

The site plan shows a customer drive-through canopy off the south side of the building. The drive-through customer will circulate through the site from the west driveway while exiting the lane under the east side of the canopy to the driveway along Clay Street. The drive-through provides adequate lane widths and room to maneuver the vehicles to exit the site. Per city code a bank drive-through must “provide three stacking spaces per teller” (Sec. 26-220(b)(4)). The proposal meets that requirement.

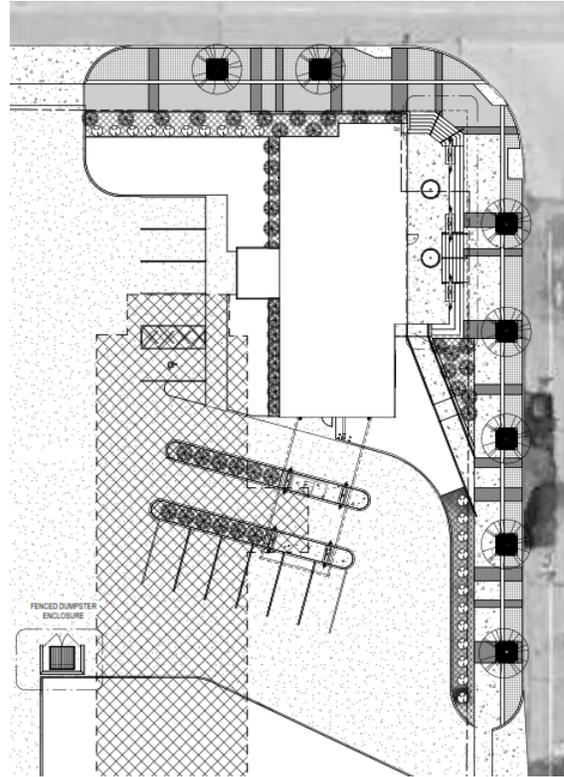
This property is located in the CBD overlay district, which does not require parking for commercial uses. However, customer and employee parking is provided on the site. The plan shows 11 stalls with 5 stalls along the west side of the building for customers and 6 stalls along the south side of the drive-through canopy for the employees. **Parking is not required, but is provided.**

- d) **Open Space/Landscaping:** There are no open green space requirements in the C-2 Commercial district. However, a parking lot must provide the minimum setback of 5 feet from the public right of way. The access lane off the east side of the drive-through canopy is 5 feet from the east lot line and the parking stalls off the west side of the building are 23 feet from the north lot line.

A continuous row of vegetative plantings are needed to screen the parking areas from the adjacent roadways. The landscaping plan shows a double row of boxwood shrubs and bluestem grasses along W. 1<sup>st</sup> Street and boxwood shrubs along Clay Street. Additional plantings are proposed along the west side of the building and the drive-through islands with feather reed grasses and bluestem grasses.

There is also an area with switch grasses along Clay Street between the public sidewalk and access ramp to the patio area. The plan shows two arborvitae plantings in the plaza area off the east side of the building. Additional street tree plantings are included in the public sidewalk area as part of the applicant's streetscape plan for this site.

The site plan also identifies improvements made to the public sidewalk area along W. 1<sup>st</sup> Street and Clay Street. The sidewalk along W. 1<sup>st</sup> Street will be constructed with new brick pavers and street trees in accordance with the downtown streetscape plan. The sidewalk along Clay Street will be constructed with brick pavers, street trees and concrete. In addition to the sidewalk treatments, new decorative light poles with banners will be installed along W. 1<sup>st</sup> Street and Clay Street. This development is an extension of the streetscape design that will be installed along Main Street and other areas of downtown as redevelopment occurs. It should be noted that the sidewalk area that is south of the driveway on Clay Street will not be reconstructed at this time. It is anticipated that within approximately two years, there will be additional development proposed in the southern portion of the lot. Rather than install the decorative streetscape elements at this time and risk damage during redevelopment of this portion of the site, staff is supportive of waiving the requirement for installing the decorative streetscape pavers and other elements at this time. A timeline should be established in the development agreement to ensure eventual compliance. **Open Space/Landscaping requirement satisfied.**



- e) Sidewalks: With construction of the new buildings, pedestrian access is provided along Clay Street to the covered patio and the east entrance of the bank. Due to the topography of the site, the patio is elevated above the public side with a series of steps and a ramp to access the patio. **Sidewalk accommodations satisfied.**
- f) Building Design: Section 26-189(i), Central Business Overlay District requires a design review of various elements to ensure that the proposed improvements are architecturally compatibility with surrounding structures.

a) **Proportion**: *“The relationship of width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building. An effort should be made to generally align horizontal elements along a street frontage, such as cornice lines, windows, awnings and canopies. The relationship of width and height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building. Particular attention must be given to the scale of street level doors, walls and windows. Blank walls at the street level are to be discouraged. Elements such as windows, doors, columns, pilasters, and changes in materials, artwork, or other architectural details that provide visual interest must be distributed across the facade in a manner consistent with the overall design of the building.”*

The proposed bank building is a single story structure located in the northeast corner of the lot. The adjacent Flowerama building is also a single story structure and the new mixed-use building located across Clay Street from the subject site is a 3-story building. The proposed building is 20 feet in height as measured from the finish floor elevation to the top of the roof over the patio and glass portion of the facade. The rest of the building is 15'-5" in height. The photo below shows the existing bank building in relation to the Flowerama site to the west and the newly constructed mixed-use building across the street to the east.



The site plan for the new bank utilizes the existing access easement that occupies the westerly 16.5 feet of the property. This essentially reduces the usable width of the lot for the building and parking stalls as indicated on the site plan. While the proposed building, drive-through canopy and parking is placed in the northern 2/3s of the lot, this allows future development in the south 1/3 of the property along W. 2<sup>nd</sup> Street. The intent of the Downtown Overlay and the recently adopted Downtown Vision Plan is to encourage full utilization of

building sites and urban buildings that are at least 2 stories tall, similar to the new mixed-use building located east of the subject site. While the proposed bank building does not fully meet that vision, the bank is reserving the remainder of the site for future development that is consistent with the vision plan and has made an attempt to create a building that establishes a stronger presence at the corner of the site with a one-story structure that gives the impression of a taller building. **Staff finds that this is an acceptable design solution that satisfies the standard in the code.**

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

The proposed building is designed with a flat roof which is consistent with the existing downtown roof shapes, pitches, and directions. **The roof shape, pitch, and direction criterion is met.**

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

The proposed street-facing bank facades are designed with sections of solid wall surfaces and large sections of fenestration (window and door openings). The north and east facade is a combination of limestone banded surfaces and an 18-foot high window curtainwall. The west elevation includes the same limestone materials with floor to ceiling windows for the bank offices. This pattern is repeated around the south side of the building. While the alternating rhythm of solid surface and window openings are not consistent with typical storefront buildings, this pattern does create alternating high quality materials around all sides of this corner lot building. In addition, the steel structure behind the glass curtain wall will be visible and will create a visual rhythm to the façade. **If this building were proposed along Main Street or between traditional storefront buildings, the proposed design would be incompatible. However, given the current context, staff finds that the proposed design is acceptable.**

- c) ***Building Composition:*** *To create visual interest and visually break up long building walls, facades on buildings greater than 50 feet in length shall be divided vertically into bays. Facade bays shall be a minimum of 20 feet wide and a maximum 40 feet wide. The bays shall be distinctive but tied visually together by a rhythm of repeating vertical elements, such as window groupings, pilasters, window bays, balconies, changes in building materials and textures, and/or by varying the wall plane of the facade.*

This criterion is established to review the design of the building in context to the adjacent structures and to break up the mass and scale of larger buildings. The subject building is only one story tall, so does not create an imposing structure on the site. The design presents as two separate modules with the solid stone material forming one module and the glass curtain wall as a separate module. In addition, the prominent front terrace with its vertical supports visually breaks up the glass module into quarters. The building is approximately 81 feet north/south by 35 feet east/west. The glass portion of the facade along Clay Street is 55 feet long and the stone portion of the facade is 26 feet long. The north facade along W. 1<sup>st</sup> Street is 36 feet that is evenly split with 19 feet of glass and 16 feet of stone materials. **While the modules do not technically meet the standards on either frontage (they are too small on the north façade and the glass portion is too long along the east façade), staff finds that given the overall small size and scale of the building, the rhythm created by the structure of the curtain wall, the visual interest created with the relief on the stone portions of the façade, and the canopy supports that help visually divide the glass portion into thirds, that an exception to this standard may be warranted.**

- d) ***Windows and Transparency:*** *The size, proportion, and type of windows need to be compatible with existing neighboring buildings. A minimum of 70% of the storefront area between 2 and 10 feet in height above the adjacent ground level shall consist of clear and transparent storefront windows and doors that allow views into the interior of the store. The bottom of storefront windows shall be no more than 2 feet above the adjacent ground level, except along sloping sites, where this standard shall be met to the extent possible so that views into the interior of the store are maximized and blank walls are avoided. Exceptions may be allowed for buildings on corner lots where window coverage should be concentrated at the corner, but may be reduced along the secondary street façade, and for repurposing of buildings not originally designed as storefront buildings (e.g. re-purposing of an industrial or institutional building). Transom windows are encouraged above storefront display windows. Glazing should be clear and transparent.*

The proposed building features a large wall of glass along W. 1<sup>st</sup> Street and Clay Street that functions well with the interior layout of the bank. The glass is designed with a light blue tint that is intended to blend with the natural stone to create an attractive look that is consistent with the branding for Community Bank and Trust. The downtown overlay guidelines require the windows to be clear and highly transparent to maximize the views into the building and ensure that the commercial space is conducive to a wide variety of uses over the life of the building. To that end, the CBD Overlay standards state that reflective or colored glass is not allowed. The ordinance states that glazing should be clear and highly transparent and since Low-E or tinted glass will reduce transparency it is discouraged, but if used, the glass should have a high visible light transmittance and low reflectivity. The applicant has requested an exception to

this rule. They have proposed a blue glass that has a higher light transmittance than typical colored or tinted glass at 68% and has almost no reflectivity. Ideally, clear storefront glass will exceed 75-80% visible light transmittance. Unlike the other requests for exceptions to the CBD Overlay standards, staff finds this request for blue tinted glass does not meet the threshold for an exception, since there is no practical difficulty in meeting the standard. As stated above, the zoning ordinance allows such a request to be considered if there are characteristics of the site or building that makes it difficult or infeasible to meet the requirements of the CBD Overlay. **Therefore, staff recommends the use of clear glass for the building instead of the blue tint proposed by the applicant. In staff's opinion, an alternative that would be acceptable is to require the clear and transparent glass on the lower glass panes, which are located in the typical storefront display window level (the pedestrian level where views into the interior should be maximized) and allow the upper panes to be blue glass consistent with the branding desired by the bank. Staff notes that even on traditional storefront buildings, transom windows located above storefront display windows are sometimes stained or tinted glass, which can create a distinctive look to the storefront.**

- e) **Materials and texture:** *The similarity or compatibility of existing materials and texture on the exterior walls and roofs of the buildings in the immediate area shall be considered in the construction or alteration of a building. A building or alteration will be considered compatible if the materials and texture used are appropriate in the context of other buildings in the immediate area. Street-facing facades shall be comprised of at least 50% brick, stone, or terra cotta. Side and rear walls shall be comprised of at least 25% brick, stone, or terra cotta. These high quality materials should be concentrated on the base of the building.*

The exterior materials include limestone, glass and metal panels. The natural buff limestone on the exterior has a great amount of detail with a series of 4" and 8" bands that features a honed stone and a blasted stone which creates a distinct visual relief to the façade. The metal panels are used as a facade covering around the patio and drive-through canopy. The percentage of materials is summarized in the following table.

% of Materials	North Facade (1 <sup>st</sup> St.)	East Facade (Clay St.)	South Facade	West Facade
Glass	51%	68%	23%	33%
Stone	38%	21%	62%	55%
Metal	11%	11%	15%	12%

Staff finds that the proposed materials are of high quality and the texture created with the patterning of the stone will enhance the visual interest along

the façade. While the glass curtain wall predominates the street-facing facades, the high quality stone material comprises more than 50% of the non-fenestrated (area without windows and doors) façade. **Criterion is met.**

- f) **Color:** *The similarity or compatibility of existing colors of exterior walls and roofs of buildings in the area shall be considered in the construction or alteration of a building. Buildings in the CBD utilize earth and neutral tones; however, other colors can highlight the architectural features of a building and are acceptable as accents. Accents generally include trim areas and comprise up to 15% of the façade.*

The building utilizes a natural limestone color with a white metal panel and gray window frames and columns to support the patio and drive-through canopy. **Criterion is met.**

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

The proposed building is located in an area that is evolving, so does not have a consistent architectural character. The proposed building is modern in its design and includes a large glass curtainwall separated with vertical and horizontal mullions. The limestone is separated with 4" and 8" bands of honed and blasted stone. The limestone façade sections are topped with a limestone cap to finish the parapet wall. The patio and drive-through canopy is supported with steel V columns on large limestone bases. In addition, large limestone blocks form a retaining wall adjacent to the public sidewalk along W. 1<sup>st</sup> Street and Clay Street to compensate for the elevation change on the site. These blocks provide pedestrian seating areas that welcome pedestrians to the bank. Additional architectural elements include a visual relief and material textures in the limestone. **Since there is limited context to this location, Staff finds that the architectural detailing proposed meet this standard.**

- h) **Building Entries:**

*(i) Primary entries to ground floor building space and to common lobbies accessing upper floor building space shall be located along street-facing facades. For buildings with more than one street-facing façade, entries along facades facing primary streets are preferred. Building entries along rear and side facades or from parking garages may not serve as principal building entries. Buildings with more than three street-facing facades shall have building entries on at least two street-facing sides.*

The proposed bank has two entries in to the building. The west entry is adjacent to the parking lot. The east entry is along the public sidewalk for pedestrians. This entry is accessed by two sets of stairs and an accessible ramp to the covered patio. The patio roof is supported by V-columns and limestone blocks that provide a seating area under the roof. **Criterion is met.**

*(ii) For buildings that contain residential dwelling units, there must be at least one main entrance on the street-facing façade that provides pedestrian access to dwelling units within the building. Access to dwelling units must not be solely through a parking garage or from a rear or side entrance.*

Residential units are not being proposed; **this criterion does not apply for this review.**

*(ii) For storefronts with frontage of 100 feet or more, a visible entryway shall be provided a minimum of every 50 feet.*

The proposed bank building has a frontage less than 100 feet; **this criterion does not apply for this review.**

*(iii) Entryways into a storefront will be at grade with the fronting sidewalks.*



The proposed bank is located near the northeast corner of the lot. The site slopes from west to east where the driveway onto W. 1<sup>st</sup> Street enters the site at level grade.

This establishes the finished floor elevation of the bank at 865.5' which is slightly higher than the driveway elevation. The elevation at the corner is approximately three feet below the floor elevation of the building. In order to establish a prominent pedestrian entrance along Clay Street and create a relationship between the building activity and pedestrian sidewalk, a covered terrace with steps to access the east side of the bank is proposed. The terrace provides a nice transition from the public sidewalk to the building, even though the entrance is not at grade. The overlay district requires a 0 to 10 foot setback from the lot line for new commercial buildings. The proposed steps to access the covered patio are a foot off the property line but the entry into the bank is 16 feet from the lot line. As stated above, the Planning and Zoning Commission may approve deviations from the standards where unique characteristics of the site make it difficult to meet the overlay requirements. The constraints of the building area on the site and the sloping grade, make it difficult to create an at-grade entrance along Clay Street. The applicant has proposed an attractive alternative design solution that will create a prominent and accessible entrance in lieu of an at-grade entrance. **Staff recommends approval of an exception to the standard for at-grade entrance.**

*(iv) Entryways shall be designed to be a prominent feature of the building. The use of architectural features such as awnings, canopies, and recessed entries are encouraged.*

As previously mentioned, the entry to the east side of the building utilizes a covered outdoor terrace as a transition from the public sidewalk into the building. This terrace was designed to account for the change in elevation from the sidewalk to the finished floor of the building. The terrace includes two arborvitae trees that will eventually grow through openings in the patio roof. The use of limestone and brick materials incorporates a seamless transition from the brick pavers in the public sidewalk to the terrace. This design provides an inviting feature for pedestrians to access the bank. The covered terrace is supported with V-columns as a design enhancement. **Criterion is met.**

- i) **Exterior mural wall drawings, painted artwork, exterior painting:** *These elements shall be reviewed to consider the scale, context, coloration and appropriateness of the proposal in relation to nearby facades and also in relation to the prevailing character of the downtown area.*

No mural is being proposed; **this criterion does not apply for this review.**

- g) **Trash Dumpsters:** A trash dumpster is located off the southwest corner of the drive-through and next to the north/south driveway along the west side of the property. The dumpster will be enclosed with a split face block material and topped with a metal coping. There will be black PVC coated gates to access the dumpster area. The dumpster screen will be 5'-4" in height.
- h) **Storm Water Management:** A preliminary storm water report for this site has been submitted and reviewed by the City's Engineering Division. While detention is not required, water quality requirements apply. The proposal is to install a bioclean water quality intake along the back of the curb near the southeast corner of the building. This intake will collect the stormwater from the site and provide water quality treatments before releasing into the storm sewer on Clay Street.
- i) **Signage:** *Wall signs shall not exceed 10% of the total wall area, and in no case shall exceed 10% of the area of the storefront. Wall signs on storefronts shall not extend beyond or above an existing sign band or extend over or detract from the architectural features of the building facade, such as cornices, pilasters, transoms, window trim, and similar.*

Wall signage is identified on the east and west wall of the building. These are "cut-out" letters for the CB&T bank. There is a window sign on the north elevation that is approximately 15 square feet or 2% of the wall area. The signs are approximately 15 square feet or 1% of the wall area (1,092 sf). Permits will be required prior to installation. **Criterion met.**

- j) **Storm Sewer Easement Vacation:** The proposed site plan shows a storm sewer easement at the northeast corner of the property. This easement was put in place

during the reconstruction of W. 1<sup>st</sup> Street in the late 1980s. A portion of this easement will be vacated as part of this project and a separate staff report explains this process under Case #VAC19-004.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed site plans. All technical comments have been addressed.

STAFF RECOMMENDATION

Gather any comments from the Planning and Zoning Commission and public then continue the discussion at the next Planning and Zoning Commission meeting on March 25, 2020 with the following conditions:

1. Any comments or direction specified by the Planning and Zoning Commission.
2. Conform to all city staff recommendations and technical requirements.
3. Installation of streetscape improvements according to the City's adopted streetscape plan.
4. Use clear glass instead of the blue tint glass.

PLANNING & ZONING COMMISSION

Introduction and

Discussion

3/11/2020

# EMERGENT

## ARCHITECTURE

### Community Bank and Trust Narrative

**Project:** Community Bank and Trust

**Date:** 1/6/2020

Explanation of why the building is not all the way up to the corner:

The design intent was to have the building structure aligned with the property lines of First Street and Clay Street. However due to a sewer line with an existing IDOT easement, it is a requirement that the building footing structure be a minimum of 10' away from the sewer line. The line runs at a diagonal across the north-east corner of the site. However, in attempts to keep the building appearance at the corner as much as possible, the column design was modified so the footings are not within the easement, but the roof does overhang the easement. The plaza stairs also are on top of the easement.

Clay Street Entrance at Sidewalk Grade:

The topography of the site is very difficult to accommodate the request to have sidewalk level access on the east side of the building. There is an existing access agreement and alley on the west side of the site that has to be maintained. From the west lot line elevation (that needs to be maintained) to the east lot line, there is approximately 7' of fall from west to east on the site. In order to maintain ADA parking and an accessible route on the west side of the building, the elevation of the building needs to be set to allow the cross slopes of the parking (in relation to the alley) to meet associated codes. It is also necessary to have proper grading around the building and avoid rain water flow from the west sloping to the building on the east corner. To meet the above requirements, this sets the new building elevation at approximately 4' above the east sidewalk. This site makes it impossible to comply with the grade level access, however the design includes a large plaza on the east side with a

combination of continuous stairs and pedestrian park style seating designed into the landscape and retaining structure. A lot of consideration is put into the plaza design to activate the north east corner of the site and make it a park-like assets to this prominent corner and welcoming covered pedestrian area. This design integrates with the sidewalk pulling in similar brick and concrete materials and gives it a cohesive feel that greatly enhances the overall look of this corner. There would be a low slope sidewalk with a continuous handrail that connects the plaza to the city sidewalk so walking up the steps could be avoided if needed.

Blue Glass:

Branding is extremely important to Community Bank and Trust. This building and design needs to represent their brand and image as they continue to invest in Cedar Falls. The limestone material selection for this project is very timeless and representative to materials used in Downtown Cedar Falls. The building uses 100% limestone and glass, which is an expensive option but gives this corner an upscale look. This building does not use any metal or wood siding like similar new projects in the area do. To enhance the overall look, energy efficiency, and brand imaging, the bank wishes to use a glass with an extremely light blue tint to the glass. According to the Window and Transparency section of the Design Guidelines, it states that if tinted glass is used it should be high visible light transmission and low reflection. The Design team has worked carefully to compromise on a tint that is very low in color compared to clear, however, has a very high VLT (68%) and no reflection rating. Most tinted glasses, whether they are blue or grey, have VLT ratings below 40%. Samples can be provided for review comparing the various types of glass. It is the Design team's belief that this tint will greatly enhance the architecture in the Downtown district, and not alter the inward visibility of this space. The large expanses of glass on all four sides of this building will introduce tons of natural lighting into the space which will make it one of the most inward visible storefronts in all of downtown.

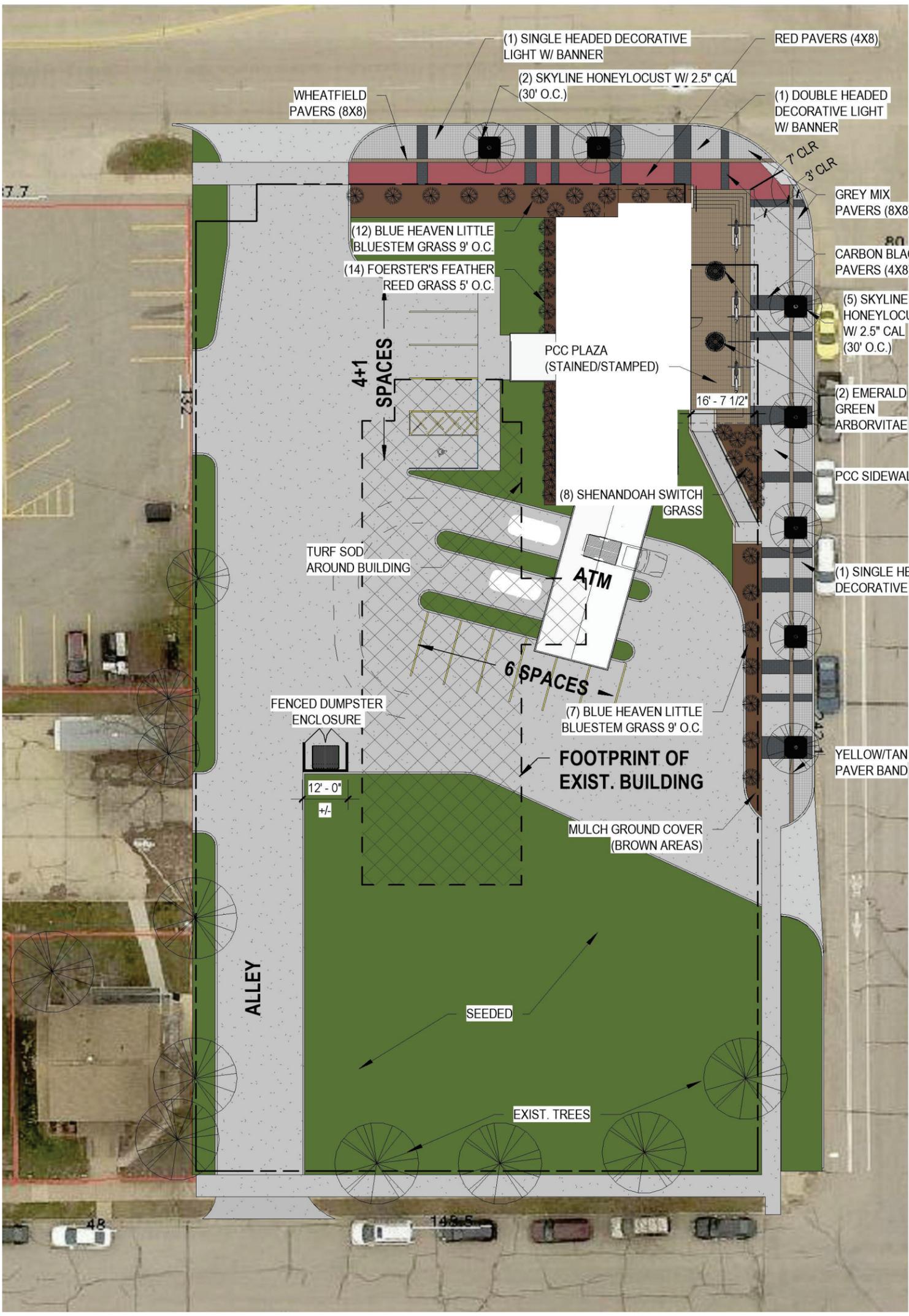




Item No. 2.

Community Bank & Trust - Cedar Falls, Iowa  
W 1st St, Cedar Falls, IA 50613 - preliminary design concept

**EMERGEN**  
ARCHITECTURE



site plan



floor plan - 2,736 SF

Item No. 2.

**EMERGEN**  
ARCHITECTURE

**Community Bank & Trust** - Cedar Falls, Iowa  
W 1st St, Cedar Falls, IA 50613 - preliminary design concept

### Clay Street Facade

- Glazed Area: 1,050 SF (68%)
- Tinted glazing: 1,050 SF (68%)
- 1st Floor glazing: 68% VLT

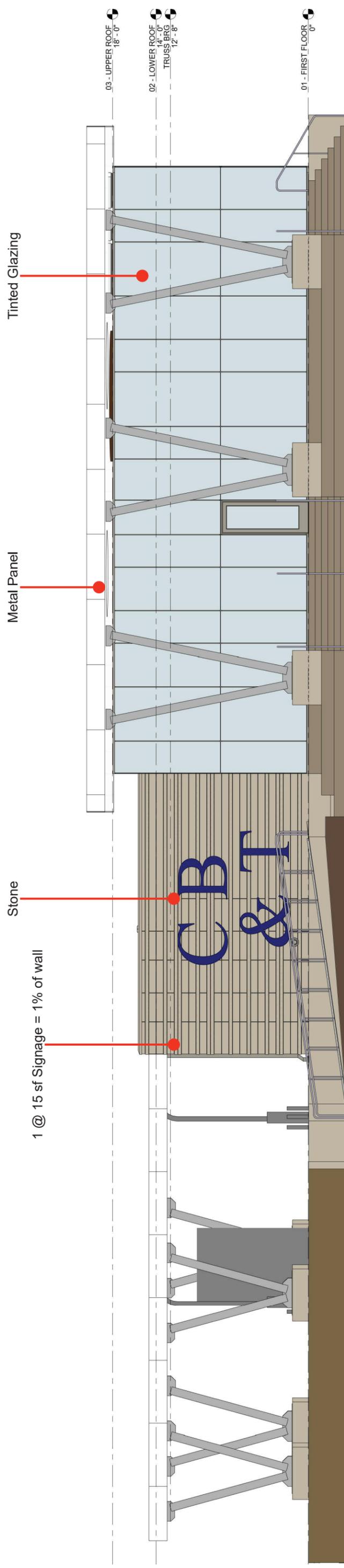
-Solid Area: 489 SF (32%)

- Stone: 21%
- Metal Panel: 11%

-Signage: 1% of total wall surface



Stone, final selection TBD



east elevation with heights

### West 1st Street Facade

- Glazed Area: 343 SF (51%)
- Tinted glazing: 343 SF (51%)
- 1st Floor glazing: 68% VLT

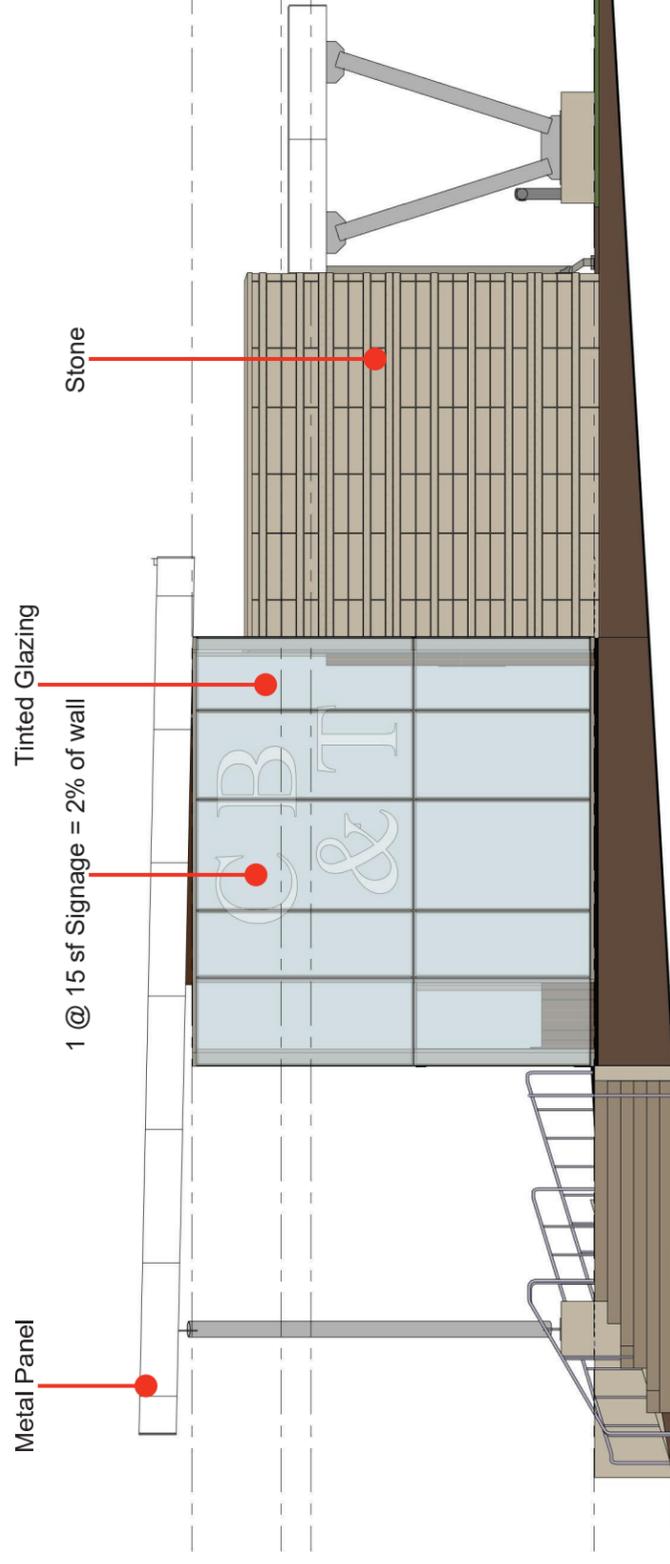
-Solid Area: 332 SF (49%)

- Stone: 38%
- Metal Panel: 11%

-Signage: 2% of total wall surface



Tinted glazing, final selection TBD



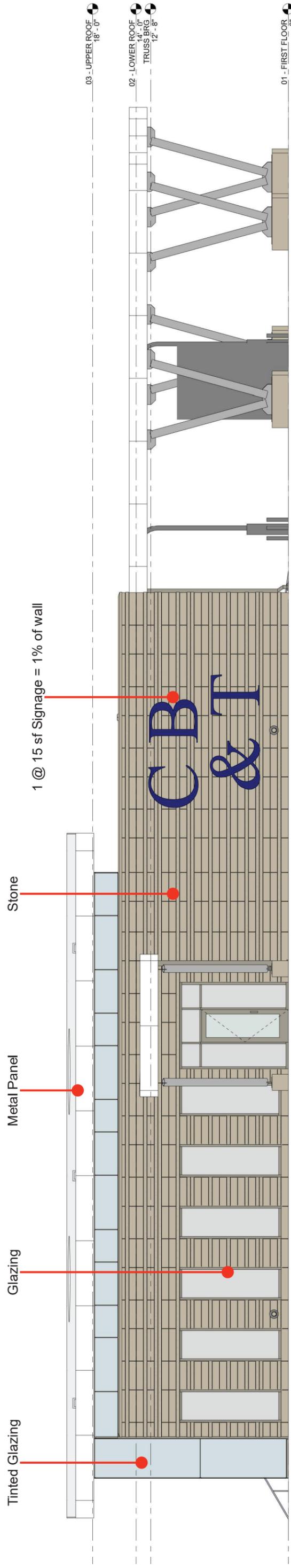
north elevation with heights

## Alley Facade

- Glazed Area: 508 SF (33%)
  - Tinted glazing: 208 SF (14%)
  - Glazing: 300 SF (19%)
  - 1st Floor glazing: 68% VLT

- Solid Area: 1,039 SF (67%)
  - Stone: 55%
  - Metal Panel: 12%

- Signage: 1% of total wall surface

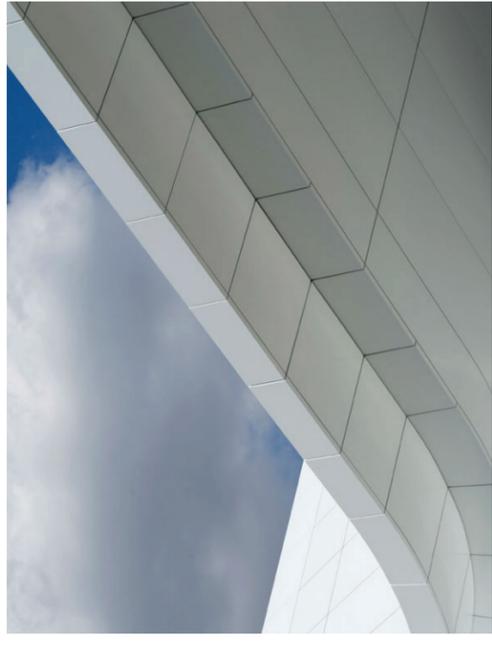


west elevation with heights

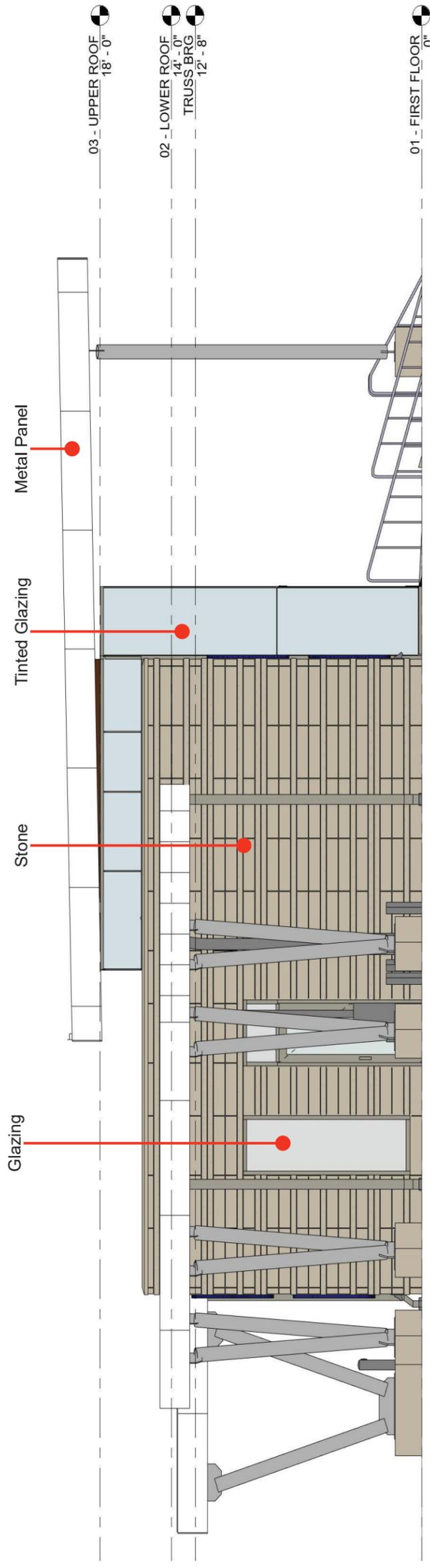
Item No. 2.

Drive Through Facade  
 -Glazed Area: 150 SF (23%)  
 Tinted glazing: 100 SF (15%)  
 Glazing: 50 SF (8%)  
 1st Floor glazing: 68% VLT

-Solid Area: 510 SF (77%)  
 Stone: 62%  
 Metal Panel: 15%



Metal Panels, final selection TBD



**south elevation with heights**

dumpster enclosure: buff CMU wall 8'-0" high. Black bi-parting sliding doors on the front.



concept rendering from southwest

Item No. 2.



north side of property



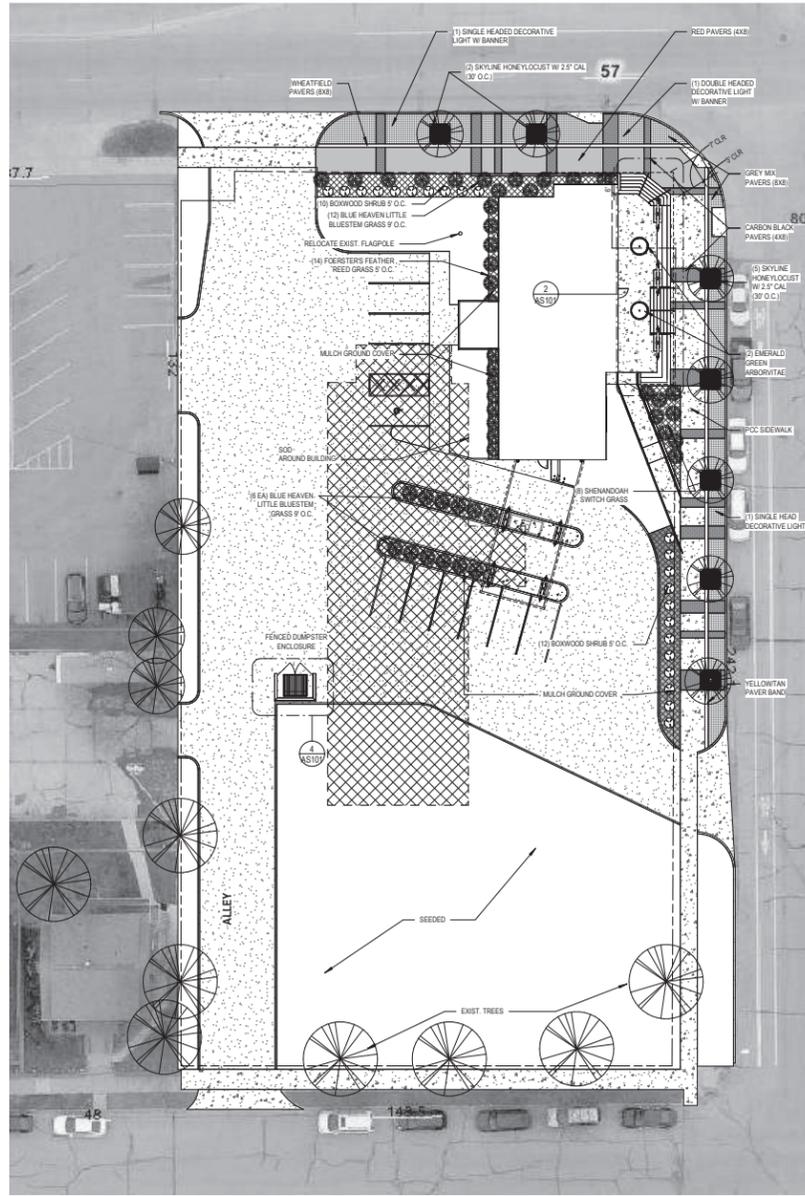
west side of property

east view from property

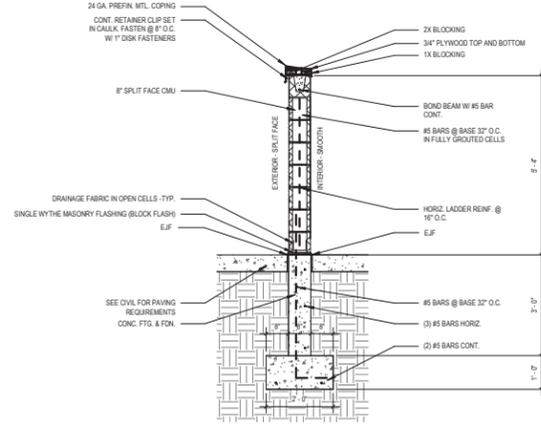
C:\Users\patty.Spewart\Documents\Revit  
 Local\119022\_CBT\_New\_Office\_WD\_Central\20\_patty9\JNK.rvt

- BRICK PAVERS:**  
 RED (SEGMENTAL FULL RANGE) 4X8  
 (STRETCHER BOND)  
 GREY MIX (STACKED BOND)  
 CARBON BLACK 4X8  
 SIERRA BILBO 4X8  
 LANDMARK GREY 4X8
- CARBON BLACK 4X8 (STRETCHER BOND)  
 TANGOLD BRICK (WHEATFIELD) 4X8  
 (STACKED BOND)  
 WHEATFIELD ADA PAVERS 4X8  
 (STACKED BOND)
- COLORED CONCRETE:**  
 DAVIS COLORS (OR SIMILAR) OUTBACK 67

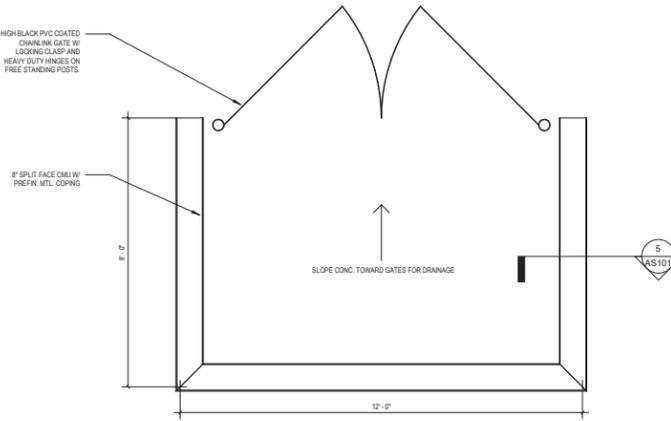
**PAVER LEGEND**  
 SCALE: 1/4" = 1'-0"



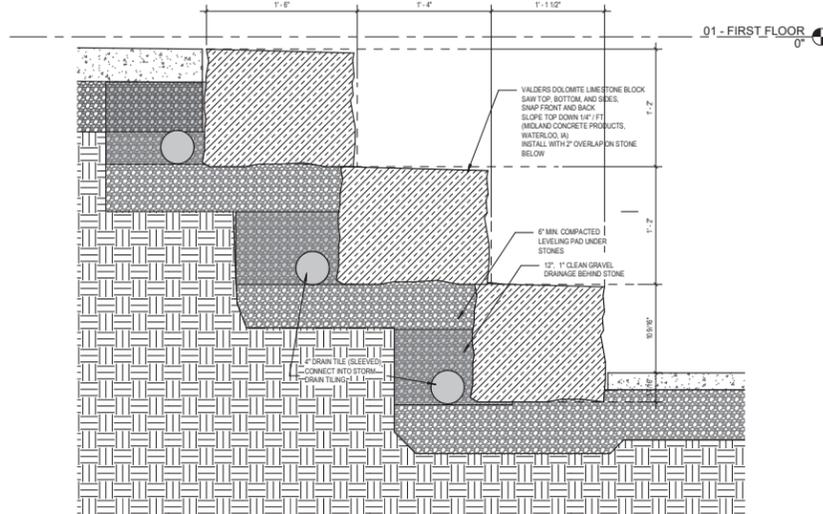
**1 SITE PLAN - LANDSCAPING**  
 SCALE: 1" = 20'-0"



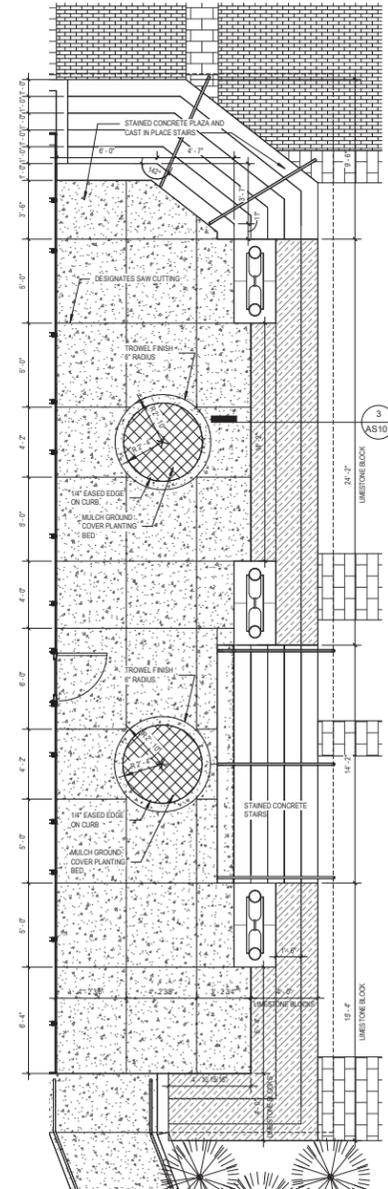
**5 DUMPSTER WALL SECTION**  
 SCALE: 1/2" = 1'-0"



**4 DUMPSTER ENCLOSURE ENLARGED PLAN**  
 SCALE: 1/2" = 1'-0"



**3 LIMESTONE RETAINING WALL**  
 SCALE: 1 1/2" = 1'-0"



**2 PLAZA PAVING AND RETAINING PLAN**  
 SCALE: 1/4" = 1'-0"

**EMERGENT**  
 ARCHITECTURE

200 STATE STREET  
 SUITE 103  
 CEDAR FALLS, IA 50613  
 319.252.3045

MODUS ENGINEERING  
 714 E 4TH ST  
 CEDAR FALLS, IA 50603  
 319.235.0650

KIRK GROSS COMPANY  
 405 S GARDNER  
 WATERLOO, IA 50704  
 319.234.6641

RAKER RHODES ENGINEERING  
 102 E WASHINGTON ST, SUITE B  
 WATERLOO, IA 52240  
 319.333.7850

VJ ENGINEERING  
 1450 UNIVERSITY PKWY, SUITE 100  
 CEDAR FALLS, IA 50613  
 319.266.5829

**COMMUNITY BANK &  
 TRUST**  
 CEDAR FALLS, IOWA

No.	Description	Date

**SITE PLAN**

Project Number: 19022  
 Date: FEBRUARY 19, 2020

**AS101**



310 East 4th Street  
Cedar Falls, IA 50613

Phone: 319-277-0213  
www.communitymainstreet.org

**2019-2020  
Board of Directors:**

- Amy Mohr - Chair**
- Natalie Brown**
- Matt Dunning**
- Crystal Ford**
- Wynette Froehner**
- Lexie Heath**
- Ty Kimble**
- Audrey Kittrell**
- Dan Lynch**
- Jessica Marsh**
- Clark Rickard**
- Stephanie Sheetz**
- Julie Shimek**
- Mark Showalter**
- Brad Strouse**

Below you will find the summarization of the Design Review of Community Bank & Trust during our February 21st Design Committee meeting at Community Main Street.

The general consensus was that this building looks like it could be anywhere. It is a glass box with flanking stone blocks which are more like a franchise pattern building rather than one which draws from its context (a block off the dense historic main street). We realize that its immediate context is fragmented but this makes the site even more important to set a good example for future growth. We encourage looking at the 'higher order' of examples nearby rather than other non-conforming structures (Flowerama). Perhaps the buildings can take cues from the new apartments to the east, the old post office (Bike Tech), and city hall. The apartments demonstrate more of the push-pull rhythm of mainstreet that the overlay ordinance encourages. The old post office has a front stair that is similar to their proposal but it exhibits better use of the pattern of windows and solid brick which are important characteristics in the historic core. The city hall has similar modern expression but breaks up the facade with alternating materials. With these examples to draw from the bank design might break up the glass box with more portions of stone. For example, if there was stone in-line with the columns supporting the canopy it could create the rhythm of glass-solid-glass-solid and increase your percentage of stone which is below the 50% minimum.

**Size.** We understand the goal of the redevelopment was to keep the existing building in use during construction AND the proposed size is sufficient for the bank. However, this building does not create the 'visual density' that would be appropriate for this site. Being a single story building coupled the drive up window and V-shaped columns makes it difficult to distinguish the development from less dense developments like a gas stations. One suggestion is to create a 'screen wall' on the north side extending from the building to the alley. This would mask the parking and drive from the street as well as giving the appearance of a denser development without actually created unneeded square footage. This wall might be as tall as the building and use the same materials.

**Setback.** Per the ordinance the building is to be 0-10 feet off the sidewalk. This is more than 16' to the wall. The plaza is an attractive feature but it does not meet the requirements without variance.

Keep in mind that while this is not a retro fit of an existing building. So this development is held to the standards of new-construction. Being better than the existing building on the site is not enough to warrant non-compliant aspects.

**Elevation.** It is difficult to achieve an even street level with the need to maintain the existing bank during construction. However, like the setback, the height further separates pedestrians from the building in a way that is not favorable. That being said, the old post office (Bike Tech) does a similar thing so it offers a precedent.

There must be a balance between the bank's desire for architectural 'branding' with the need for a building to will outlive the bank's use of it. It needs to be flexible enough to support future tenants. An example of this is the blue tinting of the glass. It makes sense why the bank would like the tinting to reinforce the 'blue' of their brand but in the context of an historic downtown district, signs are meant to convey brand while the building generally are meant to support a series of uses by being somewhat tenant agnostic. One might say this isn't true about historic downtown banks with their tendency for ostentatious classical facades but it is the richness of the detailing rather than a color that made them stand out. The ordinance directly preferences clear glazing with high transparency. City might require a better reason than brand to waive this.

**Detailing.** Some horizontal banding of the stone is suggested in the images, but it is not clear if there is any relief / shadow lines. The 'cornice' of canopy ad glass walls are simple. More detail to these elements is encouraged.

All told the bank as proposed does several things right. Moving it closer to the corner is a positive step. Utilizing stone and glass as the primary materials is appropriate, though more information is needed about the type of stone and details.





## DEPARTMENT OF COMMUNITY DEVELOPMENT

**PLANNING & COMMUNITY SERVICES**  
220 CLAY STREET  
PH: 319-273-8606  
FAX: 319-273-8610

**INSPECTION SERVICES**  
220 CLAY STREET  
PH: 319-268-5161  
FAX: 319-268-5197

**RECREATION & COMMUNITY PROGRAMS**  
110 E. 13<sup>TH</sup> STREET  
PH: 319-273-8636  
FAX: 319-273-8656

**VISITORS & TOURISM/  
CULTURAL PROGRAMS**  
6510 HUDSON ROAD  
PH: 319-268-4266  
FAX: 319-277-9707

## MEMORANDUM

**TO:** Planning and Zoning Commission  
**FROM:** David Sturch, Planner III  
**DATE:** March 4, 2020  
**SUBJECT:** Community Bank and Trust Easement Vacation

**REQUEST:** Request to vacate a portion of a storm sewer easement (Case #VAC19-004)

**PETITIONER:** Community Bank and Trust, VJ Engineering

**LOCATION:** 19.2' by 21.9' storm sewer easement located at the northeast corner of the property at 312 W. 1<sup>st</sup> Street

### PROPOSAL

This request is to vacate a portion of a 19.2' by 21.9' storm sewer easement located at the northeast corner of the property at 312 W. 1<sup>st</sup> Street. This easement area is approximately 420.5 square feet. It is proposed to retain a 50 square foot area off the northeast corner and vacate the remaining 370.5 square feet for the construction of a new bank facility.

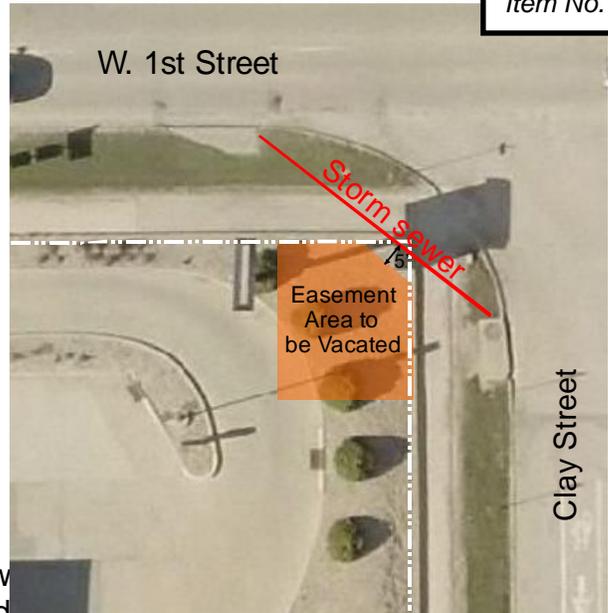
### BACKGROUND

In the late 1980s, the Iowa Department of Transportation reconstructed W. 1<sup>st</sup> Street (aka Highway 57) east of the Franklin/Center Street intersection. Prior to the start of this project, the Iowa DOT secured the necessary right of way and easements from the adjoining properties. One such easement is located at the southwest corner of W. 1<sup>st</sup> Street and Clay Street. This easement was necessary for the construction of a storm sewer that connects two street inlets at this intersection. At that time, the Iowa DOT secured a 19' by 21' easement to accommodate the new storm sewer.

In the summer of 2002, Community National Bank purchased the former Hardee's restaurant into a new branch facility that has operated at this site for the



past 18 years. Recently, the bank is planning to construct a new branch facility near the northwest corner of this property. This site plan is for the new bank is described in a separate P&Z staff report under Case #SP19-017. As part of the new bank, the owners wish to construct a covered plaza along the east side of the building next to the public sidewalk. Due to the topography of the site, this plaza area will be accessed by a series of steps to the east entry of the building from the public sidewalk. During the initial review of this project, city staff indicated the need to vacate the easement near the northeast corner of the property. It has been determined that only an easement occupies this corner of the property and the bank owns the underlying property through w consultation with staff at the Iowa DOT, the city has determined the need to retain a 10-foot wide easement over this storm sewer. This easement is essentially 5 feet on both sides of the storm sewer pipe. The remaining portion of the existing easement may be vacated for the new bank facility.



The steps that lead up to the plaza space from the street corner will need to be chamfered (cut at a diagonal) to keep them out of the easement. It should be noted that the canopy will still extend over the easement, but is located at a height that will likely to provide adequate space if any work would ever have to be done to the storm sewer. In the unlikely event that the canopy was damaged while work was being done in the easement, the bank or any other future owner of the building will be responsible for the cost of repairing it.

TECHNICAL COMMENTS

City technical review staff does not have any concerns with the partial storm sewer vacation. The actual storm sewer pipe is shallow and will require a 10-foot wide easement, which is 5 feet on both sides of the pipe. The 5-feet along the southwesterly side of the sewer will be a part of the new sidewalk at this intersection. The steps to the proposed patio area for the bank will be located out of the 5-foot easement.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the partial storm sewer easement vacation at 312 W. 1<sup>st</sup> Street.

PLANNING & ZONING COMMISSION

Discussion/Vote  
3/11/2020

# Plat of Easement

Part of Lot 1, Block 17  
Village (now City) of  
Cedar Falls, Iowa

Item No. 3.

Reserved for County Recorder's Use

**Index Legend**

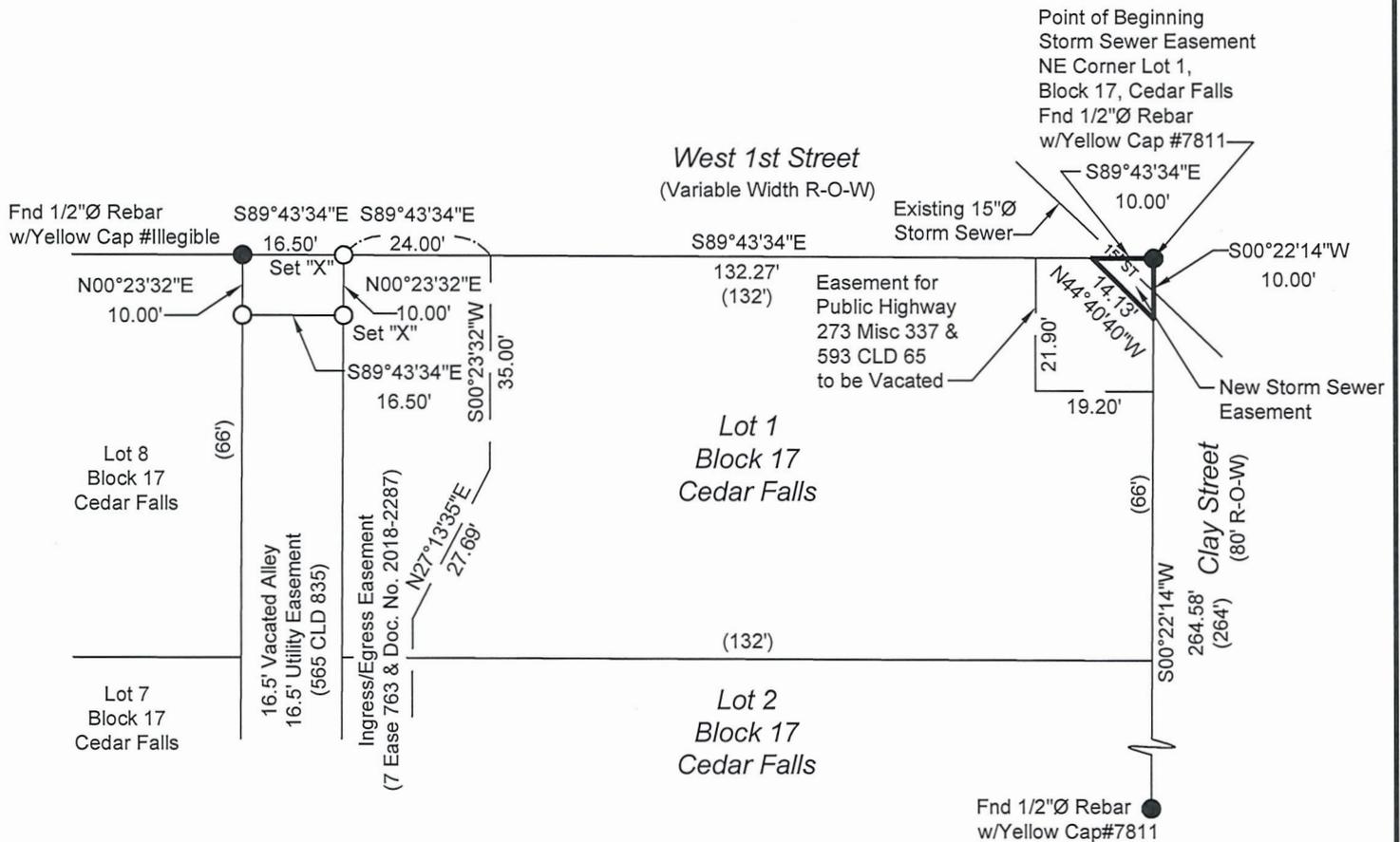
Description: Lot 1, Block 17, Village (now City) of Cedar Falls  
 Surveyor: Matthew Kofta, PLS 22561  
 Company: VJ Engineering  
 1501 Technology Parkway, Suite 100  
 Cedar Falls, IA 50613  
 319-266-5829  
 Proprietor: Community National Bank  
 Survey Requested by: Bob Seymour w/Community National Bank

**Storm Sewer Easement Description:**

That part of Lot 1, Block 17 in the Village (now City) of Cedar Falls, Iowa, described as follows:

Beginning at the Northeast corner of said Lot 1; thence S00°22'14"W 10.00 feet along the East line of said Lot 1 and the West right-of-way of Clay Street; thence N44°40'40"W 14.13 feet to the North line of said Lot 1 and the South right-of-way of West 1st Street; thence S89°43'34"E 10.00 feet along the North line of said Lot 1 and the South right-of-way of West 1st Street to the point of beginning, containing 50 square feet.

NORTH

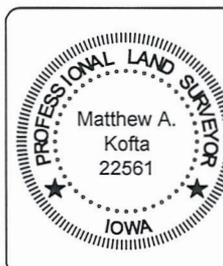
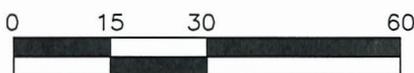


**Notes:**

- 1.) The East line of Block 17 was assumed to bear S00°22'14"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: 10/21/2019
- 5.) Easement Area: 84 Sq Ft.

**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



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. *Matthew A. Kofta*  
 License number 22561  
 My license renewal date is December 31, 2020 Date  
 Pages or sheets covered by this seal: 1

198089



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

Storm Sewer Easement  
 Lot 1, Block 17  
 Village (now City) of Cedar Falls

page	1/1
scale	1" = 30'
33	by
date	1/31/20



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  
Administration Division

**TO:** Planning & Zoning Commission  
**FROM:** Stephanie Houk Sheetz, Director of Community Development  
**DATE:** March 4, 2020  
**SUBJECT:** Site Plan Review for the Plaza at River Place Properties

**REQUEST:** Request to approve a revised River Place Plaza site plan

**PETITIONER:** River Place Properties, LC (Mark Kittrell)

**LOCATION:** Lot 3 River Place 3<sup>rd</sup> Addition. The property is located on the east side of the E. 2<sup>nd</sup> Street and State Street intersection.

PROPOSAL

A site plan for the Plaza improvements was reviewed and approved in May 2016, along with two buildings of the River Place development. The applicant is requesting changes to the Plaza, which necessitate review by the Planning and Zoning Commission and City Council.

BACKGROUND

This staff report starts by covering the background of River Place, in detail, to provide context on the development's intent and to explain changes that have happened over the course of the development. The Development Agreement set forth the vision and anticipated plan, however much has changed in the eight years since it was approved. The background provided is intended to help with understanding, as we consider the request before us.



From approximately 1990-2005, the City acquired properties east of State Street between First and Fourth Streets. The City recognized a unique redevelopment opportunity that most cities never have in the heart of their downtown districts. Over the course of time, approximately six acres of land were acquired by the City in the area that was referred to, at that time, as the State Street Riverfront Corridor. These properties had various uses including manufacturing, salvage, small retail operations, and others.

Staff and City Council developed general parameters for the desired development of this area including:

- A comprehensive mixed-use development that was compatible to the existing downtown commercial and residential character.
- A project that was not “piecemeal” in nature and would have a positive long term impact by generating additional pedestrian traffic to existing businesses and increase the site’s taxable valuation.
- A project that would be an appropriate gateway to Downtown and serve as an extension of Main Street with streets, sidewalks, lighting, public plazas, building materials, etc. that are compatible with the existing Downtown.
- A project whereby the City would not have significant upfront public costs and any incentives would be “performance based” to the developer.
- Selection of a developer (preferably local) that understands and is sensitive to the local issues for a major Downtown redevelopment project.

What we know today as River Place, originated in 2012. Through many discussions, a Master Plan was developed and approved. Then a development agreement was completed. The 2012 Development Agreement worked to identify the scope of the project, which included buildings and other amenities and improvements; namely, the Plaza and the parking lot/alley improvements. Discussions at the Planning and Zoning Commission conveyed three main objectives of the project: make connections to the river, create a public gathering space and walking area, create residential and commercial opportunities along with a business hotel facility (Exhibit C). Following are excerpts from the staff report to Council in July 2012, considering the Development Agreement:



On May 29, 2012 the City Council approved the attached RiverWalk Redevelopment Concept Master Plan showing four (4) primary components of the proposed project. These four components are generally described as:

1. Mill Race Condominiums: These townhomes/condominiums would be part of the proposed Western Home Communities development.
2. 100 Block: This area includes the proposed Inn at River Place (hotel), the River Place Event space, and parking ramp structure.
3. 200 Block: This component is proposed for upscale apartments along with limited site support retail development.
4. 300 Block: This area proposes a mix of residential townhomes and stacked flats.

*During the process of drafting/negotiating the terms and conditions of the proposed Agreement, the focus has been to be similar, in part, with the prior State Street/Broom Factory agreements, minimize public risk and expenditures by tying incentives to developer performance, develop a project that is supported by downtown business and property owners, and be a gateway to Cedar Falls at the same time being compatible with the existing downtown character.*

In spite of everyone's best efforts, the private development was not been completed as quickly as contemplated, the following being a brief timeline:

- The 300 block of State Street (SSR1-21 residential units), completed in 2014.
- The 200 block of State Street: MU1-30 residential units, Mill Race, and 6 retail suites completed in 2015 and SSR2-43 residential units completed in 2016.
- The 100 block of E 2<sup>nd</sup> Street (MU2-24 residential units, 12 retail/office suites) completed in September 2019.
- The former Broom Factory site (Hampton Inn-130 rooms) completed in June 2019.

The other major developments were called "Public Amenities" in the Development Agreement and final designs were to be completed in conjunction with the City and Community Main Street. These included what are now known as:

- The 100 Block Public Parking lot, completed in 2018 (which is now being transferred back to the City), and
- The Plaza, an outdoor event space, which is the focus of this report and the last component of the project.

Throughout this time, the City has also worked with the Developer to coordinate major streetscape improvements in the district, an alley reconstruction in the 100 Block and complete a major renovation to the river levee. This coordination and adjustments by both parties have been documented in updates to the Master Plan (2015 and 2016) and two amendments to the Development Agreement. This is expected of a project of this scale and timeframe, where some decisions impact others, financing requirements

change, the economy varies, and partnerships must adapt and change. The goal, then, is to work to the extent possible to execute the vision originally communicated within reasonable terms to the benefit of all.

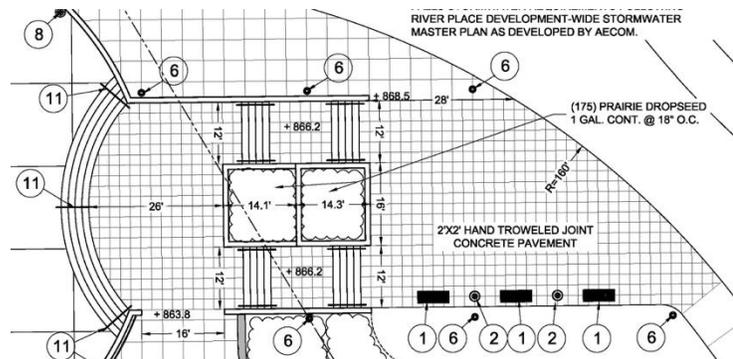
The rebates have also not occurred as originally estimated. Improvements were in place by 2016, for rebate payments to start. From 2016 to 2019, rebates have totaled \$601,235. In 2020 we estimate the rebate to be \$394,916. Full valuation is anticipated by Fall 2021 (with all buildings recently completed and factoring in the 18-month lag between completion and when an improvement is taxed) will be \$550,175 per year. This may fluctuate slightly each year, as the TIF tax rate is determined on an annual basis after the City's tax rate is set. With eight years left on the agreement (valid through July 1, 2027), we estimate another \$4,401,402 in rebates. Combined with what has already been paid, that would total \$5,397,553. The development agreement contemplated up to \$15 million in rebates. In spite of the fact that the rebates will fall short of this projection, the project will be completed and will have a long lasting impact on the downtown district.

The 2012 Development Agreement (DA) provided a conceptual plan for the Plaza as a “multi-purpose outdoor plaza, regional bike trailhead (possible outfitter), drop-off and/or terminus off Second Street and State Street, Plaza/informal performance feature (featuring public art), pedestrian access to river walk/riverfront, Streetscape and landscape to match adjoining areas, signage to be coordinated with CMS, SFHS & Trails”. A plaza site plan was approved in 2016, finding the intent of the DA met.

The 2012 Development Agreement did not specify ownership of the improvements discussed above, but left it up to the parties to decide which was best. Article III acknowledges “the Public Amenities will be of benefit to the project and the City and the general public.” It refers to Exhibit B, B-1, and C for amenities information. It goes on to say “at the time of construction of each particular phase, the City and Developer may determine which entity (City or Developer) shall own and maintain the Amenities.” The DA requires construction plans be submitted with each phase (Section 5.1).

In May 2018, the Second Amendment to the Development Agreement was approved by Council. Among other things, it established clarity in the Plaza's completion timeline, updated the Master Plan and extend temporary construction easements for the levee. The levee's timeline has been an influencing factor in the timeline of the Plaza.

The levee gained Army Corps approval in July 2017. Construction started in November 2017. It was completed by the end of 2019. The levee included the stairs, part of the Plaza improvements, shown in the image.



The Second Amendment outlined the following, relating to the Plaza:

- City to complete the portion included in the Levee/Floodwall system and cost estimate for the developer's portion established at \$250,602 (image above).
- River Place Plaza Amenity to be constructed in substantial conformance with the site plan attached as Exhibit 5. *(The 2016 approved site plan.)*
- Construction details identified in Section 3.c.i as follows:
  - A. Phase I – Temporary recreational trail between the levee and State Street by July 1, 2019. Remediation of environmental issues by July 1, 2020. *Update: In Summer 2019, Developer & City worked to install a permanent trail along the south side of the Plaza. This avoided making an investment that would later be removed. The dollars for temporary trail went toward a permanent one.*
  - B. Phase II – Developer's portion of the Plaza to start construction on or before April 1, 2020 and shall be completed on or before July 1, 2021. *Update: Developer began in late 2019.*
  - C. Construction Plans – The plans for the Plaza to be submitted at least 90 days before commencing construction work. *Update: Plans were submitted in mid-December 2019, staff reviewed and commented, the site plan is now being revisited.*

Terms of Plaza ownership are in negotiation. The purview of the Planning & Zoning Commission is to review the proposed changes to the site plan and determine if the Plaza meets the character of the downtown and the intent of the Development Agreement.

### ANALYSIS

Staff's review will cover the proposed changes from the 2016 site plan to identify the changes and consider how they substantially conform to the original intent of the development.

The 2016 staff report described the improvements as follows:

*The proposed plan involves the establishment of a public plaza at the east end of E. 2<sup>nd</sup> Street. It will provide a gateway to the trail system and river levee improvement area. The design of the Plaza is terraced from the sidewalk level on State Street to the top of the levee. The main part of the Plaza is raised open space or gathering area with decorative paving features of various colors, score lines and materials. In this area there will be room for seating, outdoor activities and entertainment. From this point the Plaza enters a set of stairs to the top of the levee. There will be ramps to access the Plaza and the existing recreational trail will be relocated to the south side of the Plaza. The Plaza is surrounded by decorative fixtures, landscaping beds and proposed public art features. The Plaza walls are created with concrete retaining walls with a stone form finish topped with a concrete cap.*

*As with the SSR2 and MU1 buildings, the proposed River Place Plaza has been discussed in numerous forums to get to the point of the current elevation drawings. Staff should note that the Developer’s responsibility for the plaza includes construction of the base plaza noted on the renderings including all brick and concrete work including the plaza, trails, sidewalks, ramps, stairs, etc. landscaping, lighting within the plaza and the plaza periphery, installing electrical conduit for possible future public uses, the public restrooms located within MU2, and the art/sculpture pad at the east end of the plaza. Other future features and uses that would be added to the plaza would be provided through private funding. Various proposed ideas including a water feature, skating rink, amongst others, are being explored through Community Main Street and will be coordinated with the Developer as construction approaches in 2017. Likewise, long term ownership and maintenance of the plaza after all improvements have been made will be discussed between the City and Developer.*

Following is a review of the proposed changes.

- **Lighting**

The approved 2016 plaza site plan shows 21 Lumec Serenade decorative lights. The intent of the plan was to match the decorative lights on 2<sup>nd</sup> St. and those yet to be installed by the developer along the east side of State Street. The change proposed in the construction plans is to provide seven single-head Lumec lights, replacing others with lower level bollard lighting. Ten bollard lights are proposed. This change is proposed after the Developer completed a photometric plan, which showed the area is overly lit under the 2016 plan. It showed foot-candles of 1.5 – 2.0, depending upon the location. For comparison, twilight produces about 1 foot-candle. Once dark, lighting can often seem brighter. When there’s ambient lighting (other lights such as street lights), less lighting is needed since they support each other. Staff agrees too much lighting can be a nuisance and considering a reduction is appropriate, based on the photometric plan.



The style of lighting is another point of review. Below, staff provides a highlighted version of the site plan, enabling a quick review of the lighting types and locations. The decorative light matching the streetscape (Lumec Serenade) would be along the street and up the stairs on the east side of the Plaza. The bollards are proposed along the area south of the Plaza (along the trails heading east connecting to the levee trail). The style of bollards proposed match those found in the back areas of the River Place development. Theatrical lights are within the Plaza. Outside of planned events, it is anticipated they will provide some lighting for the area until approximately 10 p.m. The brightness and timing will be monitored and adjusted as needed.

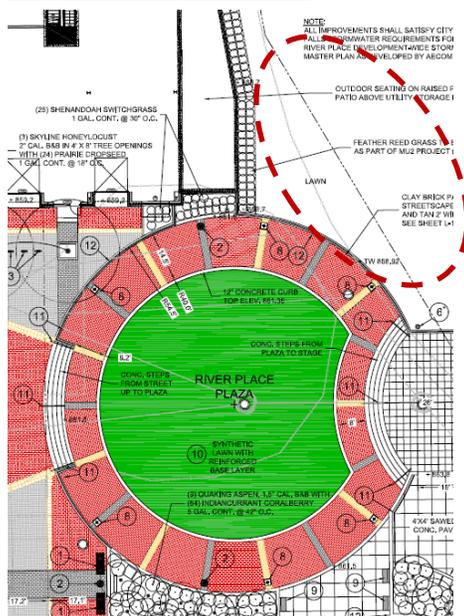




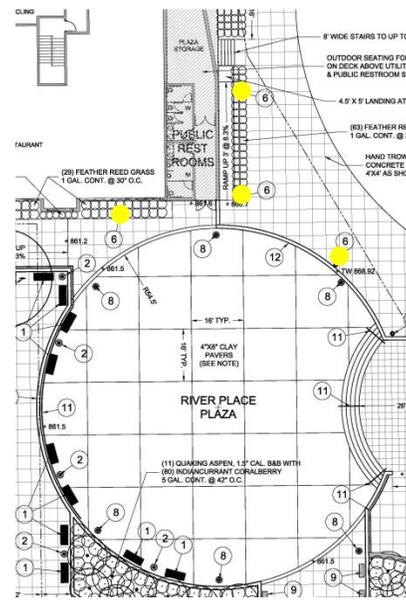
The intent has been that the Plaza complements the downtown streetscaping. Staff feels the changes proposed accomplish this. Streetscape lights are used in the focal areas, while different lighting is to the south side of the site, providing continuity with the River Place development. Theatrical lights remain consistent in their use and general location from 2016 to 2020. The poles are simple 6" round poles, to be painted black.

Area lighting has been removed on the north side of the Plaza, circled in red on the 2020 plan below. Originally, the developer anticipated steps from the residential area (in the MU2 building) to a gathering area on the north side of the Plaza. This area was also going to be generally level with the levee and feature concrete walking/gathering area. This is no longer planned due to several factors. This area is now proposed for seeding and landscaping. The public and residents will not be encouraged to heavily use this area; therefore ambient lighting from the Plaza will be sufficient. The Developer also plans to add landscaping along the north wall of the Plaza, which will add decorative features while discouraging heavy use of that area.

**2020 Proposed Plan**



**2016 Site Plan**



● Lumec Serenade (single lantern)

A decorative light has been removed from the street edge, near the staircase from the sidewalk to Plaza. This seems appropriate for several reasons: it removes visual barriers to the Plaza, removes a conflict with the brick pattern for this area, and improves spacing of lighting given a double head light is on the north side of E 2<sup>nd</sup> St. Staff requested a double head light be located at the southeast corner of the State Street/2<sup>nd</sup> St. intersection, to complement the pattern of double-head lights found at most downtown intersections. The Developer is updating the plans to make that change.

**Staff recommends approval of the lighting changes.**



- **Benches**

The 2016 site plan shows 13 black benches by Dumor, matching the downtown benches. It is proposed that a movable table/chair combination be placed within the Plaza. This seems reasonable. A table/chair offering would encourage lunches and meetings, contributing to the Plaza's ambiance. The stairs connecting the public sidewalk to the Plaza drives re-locating or removing several benches. However, the same total quantity is proposed: 8 table/bench combinations and 5 benches. The following pages provide comparison drawings from 2016 site plan to the proposed plan.



The developer has agreed to move one bench at the top of the stairs from the south side to the north side. This would better balance the benches found on the south side in that location.



**Staff recommends approval of the changes.**

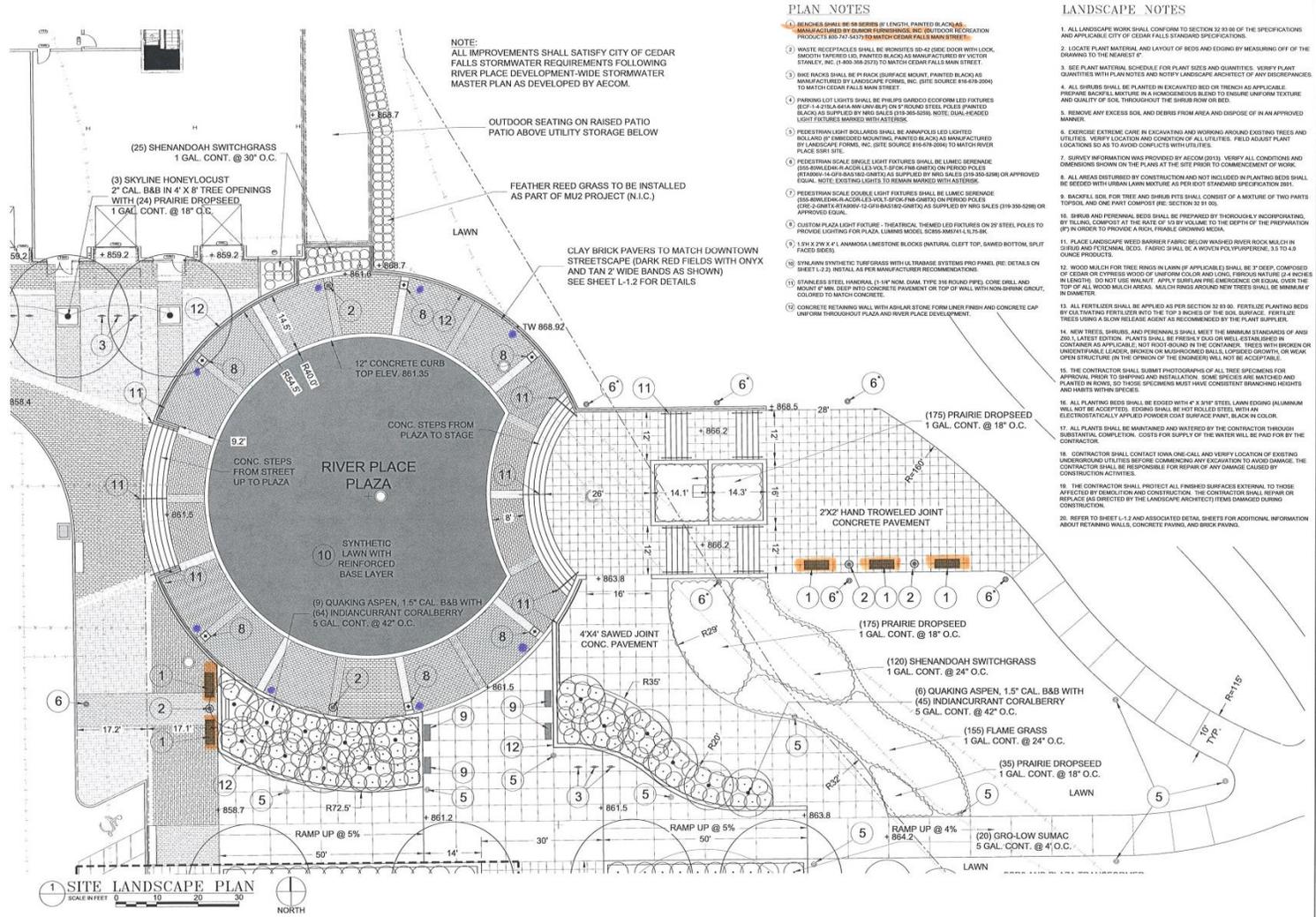
- **Trash Receptacles**

The 2016 site plan included seven trash receptacles, partnered with bench locations. The current plan includes five. The Plaza area includes two trash cans. The change is not substantial and is related to the change in bench locations.

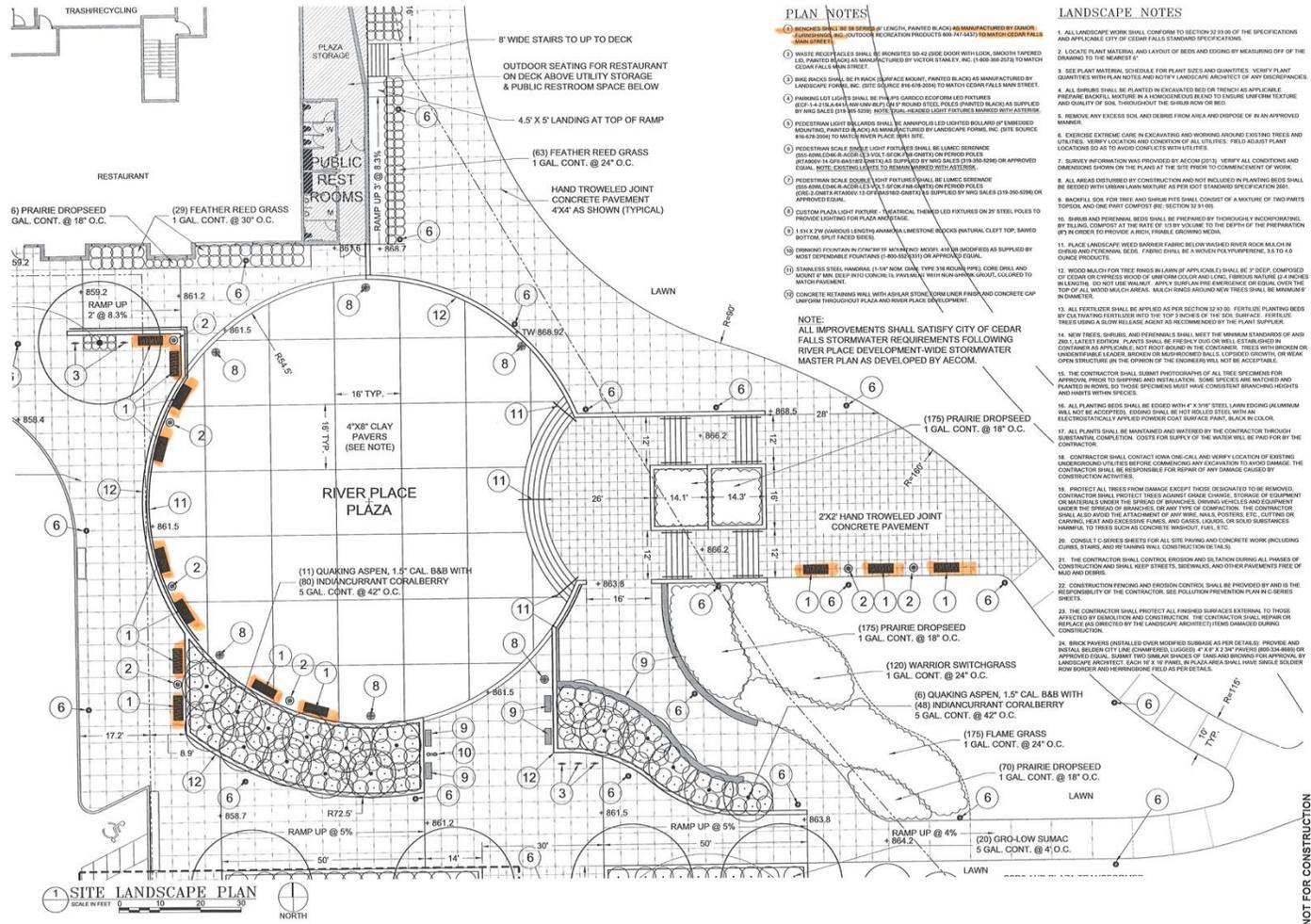


**Staff recommends approval.**

**2020 Proposal:**



2016 Approved Site Plan:



Dumor benches
  Table/bench combo

- **Bike racks**

Six bike racks were included with the 2016 site plan. This will be maintained. Three remain on the west side of the Plaza and three remain to the southeast of the Plaza. The Plans indicate utilizing the Pi rack, which is found on the Parkade. Staff has learned that product is no longer available. All bike racks being installed by the City, for Peter Melendy Park and the Streetscape project are a U-shaped rack. The Developer is updating their plans to reflect this change in style.



TYPE 'A' BIKE RACKS



TYPE 'B' BIKE RACKS



TYPE 'C' BIKE RACKS

**Staff recommends approval.**

- **Brick Pattern**

The 2016 plan noted clay pavers intended to match those found on the Parkade. The design has changed since 2016, with a new streetscape design developed in 2019. MU2 implemented this in the sidewalk area, after City Council expressed interest in full brick sidewalks on 2<sup>nd</sup> and 3<sup>rd</sup> Streets.

The proposed Plaza design works to match the new Parkade and streetscape design. The clay paver layout and type match the City's. The sidewalk area, beyond the Plaza itself, extends the MU2 sidewalk and is designed to create a focal point when looking east on 2<sup>nd</sup> St.

The change that needs discussion is a proposal to utilize synthetic lawn within the middle of the Plaza. This is deemed a significant change. The Developer explains this is an upgrade, as the investment is higher than the 2016 site plan, which contemplated using clay pavers matching the Parkade design in place at that time. The synthetic lawn is proposed based on experiences conveyed from Indian Creek Plaza in Caldwell, Idaho, David Street Station in Casper, Wyoming and Main Street Square in Rapid City, South Dakota. In Idaho, complaints were that the concrete surface was too hot and fundraising to change it to turf is now occurring. In Wyoming, it has been synthetic grass since installation and has been successful. In Rapid City, approximately 20% of the Square is turf. They shared their strong belief, with the developer, that the green space has been key to their success. They see people picnic on it, laying in the sun on nice days, and preferring to gather in that space.

**Staff recommends approval of this change.**



- **Landscaping Beds**

The landscaping bed locations and planting materials in the construction plans generally match the approved site plan from 2016. Deviations have been noticed at the north end. Plantings are slightly reduced from 29 Feather Reed Grass and 6 Prairie Dropseed to 25 Shenandoah Switchgrass. Staff has no concerns with this minor change. There remains landscaping to finish with MU2 and the developer has acknowledged this will be done in 2020.

As noted in the lighting section, landscaping will be added to the north side of the Plaza. The developer is making updates to the plan to reflect this change.

***Staff recommends approval of this change.***

- **Restrooms**

Restrooms were shown on the 2016 site plan and specifically mentioned in the staff report. The 2018 site plan focused on changes in height to MU2 and noted no other changes to the 2016 plan. The construction plans we received removed restrooms from the project. After staff expressed concern with this change, further discussion concluded the bathrooms will continue to be shown on the site plan, but will be constructed at a later time. They would be completed by July 1, 2021 to fulfill the terms of the Plaza construction timeline in the Second Amendment to the Development Agreement unless it is otherwise amended. With the goal to have events of varying sizes, restroom facilities will be an important amenity.

***Staff recommends continuing with restrooms.***

- **Drinking Fountain**

The 2016 plan included a drinking fountain. Construction plans no longer show it. This does not seem to be a major deviation.

***Staff recommends approval of this change.***

- **Stairs**

The 2016 site plan omits a lower stair case (west edge of Plaza). However, Staff understands they were discussed and were an anticipated feature. The stairs provide easy and direct access to the Plaza. This is a favorable component of the plan. It appears to eliminate the need for ramping at the north side of the Plaza, which has been eliminated from the plan.

***Staff recommends approval of this change.***

- **Curb line/sidewalk at corner of State & 2<sup>nd</sup> St.**

The plans indicate a sidewalk approximately 15-20 wide will be in place at the western edge of the Plaza. It would be lined with a curb delineating the street. Proper street drainage will be established. This includes correcting a ponding issue currently at that location. Several technical review comments are listed later in this report, addressing remaining items after Engineering's review of the construction plans.

The Plaza is on private property, the sidewalk is public right-of-way. It is proposed the design of the sidewalk change. The 2016 plan indicates hand troweled joint concrete pavement 4'x4'. Current plans show utilizing the streetscape pattern, using clay pavers. The developer is proposing the increased cost of this be covered by the City, similar to the arrangement with the MU2 sidewalk. This will be reviewed in a separate action, by Council, once a proposal has been submitted.

***Staff recommends approval of the sidewalk changes.***

- **Sponsorship Recognition/Plaza Signage**

Sponsorship materials for the Plaza have been circulating in the community. They indicate sponsors could be recognized through signage. Plan sheet L-1.2 indicates the location of a sign at the front of the landscaping bed, to the right of the Plaza (when standing on State Street). A digital sign is planned at that location. The Developer will add a note to the plans indicating the sign will be compatible with the pedestrian character of the downtown and is subject to a sign permit. Any signs must be limited to providing the name of the site/building. Any changeable messaging may only be related to the use of the Plaza. City ordinances do not allow off-premise advertising; therefore, event sponsors may only be listed on the on the same screen as the event announcement, not individually or on a separate screen. More information will be reviewed with the permit application to ensure it meets City ordinances.

It is also proposed that a back “wall” of the Plaza have sponsorship plaques. Plaques will only be seen when standing near wall. The largest plaque, for large donors, will not exceed 12”x12” in size. Staff understands the intent is to recognize donors, not advertise. The Developer will submit the design for Staff review and obtain permits if necessary.

***Sign locations are acceptable and additional review for compatibility with the district will occur when a sign permit is submitted.***

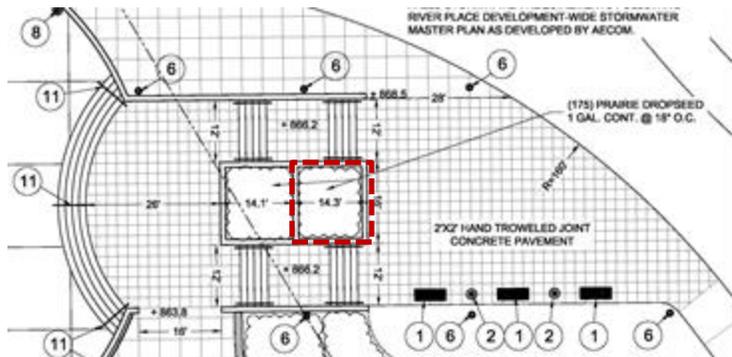
- **Moveable Stage**

While not part of the construction plans, renderings of the Plaza include images of a stage. Discussions with other groups (Community Main Street and Public Art Committee) have relayed the Developer’s intent to have a stage in place from May – October (six months), every year.

A structure that will be in place for six months of each year is not temporary. Design of the structure then becomes an important element to review and the Central Business District Overlay applies. While there are no precise criteria for a stage, the materials and overall compatibility with the District will be considered. Brick, stone or terra cotta are to be highly used, while metal is to be limited. Colors are to be earth and neutral tones. Architectural features are to be incorporated. While it may not be practical or visually appealing to consider stone pillars, the proposed metal trussing is also not visually appealing for half of the year. Alternatives such as metal poles matching the theatrical lights design could be considered that “sleeve” over an underground attachment.



An art pad is in the location outlined in red, to the right. During the levee construction, the Public Art Committee (PAC) expressed interest that a significant piece of art be located here. Ideas were that it be approximately 30’ tall.



However, the selection process for an art piece has not yet occurred. River Place attended a recent meeting with PAC to discuss the public art. Upon learning of the stage's intended placement (location and length), concerns about the visibility of the art piece were raised. This changes either the significance of the art piece or possibly deters the location from being used for public art.

Further discussion with the Developer has landed on placing the stage less frequently and for shorter durations. The Developer plans to have a temporary stage during the peak season. They will also limit the stage, truss, and tent "uptime" to no more than 1 week at a time. This fits much better within the definition of temporary. Discussions will continue with the Public Art Committee to determine a mutually agreeable solution to incorporating the art piece in the Plaza.

***Due to the temporary nature of the stage and acknowledgment to work toward a mutually agreeable solution to incorporate art, Staff has no concerns.***

#### TECHNICAL COMMENTS

The Second Amendment to the Development Agreement included an exhibit of the Plaza Site Plan. The Development Agreement will need to be revised to reflect the changes under discussion.

Engineering comments after reviewing the construction plans:

- a. Connection of existing 24" + proposed 15" RCP could create conflict at storm structure with approach angles. Please review and verify the clearance.
- b. Show ADA ramp flairs on details, meeting ADA Chapter 4.
- c. Submit SWPPP and ROW Permits prior to commencing work.

#### STAFF RECOMMENDATION

Staff recommends approval subject to the following conditions:

1. Change single-head Lumec Serenade light at southeast corner of 2<sup>nd</sup>/State St. intersection to a double head light, complementing the one currently at the northeast corner.
2. Move a decorative bench at the top of the stairs, from the south side to the north side.
3. Use U-shaped bike racks.
4. Complete restroom facilities, by July 1, 2021 unless amendments to the Development Agreement provide an alternative timeline.
5. All signage will require a permit. At that time, verification of Development Agreement terms and compatibility with the downtown will be reviewed.
6. Revise Development Agreement to include 2020 site plan.

7. Public access easements will be provided as outlined in the Development Agreement and amendments thereto.
8. All technical review comments must be met.

PLANNING & ZONING COMMISSION

Discussion  
& Vote  
3/11/2020

Attachments: Plaza Site Plan/Landscape Plan (from the 2/14/20 Construction Plans)  
Marked up Plaza Site Plan indicating changes being made to the plans (dated 3/4/20)





DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Shane Graham, Economic Development Coordinator
DATE: March 4, 2020
SUBJECT: Land Use Map Amendment

REQUEST: Land Use Map Amendment to designate new areas of land within the City of Cedar Falls (Case #LU20-001)
PETITIONER: City of Cedar Falls
LOCATION: Approximately 244 acres of land located along the south side of W. Viking Road and the east side of S. Union Road

PROPOSAL

The City of Cedar Falls has submitted a request to rezone approximately 224 of the 244 acres of land included within a recently annexed area of land from A-1 Agricultural to R-1 Residential and M-1,P Planned Light Industrial District. The rezoning of the properties will allow for the proposed expansion of the Cedar Falls Industrial Park, and the continued use of six lots for residential purposes. Zoning considerations normally involve evaluation of three main criteria:

- 1. Is the rezoning request consistent with the Future Land Use Map and the Comprehensive Plan?
2. Is the property readily accessible to sanitary sewer service?
3. Does the property have adequate roadway access?

This staff report will focus on the first criteria, the Future Land Use Map and Comprehensive Plan.

BACKGROUND

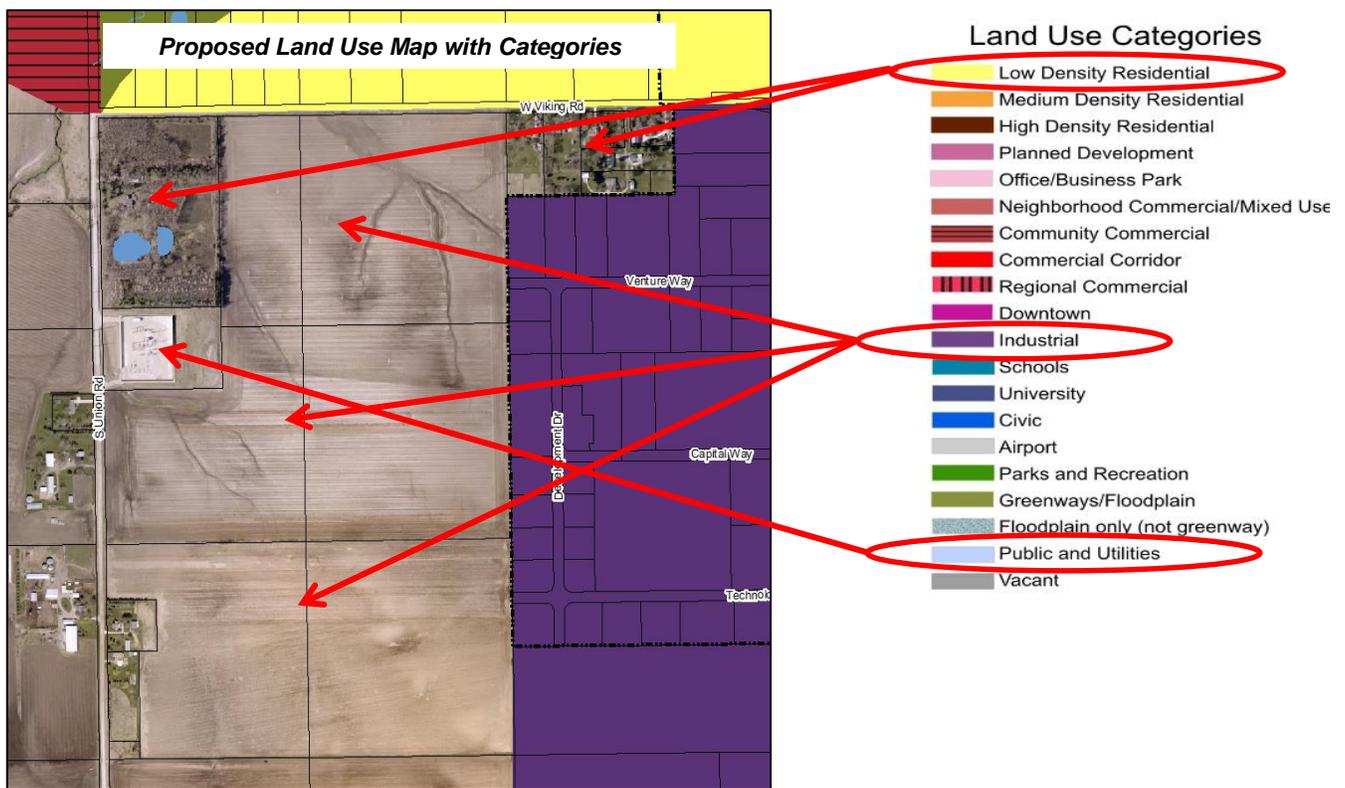
The City of Cedar Falls acquired approximately 200 acres of farm ground in 2019, with the intent of continuing the expansion and development of the city's industrial park, which is located adjacent to the east within the city limits. Since the property was located outside of the city limits, an annexation request was filed with the State of Iowa. The annexation area not only included the 200 acres that the city purchased, but also included 6 residential properties located along the south side of West Viking Road, a residential/agricultural property located at the

corner of South Union Road and West Viking Road, and an electrical substation operated by Cedar Falls Utilities located along South Union Road. In total, the annexation area comprises of approximately 244 acres of land. The annexation request was approved by the State of Iowa City Development Board on February 12, 2020, and is in the process of being finalized and recorded with the Black Hawk County Recorder’s Office. Now that the area has been approved to be annexed into the City of Cedar Falls, this area must be shown on the Future Land Use Map, as it is not currently designated on the map.

**ANALYSIS**

As stated in the Comprehensive Plan, land use is the central element of the Plan because it establishes the overall physical configuration of the city, including the mix and location of uses and community systems (utilities).

The land use analysis is the first step in the rezoning process. The residential properties and the electrical substation property are existing uses with no future changes in use anticipated, so these properties are being proposed to be designated as “Low Density Residential” and “Public and Utilities” on the Future Land Use Map respectively. The property that the City owns is currently being utilized as farm ground, but is anticipated to be used for industrial uses, so this area is being proposed to be designated as “Industrial” on the Future Land Use Map.



The proposed designation on the Future Land Use Map corresponds to the proposed rezoning from A-1, Agricultural to R-1, Low Density Residential and M-1,P Planned Light Industrial District.

A notice was mailed to the adjoining property owners on March 4, 2020 regarding this request.

STAFF RECOMMENDATION

Gather any comments from the Planning and Zoning Commission and public then continue the discussion on this land use map amendment and set the date for public hearing for the next Planning and Zoning Commission meeting on March 25, 2020.

PLANNING & ZONING COMMISSION

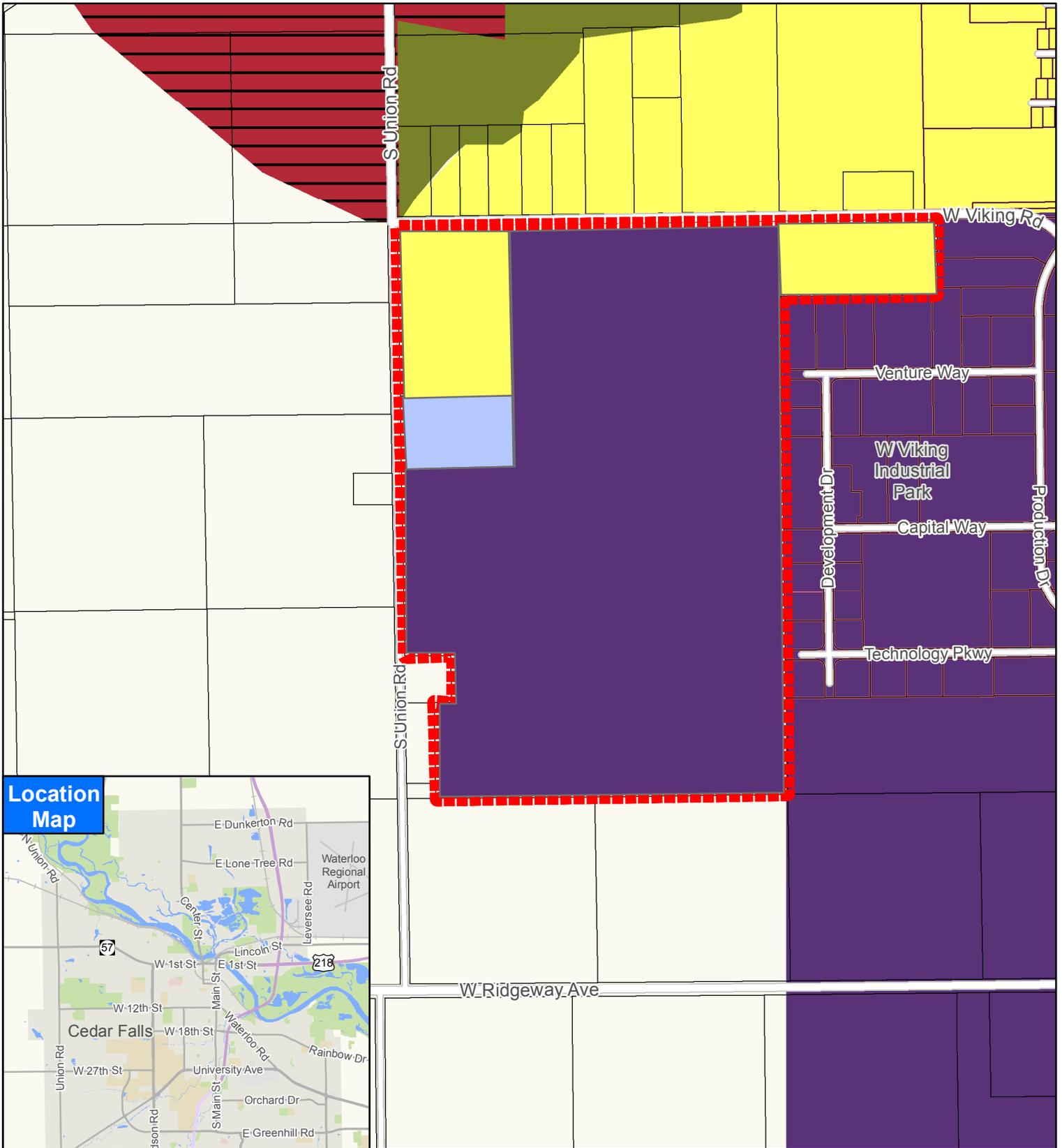
Introduction

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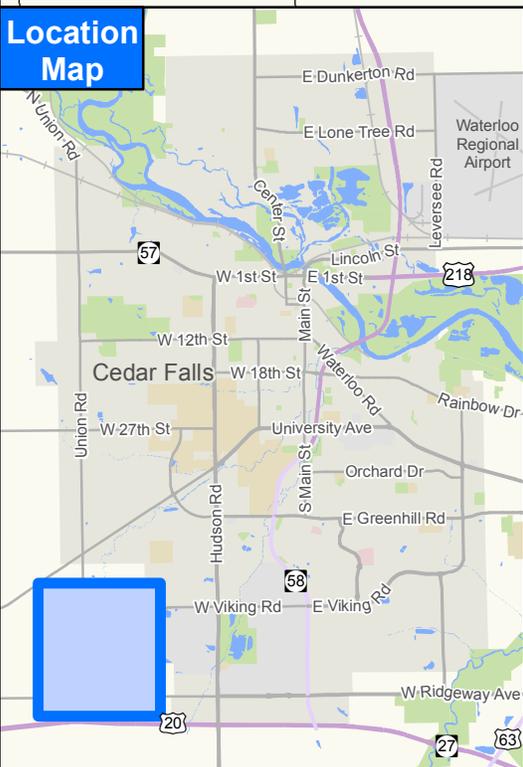
# Cedar Falls Planning & Zoning Commission

## March 11, 2020

Item No. 5.



### Location Map



Future Land Use Map Amendment:  
Designate New Property in Cedar Falls  
as Low Density Residential, Industrial,  
and Public and Utilities



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Shane Graham, Economic Development Coordinator
DATE: March 4, 2020
SUBJECT: Rezoning Request

REQUEST: Rezone property from A-1, Agricultural to R-1, Residential and M-1,P Planned Light Industrial District (Case #RZ20-003)
PETITIONER: City of Cedar Falls
LOCATION: Approximately 224 acres of land located along the south side of West Viking Road and the east side of South Union Road

PROPOSAL

On February 12, 2020, the State of Iowa City Development Board approved the City's request to annex approximately 244 acres of land located adjacent to the city limits near the Cedar Falls Industrial Park into Cedar Falls. Per the Cedar Falls City Code (Section 26-121), once land is annexed into the city limits, the property automatically becomes zoned as A-1 Agricultural. The City is therefore requesting to rezone approximately 224 of the 244 acres of land included in the annexation area from A-1



Agricultural to R-1 Residential and M-1,P Planned Light Industrial District. One property included within the annexation area that is approximately 20 acres in size will remain zoned A-1 and is not part of this rezoning request, as the current use of that property as a home and wildlife sanctuary would necessitate an A-1 zoning designation. The rezoning of the properties will allow for the proposed expansion of the Cedar Falls Industrial Park, and the continued use of six lots

for residential purposes.

## BACKGROUND

The City of Cedar Falls acquired approximately 200 acres of farm ground in 2019, with the intent of continuing the expansion and development of the city's industrial park, which is located adjacent to the east within the city limits. Since the property was located outside of the city limits, an annexation request was filed with the State of Iowa. The annexation area not only included the 200 acres that the city purchased, but also included 6 residential properties located along the south side of West Viking Road, a residential/agricultural property located at the corner of South Union Road and West Viking Road, and an electrical substation operated by Cedar Falls Utilities located along South Union Road. All of the property owners included in the annexation signed the annexation application, making it a 100% voluntary annexation request. The annexation request was approved by the State of Iowa City Development Board on February 12, 2020, and is in the process of being finalized and recorded with the Black Hawk County Recorder's Office. Once the area is annexed into the City of Cedar Falls, unless the property is going to remain zoned A-1 Agricultural per City Code, the property must be rezoned if it is to be used for other than agricultural uses.

## ANALYSIS

The property to be rezoned is surrounded by a handful of residential acreages to the north, mainly agricultural uses to the west and south, and the existing Cedar Falls Industrial Park located to the east. The city conducted a phase I environmental report for the 200 acres of farm ground that was purchased, and there were no sensitive areas found within this area, making this area suitable for the continued development of the city's industrial park.

Zoning considerations normally involve evaluation of three main criteria:

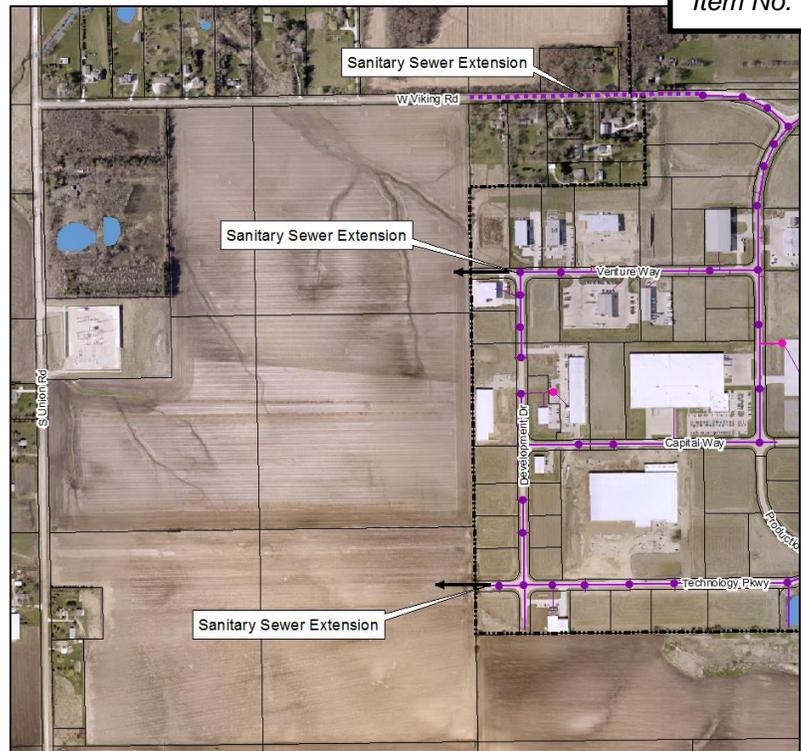
1) *Is the rezoning request consistent with the Future Land Use Map and the Comprehensive Plan?*

This area is currently not designated on the future land use map as it was just annexed into the city. Therefore, an amendment to the map will need to be approved in order to designate this area on the future land use map, which will be outlined in a separate staff report. The area to the east within the city limits is designated as industrial, as that is where the Cedar Falls Industrial Park is located. The area to the north is designated as low density residential. It would be anticipated that the City-owned properties would be designated as industrial, while the residential uses would be designated as low density residential. These proposed designations would appear to be compatible with the surrounding designations. The Comprehensive Plan specifically calls for future annexation of territory to the City of Cedar Falls to be located in an area adjacent to the City's western corporate boundaries which include the area that was recently annexed, so the annexation of this land is consistent with the Comprehensive Plan.

2) *Is the property readily accessible to sanitary sewer service?*

Yes, sanitary sewer is readily available to the site. 18" and 12" sanitary sewer mains are located adjacent to the property within Technology Parkway and Venture Way within the existing industrial park. As you can see from the map below, these sanitary sewer lines were constructed with the anticipation that they would be extended to this property in the future. The City has already hired an engineering consultant to design the extension of the sanitary sewer throughout the property.

For the 6 residential properties located along W. Viking Road, there is a sanitary sewer main located within W. Viking Road that will be extended in front of the properties. For the one additional residential/agricultural property located at the corner of S. Union Road and W. Viking Road, sanitary sewer will be extended from the city's property to this property. For the residential properties, it was agreed during the annexation process that those properties would not be required to hook onto the city sanitary sewer system if they choose not to, as they have existing septic systems, but the City will still provide the sanitary sewer to the properties so that they can connect if they so choose.



3) *Does the property have adequate roadway access?*

The property is adjacent to W. Viking Road and S. Union Road. For the land that the City owns that will be developed as an extension to the existing industrial park, both Technology Parkway and Venture Way abut to this property, with those roads being shown as connecting into this property. As you can see on the concept map, which is attached in the packet, a connection to W. Viking Road and S. Union Road is shown, which will provide 4 different access points to the property. Also, two future road connections are shown going to the south, which is currently privately owned.

Currently, the two roads within the industrial park that would be extended to the west are industrial-grade, two lane roads with curb and gutter. W. Viking Road is currently an asphalt road with ditch drainage. The city is already working on plans to upgrade the section of W. Viking Road from just west of Production Drive all the way to the intersection of S. Union Road. This would bring this road to an urban section road with curb and gutter. This is anticipated to be completed in 2022-2023. S. Union Road is currently a gravel road that is maintained by Black Hawk County. There are no current plans to upgrade that road at this time, but if it becomes warranted, the City will work with the County to address this road.

As part of the technical review of this proposal, Cedar Falls Utilities personnel have no concerns with the proposed rezoning request. Water, electric, gas, and communication utilities are all adjacent to the site or are available to be extended to the area.

A notice was mailed to the adjoining property owners on March 4, 2020 regarding this request.

STAFF RECOMMENDATION

Gather any comments from the Planning and Zoning Commission and public then continue the discussion on this land use map amendment and set the date for public hearing for the next Planning and Zoning Commission meeting on March 25, 2020.

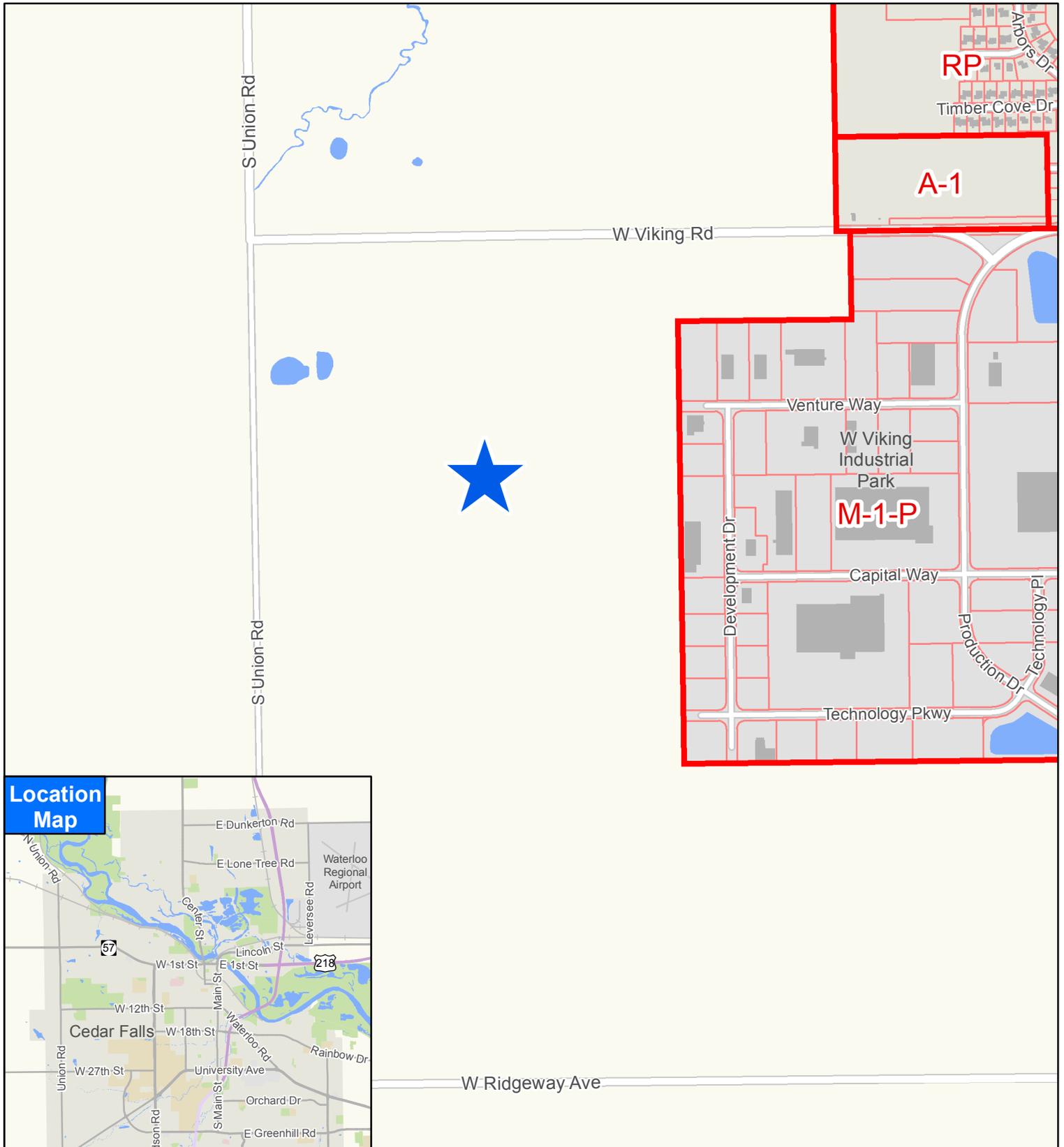
PLANNING & ZONING COMMISSION

Introduction

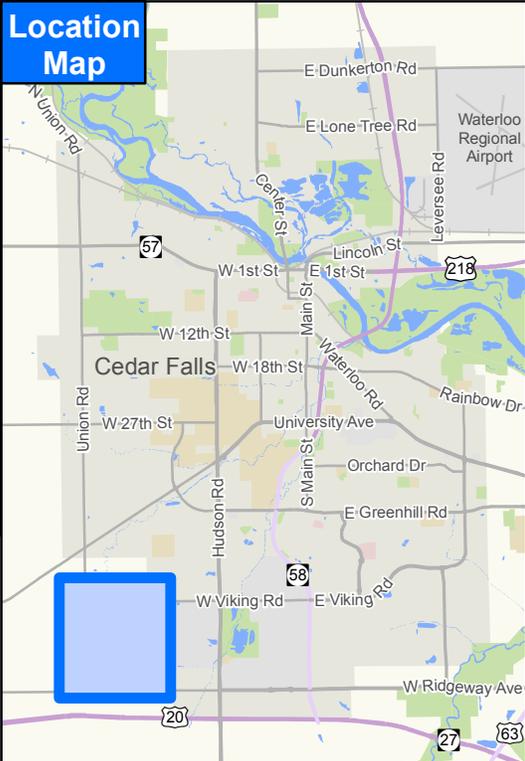
03/11/20

# Cedar Falls Planning & Zoning Commission March 11, 2020

Item No. 6.



## Location Map



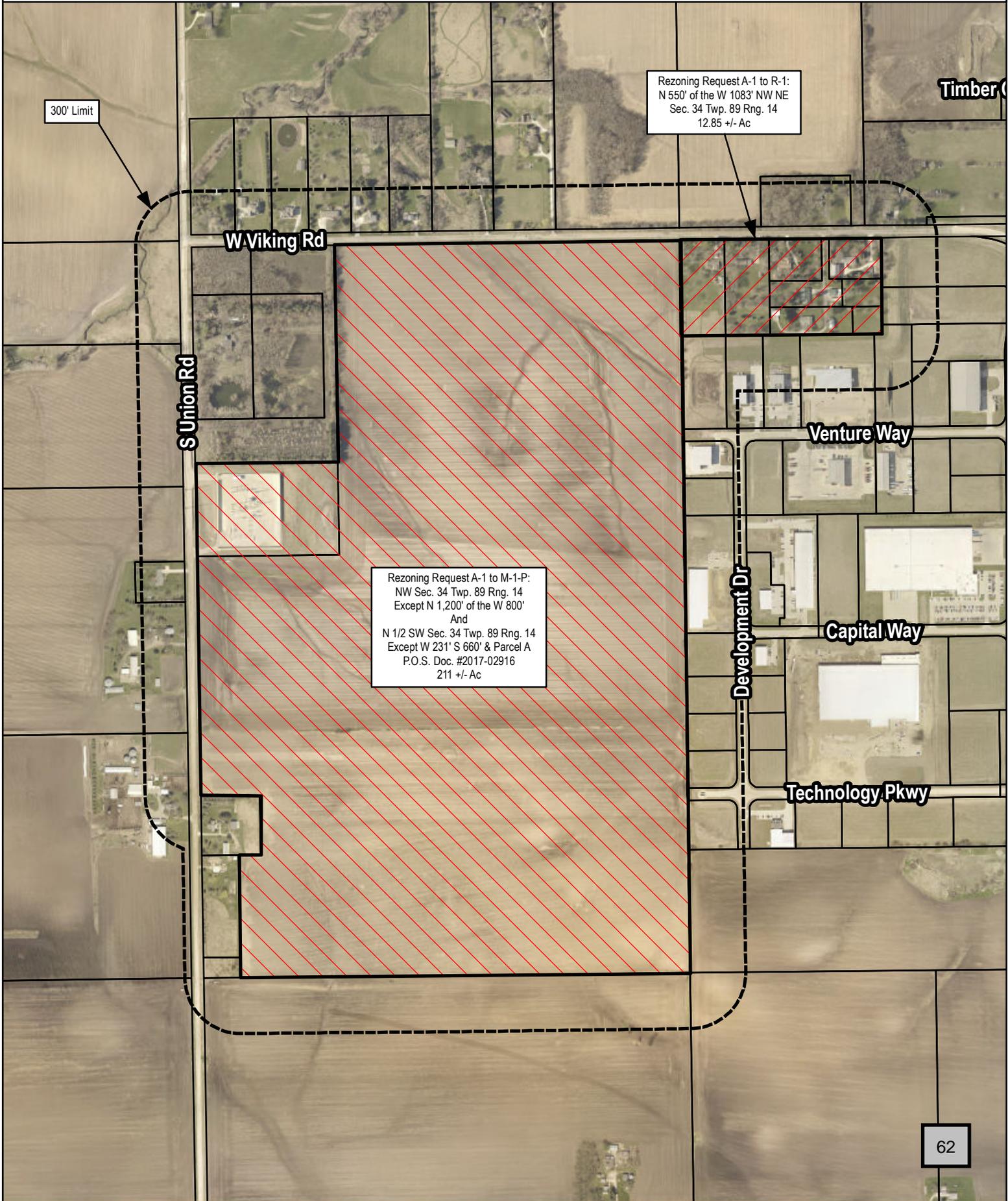
Rezoning of Property from A-1 Agriculture to R-1 One and Two Family Residential M-1,P Planned Light Industrial 61



**City of Cedar Falls, Iowa**  
**Owner's Listing for Rezoning Request**  
**A-1 to M-1-P & A-1 to R-1**

**Item No. 6.**

Date: 2/10/2020



Item No. 6.

