



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, NOVEMBER 24, 2020
5:30 PM AT CITY HALL VIA VIDEO CONFERENCE**

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

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

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

Call to Order and Roll Call

Approval of Minutes

- 1. Planning and Zoning Commission Regular Meeting Minutes of November 11, 2020.
Planning and Zoning Commission Work Session Minutes of November 11, 2020.

Public Comments

New Business

- 2. **Amendment of Master plan for Autumn Ridge Development**
Location: South of W. 1st Street and West of Union Road
Applicant: BKND, Inc., Owner; CGA Engineering, Engineer
Previous discussion: None
Recommendation: *Introduction and discussion*
P&Z Action: *Review and provide direction*

- 3. **Preliminary Plat for Autumn Ridge 9th Addition**
Location: South of W. 1st Street and West of Union Road
Applicant: BKND, Inc., Owner; CGA Engineering, Engineer
Previous discussion: None
Recommendation: *Introduction and discussion*
P&Z Action: *Review and discussion*

- 4. **Preliminary Plat for Autumn Ridge 10th Addition**
Location: West of Autumn Lane
Applicant: BKND, Inc., Owner; CGA Engineering, Engineer
Previous discussion: None
Recommendation: *Introduction and discussion*
P&Z Action: *Review and provide direction*

Other:

Appointment of nominating committee for election of officers for 2021

Commission Updates

Adjournment

Reminders:

- * December 9 and 22 (**Note: Tuesday meeting**) - Planning & Zoning Commission Meetings
- * December 7 and 21 - City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
November 11, 2020
Via Videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on November 11, 2020 at 5:30 p.m. via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Hartley, Holst, Larson, Lynch, Prideaux and Schrad. Leeper and Saul were absent. Karen Howard, Community Services Manager, and Chris Sevy, Planner I, were also present.

- 1.) Chair Holst noted the Minutes from the October 28, 2020 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Lynch, Prideaux, and Schrad), and 0 nays.
- 2.) The first item of business was a site plan review on a HWY-1, Commercial property at 416 Brandilynn Boulevard. Chair Holst introduced the item and Mr. Sevy provided background information. He explained that the applicant is proposing to build a new car wash on a lot that previously contained a car wash. This case was discussed at the last Planning and Zoning meeting and updated plans have been reviewed by staff and meet all City requirements. Staff recommends approval of the project.

Ms. Prideaux stated that she feels it is a good project for that site. Mr. Schrad asked if there were any changes from the last meeting. Mr. Sevy explained that the updated plans were submitted just before the last meeting. Staff has reviewed the updated plans and they now meet all requirements. Ms. Lynch and Mr. Holst agreed that it was a good project.

Ms. Lynch made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Lynch, Prideaux, and Schrad), and 0 nays.

- 3.) As there were no further comments, Mr. Schrad made a motion to adjourn to the work session immediately following the meeting. Ms. Lynch seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Lynch, Prideaux, and Schrad), and 0 nays.

The meeting adjourned at 5:50 p.m.

Respectfully submitted,


Karen Howard
Community Services Manager


Joanne Goodrich
Administrative Assistant

**Cedar Falls Planning and Zoning Commission
Work Session
November 11, 2020
Via Videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met for a work session on November 11, 2020 immediately following the regular meeting. The work session was conducted via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Hartley, Holst, Larson, Lynch, Prideaux and Schrad. Leeper and Saul were absent. Karen Howard, Community Services Manager was also present.

- 1.) Chair Holst called the work session to order at approximately 5:50 PM.
- 2.) The item for discussion for the work session was the proposed schedule and review process for the adoption of new zoning regulations to implement the Imagine Downtown Vision Plan.

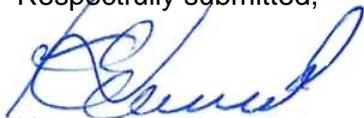
Howard presented an overview of the adopted Downtown Vision Plan and then described how the public review and adoption of the code will be handled to ensure there is adequate time for review of the new code by the Commission and the public. She also discussed how requests for changes to the code would be handled so that all requests were carefully considered with use of a decision matrix. The anticipated review and approval schedule was presented for discussion. The public review draft of the new code will be presented by the consultants in January with an extended public review period to follow. She noted that a number of additional work sessions are proposed for the Commission in January and February. Howard asked if there were any questions, concerns or suggestions about the review process or the timeline.

The Commission generally agreed that the timeline and process was reasonable.

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

The meeting adjourned at 6:15 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Jaydevsinh Atodaria (JD), Planner I
DATE: November 19, 2020
SUBJECT: The Autumn Ridge Master Plan Amendment

REQUEST: Request to approve revised Autumn Ridge Master Plan
PETITIONER: BKND, Inc., Owner; CGA Engineering, Engineer
LOCATION: West of Union Road and south of W. 1st Street

PROPOSAL

It is proposed to amend the RP master plan for the Autumn Ridge development, which was originally approved in 2001. The proposed change includes the revision from previously platted Autumn Ridge 8th and 9th Addition in 2013 with single family dwellings to a mixture of single family dwellings and duplex dwellings, thus increasing the density of the area. In addition, as there have been a number of smaller changes over the years to the RP Plan, it is important to update the master plan for the entire development, so that it reflects changes made in previously platted areas, including the unplatted area proposed as Autumn Ridge 10th Addition, which will add 6 condo buildings, just north of Autumn Ridge 2nd Addition.

BACKGROUND

BKND, Inc. is proposing the next phase of the Autumn Ridge development with amendment to the master plan. Autumn Ridge subdivision along Union Road has developed over the past 20 years beginning with a series of retirement condos and patio homes along Autumn Ridge Road coupled with an expansion of single family dwellings along Paddington Drive, Berry Hill Road and Shocker Road. A recent expansion in the Autumn Ridge Subdivision includes some single family dwellings and duplexes along Thresher Court. In total, the entire Autumn Ridge development consists of approximately 105 acres of land reserved for a mixture of residential homes from single family dwelling units, retirement units, and condominiums.

In 2013, the owner submitted and received approval of a preliminary plat for the remaining additions in the subdivision (see attached). However, the RP Plan and associated developmental procedures agreement were not updated at the time to reflect those changes. With this application, the developer has submitted a revised preliminary plat for Autumn Ridge 9th Addition, which includes areas that were previously shown on the preliminary plat as the 8th

and 9th Additions located in the northern portion of the development and a new preliminary plat for Autumn Ridge 10th Addition, located in the southern portion of the development west of Autumn Lane. The RP master plan and the developmental procedures agreement must be updated to reflect these proposed changes, prior to approval of the new preliminary plats for Autumn Ridge 9th and 10th Additions.

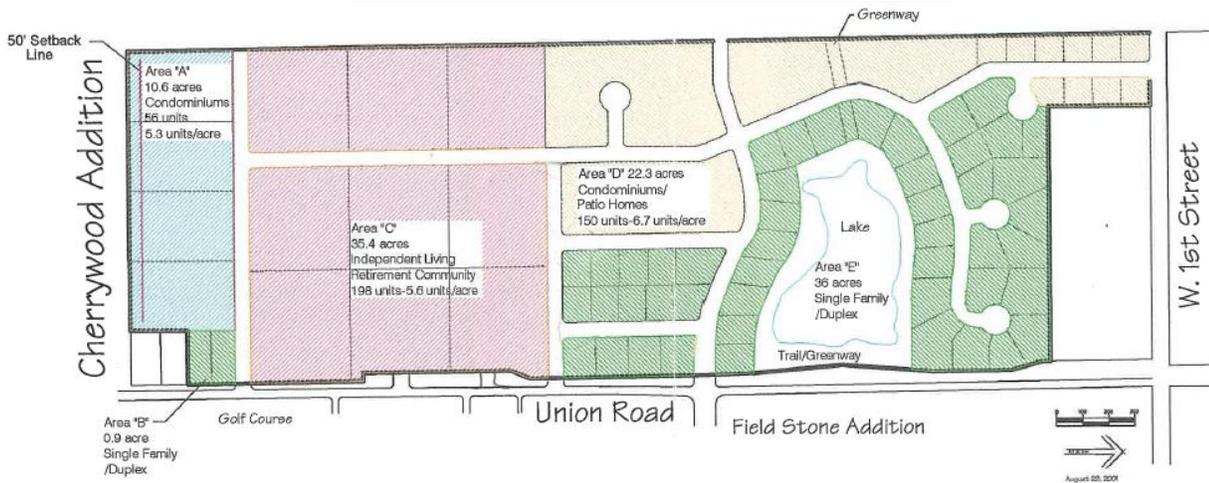
For any proposed development that is not consistent with the approved RP master plan, an amendment is required to be approved by Planning and Zoning Commission and City Council. The proposed new master plan possesses significant change from the previously approved master plan in terms of density of residential units, common public space/amenities and street connections. Therefore, both the Planning and Zoning Commission and City Council must first review and approve the revised RP master plan prior to the approval of the preliminary plat for Autumn Ridge 9th Addition in the northern part and Autumn Ridge in the southern part of the Autumn Ridge development.

ZONING

The purpose of the R-P Planned Residence District is to permit the establishment of multi-use and integrated use residential developments and to provide for the orderly planned growth of residential developments in larger tracts of land. The RP District allows flexibility in the types of dwellings, the lot sizes, building heights and setbacks. However, to ensure that the area is developed in an orderly manner, provides for efficient traffic circulation between neighborhoods, and includes the necessary infrastructure to meet the needs of the future residents, a master plan must be submitted with the rezoning, which is adopted through a developmental procedures agreement.

The entire Autumn Ridge development is about 105 acres and was rezoned to R-P, Planned Residential District from A-1, Agricultural Zoning District in 2001. As part of that rezoning, an RP master plan (shown below) along with a developmental procedures agreement were approved for the entire development area. The original master plan illustrates a mix of housing types, a proposed layout for the streets, and a 3 to 5 acre lake which would serve as both a storm water retention/detention facility for much of the 105 acre development and as shared community space and trails around the perimeter of the lake. These various elements were also identified in the developmental procedures agreement.

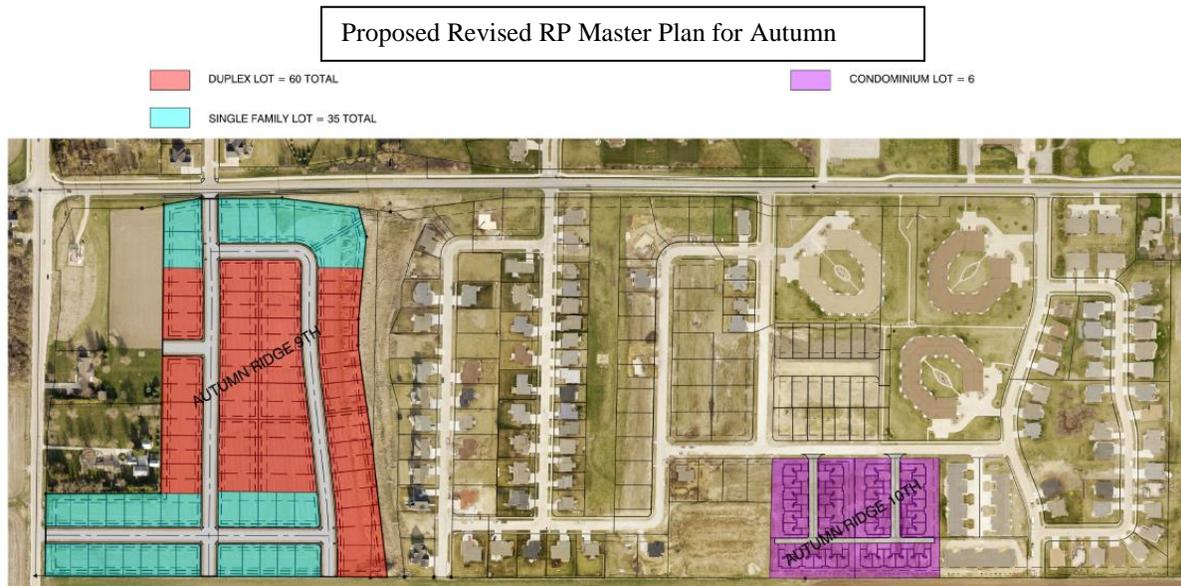
Original 2001 RP Master Plan for Autumn Ridge



Over the past 20 years, Autumn Ridge has been developed in many phases with increasing density in some areas and reductions in others, altering street connections and changing the types of housing as per the developer’s market strategy. There were amendments to the RP Plan in 2005 and 2006 to reflect changes south of the east-west drainage way (Autumn Ridge 2nd, 3rd, and 4th Additions). However, the RP master plan was not updated in 2013 when significant changes were made with the preliminary plat for the 5th through 9th Additions. In particular, the lake surrounded by shared amenity space and trails shown on the master plan and called for in the developmental procedures agreement was eliminated from the proposed development. Over the years, other significant variations from the original plan include the elimination of the street connection across the drainage way, and changes to the housing types and locations.

STAFF ANALYSIS

The Master Plan exhibit submitted with the application highlights the two proposed additions (9th and 10th) in the subdivision in context with the rest of the development in Autumn Ridge. The updated RP master plan proposed by the developer is described below, with areas of change from the original plan highlighted and staff recommendations noted.



Autumn Ridge 9th Addition:

This proposed subdivision is located just south of W.1st Street and is accessed from both W.1st Street and Union Road. Wynnewood Drive would be extended westward from Union Road and streets would be stubbed to the western boundary of the development to provide for future development to the west. The addition is planned with 60 duplex lots and 35 Single family lots in two phases. The change to the master plan eliminates the common open space/green space as approved in original developmental procedures agreement in 2001 that was to be established to enhance the quality of life for people in the entire subdivision.

Street Connectivity

Proposal is also well thought with provision of future street connection/access points to surrounding undeveloped areas, by provision of street stub (Braeburn Drive), connecting the

undeveloped properties just north of subdivision and two stubs going west with continuation of Wynnewood Drive and Channel Drive, to allow future development west of Autumn Ridge.

Residential Density and Housing Types

The proposal includes an increase in density from the 2013 preliminary plat, as it only included proposal for 58 single family units whereas, the current proposal includes 35 single family units and 60 bi-attached dwellings. However, as shown in the submitted master plan exhibit, the overall density of the Autumn Ridge development is not changing as approved in 2001, since areas developed in the southern portion of the development are lower in density than originally proposed.

Proposed Autumn Ridge 9th Addition			
Phase	No. of Lots	No. of Single-family units	No. of duplex units
One	45	16	26
Two	50	19	34
Total	95	35	60

Autumn Ridge 10th Addition:

This subdivision is located just west of Autumn Lane and is accessed from Union Road from Thresher Court in north and Autumn Ridge Road in south. The proposed addition is a continuation of six-plexes that are built just south of proposed subdivision. The addition is planned with 6 lots in two phases with one 6-plex per lot. Access to the units will be from private drives, which will be extended westward from Autumn Lane. The private streets will not be connecting with any abutting street northward or southward. Proposal aligns with the RP plan amendment approved in 2005, which illustrated the six-plexes in place of the original proposal of independent living units, and will be a further continuation of the same in two phases once platted for development.

Proposed Autumn Ridge 10th Addition		
Phase	No. of Lots	No. of Townhomes
One	3	18
Two	3	18
Total	6	36

Street and Sidewalk Connections

Over 20 years of time, there have been many changes in the subdivision. Street connectivity is important to provide good access to properties, distribute traffic and reduce congestion and emergency response times, and to provide opportunities for future development on abutting properties. In addition, establishing pedestrian connections throughout neighborhoods promotes walkability and safe passage for pedestrians.

With a previous change to the RP Plan, the street connection across the drainage way was eliminated, which effectively separates the proposed 9th Addition, from the remainder of the development to the south. While this street connection has been eliminated, there is still an opportunity to connect the northern and southern sections of the neighborhood with a sidewalk along Union Road. While there are missing sidewalk segments in a number of areas, the subdivision code allows sidewalks to be installed as development occurs. Construction is

ongoing in Autumn Ridge 6th Addition and Autumn Ridge 8th Addition. Sidewalk segments will be constructed as homes are developed and will be required for the remaining areas as they are platted. City Staff notes the importance of following through on the commitment to install sidewalks as lots are developed to ensure better livability of the community.

Staff notes that the required sidewalk connection along Union Road north of Paddington Drive in Autumn Ridge 3rd and 5th Additions has not been installed, even though lots have been developed and the stormwater management area completed. The sidewalk segment should be completed according to the deed of dedication and per the subdivision code requirements. The developer has indicated that they do not plan to install this section of sidewalk.

As per City Code Section 20.5 – C-(10) and section 20.5 – C-(11), public sidewalks shall be installed at the time of new building construction on new or recently platted lots or within five years following final subdivision approval. The deed of dedication with the subdivision notes the same as well. City staff notes that the public sidewalks should be installed by the developer to continue allowing connected pedestrian movement across the subdivision to ensure walkability throughout the subdivision.

Residential Density and Mix of Housing Types

The developer is proposing to increase the number of bi-attached dwellings and reduce some of the lot sizes for the single family units in the proposed Autumn Ridge 9th Addition in response to market demand. The City supports the idea of additional density and a variety of housing types to serve the needs of the community. The proposed master plan transitions from single family homes along the perimeter of the development along Union Road and along the western boundary of the development with bi-attached homes proposed in the center of the 9th Addition.

Staff is not concerned about the increased density. Providing a variety of housing types and sizes provide opportunities for people of all incomes and age groups to live in the community. For example, first time homebuyers, empty nesters, and retirees may find attached dwellings to be an attractive and affordable option to meet their needs. However, as currently proposed, all of the bi-attached units will have street-facing garages. This will result in an excessive number of driveway curb cuts (see attached driveway exhibit). With this many curb cuts, there will be little room for on-street parking, sidewalk continuity will be compromised and front yards will be largely paved. City Staff made a number of suggestions to the developer that could help alleviate this concern. For example, the central block could be developed with townhomes or bi-attached units with alley-loaded garages, so there is a room for landscaped front yards, continuous sidewalks, and on-street parking on one side of the street. Townhomes or bi-attached dwellings with alley loaded garages also help to reduce congestion on fronting streets. With alley-loaded garages, more units could be achieved as lots could be further reduced in width, which would help offset the cost to construct the alley. There are other options the developer could explore, such as shared and reduced width driveways.

The developer has indicated that they would like to move forward with the proposal as currently designed with no limits on driveway widths or curb cuts and is not interested in providing alley-loaded, townhouse-style units. While supportive of the proposal to increase the number of dwelling units in this area, City Staff finds that the current proposal is not a good planning practice model for the community and not in line with concept of the RP Zoning district intent of providing high quality living and enhancing health and safety of people in neighborhood and recommends exploration of other options or solutions for maintaining the residential character, on-street parking space, and walkability along the streets

Community Space/Shared usable open space:

As per the development procedural agreement at the time of rezoning, a reserved open space for community was shown to be developed for the better livability of the entire neighborhood. Staff notes that as per City Code Section 20-6 (g), "all residential subdivisions shall be so designed as to meet the neighborhood park and open space needs of its residents. Such needs may be met by dedication and acceptance of public park land/or by reservation by covenant of private open space." City staff believes that having a usable park space in the proposed 9th addition is important to the livability of the area and aligns with both the minimum subdivision standards and with the principles of the R-P, Planned residential zoning district.

While staff is not opposed to the elimination of the wet-bottomed stormwater basin (lake), elimination of the shared open space and amenities entirely is not recommended. The developer has not indicated an alternative to the open space proposed in the original master plan and as agreed to in the developmental procedures agreement. While some shared green space was designated behind the homes that front on Paddington Drive and Shocker Road, it is not configured in a way that is very accessible or usable for residents of the entire neighborhood. In addition, since the plan changed to eliminate the street connection originally proposed to cross the drainage way at Corduroy Drive, the northern area is now cut off from any amenity space located in the southern portion of the development. Therefore, City staff recommends that some usable open space be designated within the 9th Addition as originally agreed. Planning staff has reached out to the Parks Department to see if public park space would be desirable in this area. More information in this regard may be available at the time of the meeting on Tuesday.

STAFF RECOMMENDATION

The Community Development Department has reviewed the proposed master plan and recommends the following changes to the proposed RP Master Plan for Autumn Ridge, prior to approval:

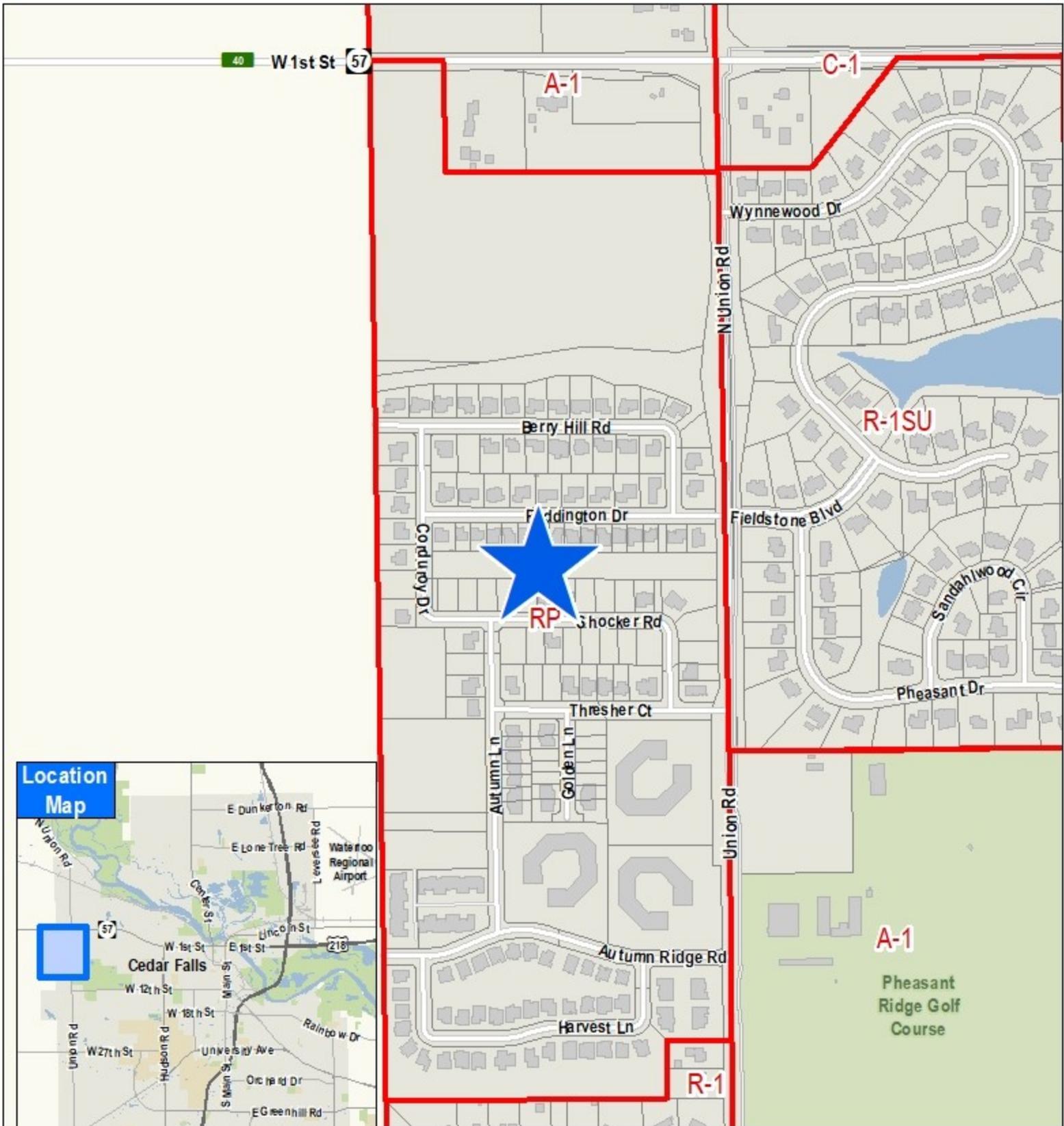
1. A common usable open space should be provided to enhance the livability of community in the proposed Autumn Ridge 9th Addition for the greater benefit of the community. The shared open space should be similar in size to the open space originally proposed for the development. Small neighborhood parks are typically 2-3 acres in size.
2. In the proposed 9th Addition, reduce the number and size of the proposed curb cuts for the proposed attached units. Staff is open to ideas from the developer in this regard, such as incorporating alley loaded townhomes or bi-attached dwellings or establishing requirements for shared driveways and reduced driveway widths in the developmental procedures agreement.
3. Provision of a public sidewalk along Union Road from the 9th Addition to Paddington Drive to comply with the subdivision code requirements and deed of dedication.

PLANNING & ZONING COMMISSION

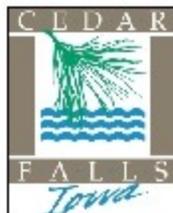
Discussion
11/24/2020

Cedar Falls Planning and Zoning Commission November 24, 2020

Item 2.



Location Map



Master Plan Amendment for Autumn Ridge Subdivision

MASTER PLAN - AUTUMN RIDGE 9th AND 10th ADDITIONS CEDAR FALLS, IOWA

AUTUMN RIDGE 9TH LEGEND

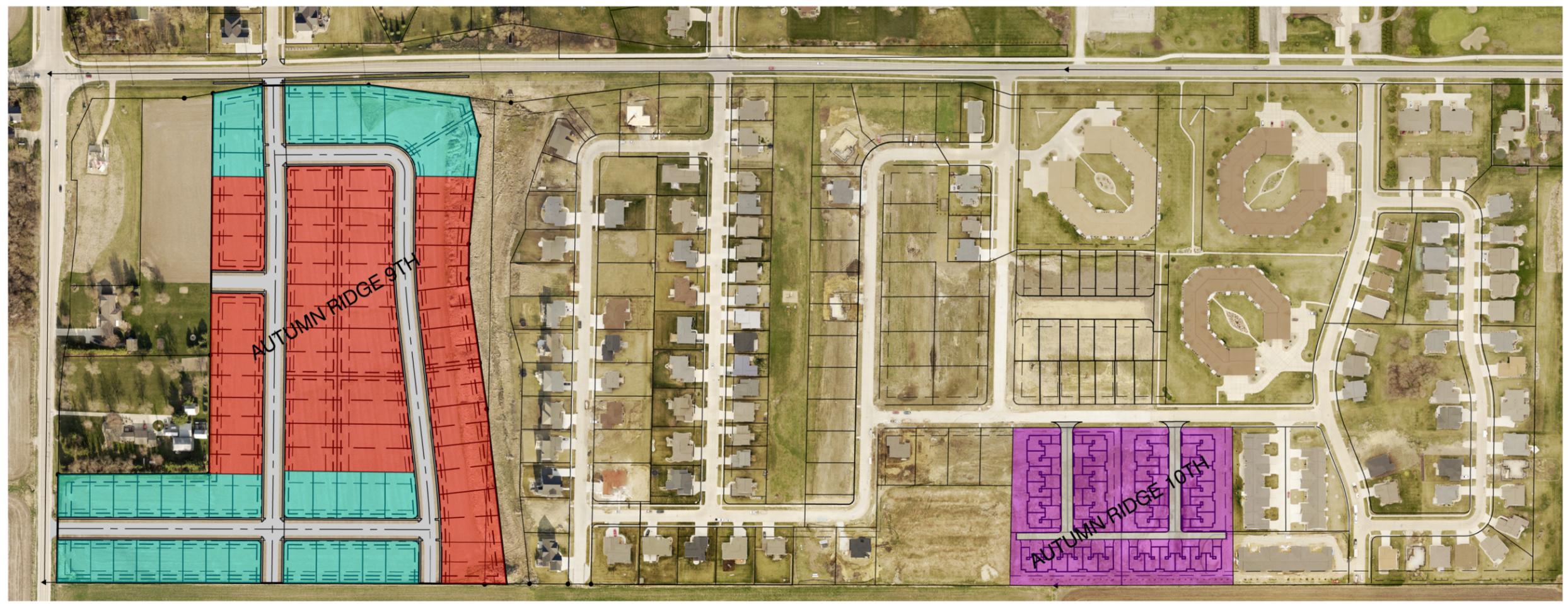
PHASE	LOTS	TRACT
1	45	"A" & "B"
2	50	"A" & "B"
TOTAL	95	

- DUPLEX LOT = 60 TOTAL
- SINGLE FAMILY LOT = 35 TOTAL

AUTUMN RIDGE 10TH LEGEND

PHASE	LOTS	UNITS
1	3	18
2	3	18
TOTAL	6	36

- CONDOMINIUM LOT = 6



Masterplan			
	Units	Acres	du/acre
Single Family Units + Greenspace	75	31.6	2.4
Duplex/Condo Units	206	27.8	7.4
Retirement Units	198	32.4	6.1
Undeveloped/ROW	0	13.4	0.0
TOTAL	479	105.2	4.6

Current			
	Units	Acres	du/acre
Single Family Units + Greenspace	132	31.4	4.2
Duplex/Condo Units	46	7.9	5.8
Retirement Units	66	12.1	5.5
Stormwater	0	8.0	0.0
Undeveloped/ROW	0	45.8	0.0
TOTAL	244	105.2	2.3

Proposed			
	Units	Acres	du/acre
Single Family Units + Greenspace	167	35.7	4.7
Duplex/Condo Units	142	19.1	7.4
Retirement Units	66	12.1	5.5
Stormwater	0	8.6	0.0
Undeveloped/ROW	0	29.7	0.0
TOTAL	375	105.2	3.6



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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

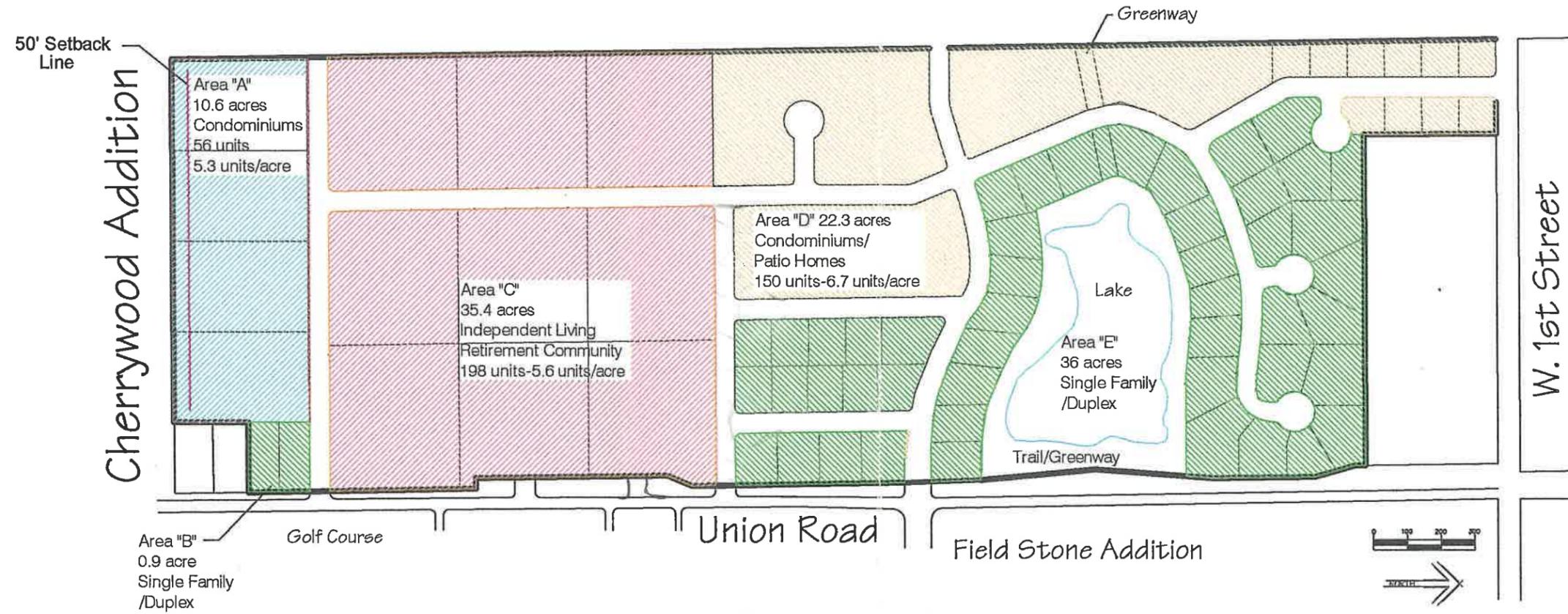
DESIGNED: NCB DATE: 05-18-20
DRAWN: SJC DATE: 11-11-20
CHECKED: MCH DATE: _____
APPROVED: _____ DATE: _____

AUTUMN RIDGE NINTH AND TENTH ADDITIONS CEDAR FALLS, IOWA

MASTER PLAN

J:\5786\Drawings\Exhibits\5786 - Master Plan 2020-11-11.dwg - Prelim Plan 2 of 5 - 11-12-20 - 10:41am - sjc325

Autumn Ridge-Proposed Plan



Density Summary				
AREA	TYPE UNITS	NUMBER OF PARCELS	LIVING UNITS	DENSITY/ACRE
A	Condominiums	4 Lots (10.6 Acres)	56	5.3
B&E	Single Family / Duplex	50 +/- Lots (36.9 Acres)	75 +/-	2.0
C	Retirement / Independent Living Condominiums	9 Lots (35.4 Acres)	198	5.6
D	Condominiums and Patio Homes	14 Lots (22.3 Acres)	150	6.7
Total		77 Lots (105.2 Acres)	479 Units	4.6 Units/acre

Project Density: $479/105.2 = 4.6$ Units per Acre

Exhibit A

Sept. 24, 2001

FILE: 9/24/2001 11:38 AM Union Road Aer1.dwg

REVISIONS			
DATE	BY	DATE	BY

DRAWN BY:
 DATE:
 CHECKED:
 APPROVED:
 Item 2.

SHOFF CONSULTING ENGINEERS
 Civil • Environmental • Land Surveying
 Cedar Falls, Iowa



Rezoning Plat
 Autumn Ridge Subdivision
 B.N.K.D., Inc.

Preliminary Subdivision Plat

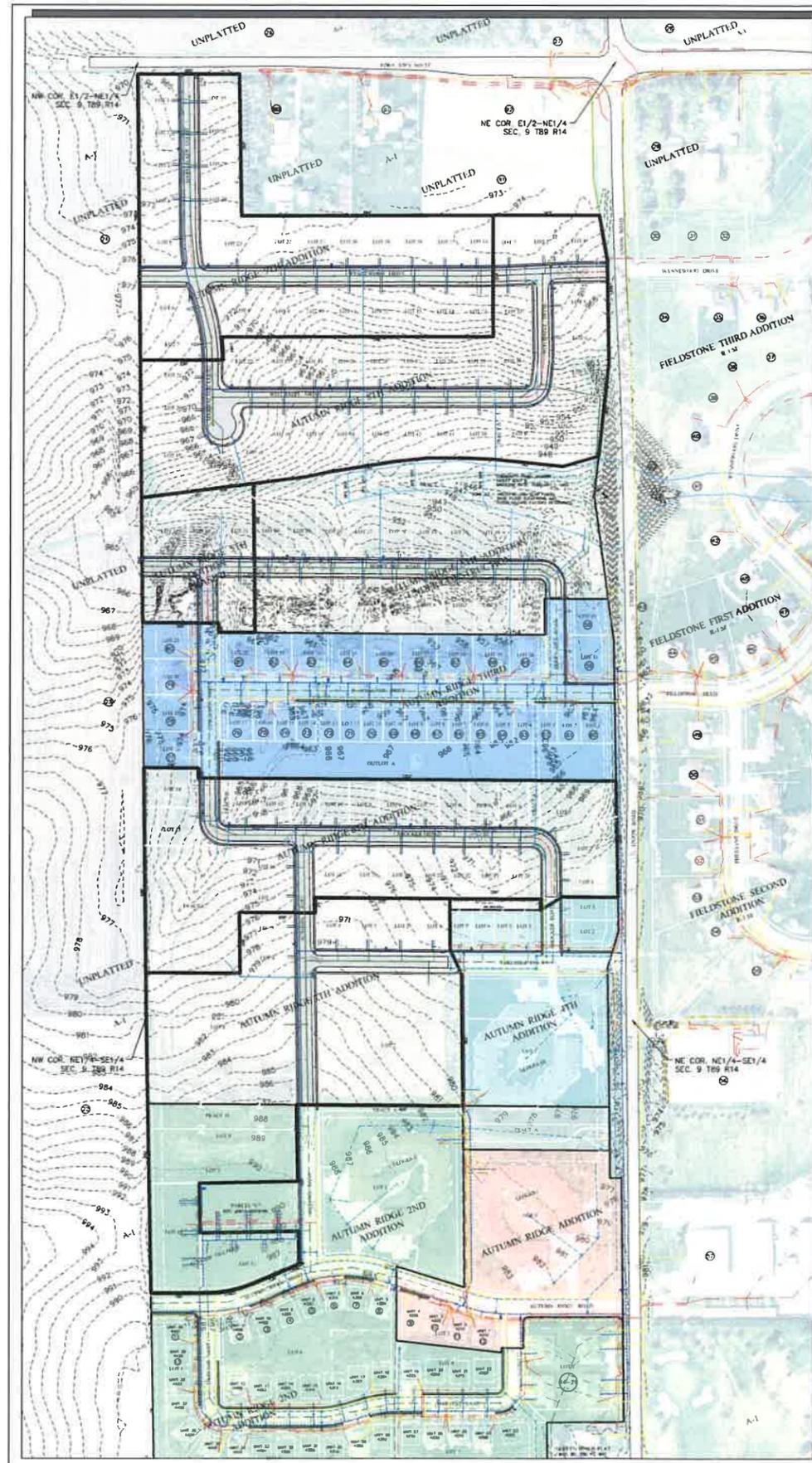
for
 Autumn Ridge 5th Addition Phase II, Autumn Ridge 6th Addition, Autumn Ridge 7th Addition, Autumn Ridge 8th Addition, & Autumn Ridge 9th Addition
 to the City of Cedar Falls, Black Hawk County, Iowa



SHOFF CONSULTING ENGINEERS, L.C.
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 • Construction Management •
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5106 Nordic Drive
 Cedar Falls, Iowa
 50613-6967

Phone: (319) 266-0258
 Fax: (319) 266-1515
 www.shoffengineers.com



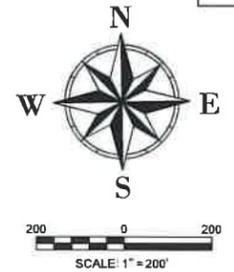
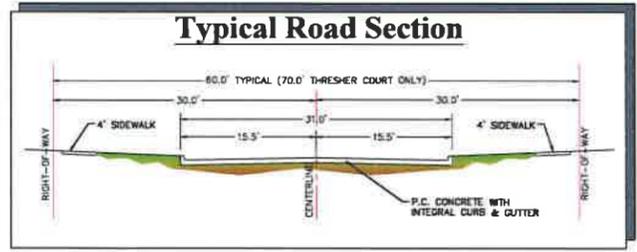
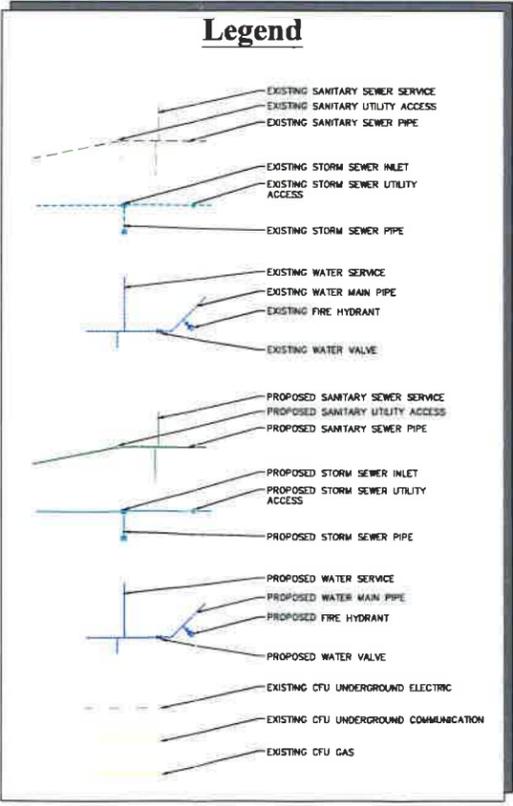
Zoning:
 R-P (Planned Residence)

Engineer:
 Jerry Shoff, PE, PLS

Developer:
 B.N.K.D., Inc.
 P. O. Box 336
 Waverly, IA 50677

Surveyor:
 Aaron Mueller, PLS

- Notes:**
1. See Sheet 2 of 5 for Phase I and II of Autumn Ridge 5th Addition
 2. See Sheet 3 of 5 for Autumn Ridge 6th & 7th Additions.
 3. See Sheet 4 of 5 for Autumn Ridge 8th & 9th Additions.
 4. See Sheet 5 of 5 for surrounding property owners information.



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.

AARON L. MUELLER, P.L.S. IOWA REG. NO. 21428

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
 PAGES OR SHEETS COVERED BY THIS SEAL SHEET 1, 2, 3, 4, 5 OF 5

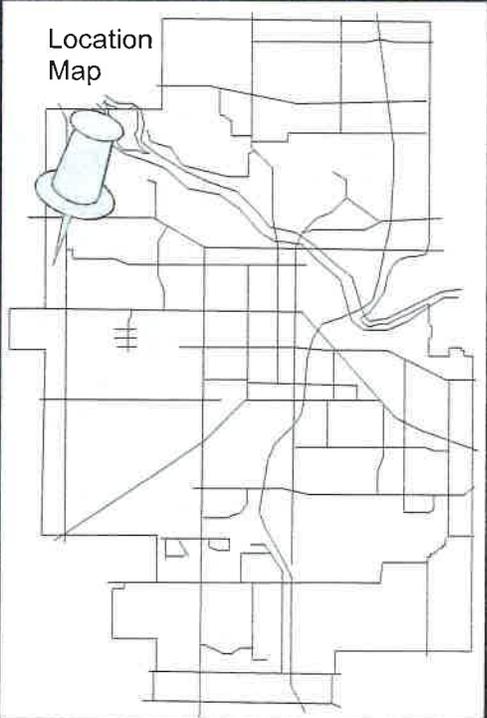
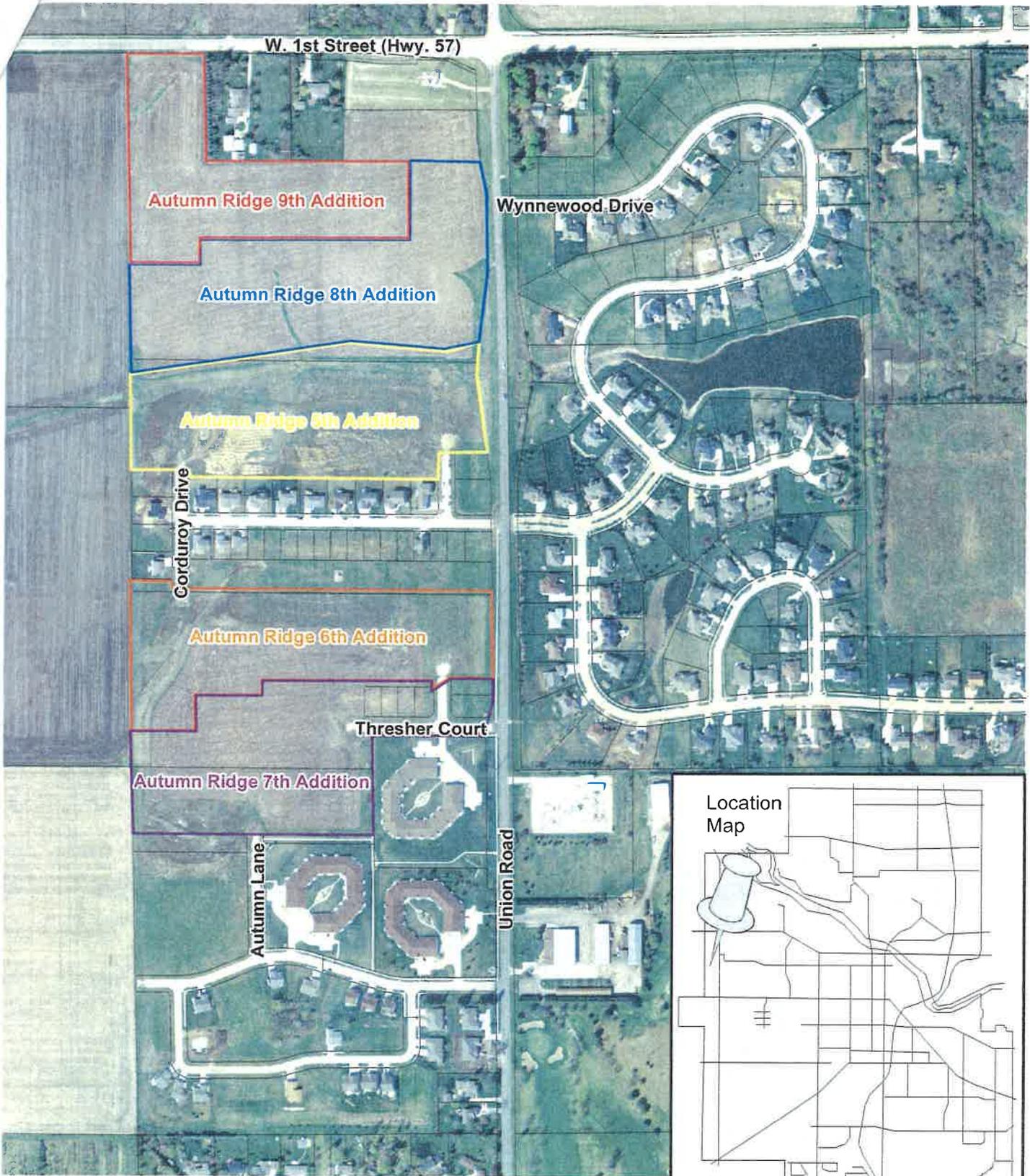
DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED ARE AND SHALL REMAIN THE PROPERTY OF SHOFF CONSULTING ENGINEERS, L.C. AND NO PART SHALL BE COPIED OR DISCLOSED TO OTHERS OR USED OR CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF SHOFF CONSULTING ENGINEERS, L.C. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THE RESTRICTIONS.

Autumn Ridge
 Cedar Falls, Iowa
Preliminary Subdivision Plat

REVISIONS			
NO.	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

DATE: JUNE 19, 2013
 DRAWN BY: AARON
 CHECKED BY: ---
 APPROVED: ---
 PROJECT NUMBER: 843
 Drawing No.

1 of 5



Autumn Ridge Development - Future Additions



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Jaydevsinh Atodaria (JD), Planner I
 Matthew Tolan, Civil Engineer II
DATE: November 19, 2020
SUBJECT: The Autumn Ridge 9th Addition Preliminary Plat

REQUEST: Request to approve Autumn Ridge 9th Addition Preliminary Plat

PETITIONER: BKND, Inc., Owner; CGA Engineering, Engineer

LOCATION: The property is located west of Union Road and south of W. 1st Street in Autumn Ridge Subdivision

PROPOSAL

It is proposed to create 95 units, south of W.1st Street and west of Union road in the Autumn Ridge Subdivision. The proposed Subdivision includes development of 35 Single family units and 60 single-family bi-attached units in two phases.

BACKGROUND

BKND, Inc. is proposing the next phase of the Autumn Ridge development, subject to approval of the amendment to the master plan. Autumn Ridge subdivision along Union Road has developed over the past 20 years beginning with a series of retirement condos and patio homes along the Autumn Ridge Road coupled with an expansion of single family dwellings along Paddington Drive, Berry Hill Road and Shocker Road. A recent expansion in the Autumn Ridge Subdivision includes some single family dwellings and duplexes along Thresher Court. In total, the entire Autumn Ridge development consists of approximately 105 acres of land reserved for a mixture of residential homes from single family dwelling units, retirement units, and condominiums. In 2013, the owner submitted and got approval of preliminary plat for the remaining additions in the subdivision. However, there was no Master Plan amendment done at the time. At present, the developer is planning to start working on the proposed 9th addition in the subdivision, located south of W.1st Street and west of Union Road in the northern part of the subdivision.

Prior to approval of the subdivision, a Master Plan amendment is required to be approved by Planning and Zoning Commission and City Council as it is one of the requisite items with R-P, Planned Residential Zone and the development of the subdivision is done in accordance with the approved Master plan. Therefore, both Planning and Zoning Commission and City Council

must first review and approve the master plan prior to the review of the preliminary plat for proposed Autumn Ridge 9th Addition.

ZONING

The proposed Subdivision plat includes 95 lots on 22.75(approx.) acres of land which will be accessed from W.1st Street from the north and Union Road from the east. The property is zoned RP, Planned Residential which permits a variety of uses subject to an approved master development plan. In 2013 approved preliminary plat was approved for this area with 58 single family lots. The applicant is requesting approval of a new preliminary plat of what was formerly approved as Autumn Ridge 8th Addition and 9th Addition. The proposed preliminary plat will reduce the number of single family lots from 58 to 35 with the remaining area proposed for and 60 single family bi-attached units, thereby changing the unit types and increasing the number of units.. At the time of initial platting in 2013, there was no amendment done to revise/update the master plan for the subdivision. For reference, the new revised “Master Plan” illustrates the proposed new concept as described in a separate staff report for the requested amendment to the RP Master Plan for the development. .

The purpose of the R-P Planned Residence District is to permit the establishment of multi-use and integrated use residential developments and to provide for the orderly planned growth of residential developments in larger tracts of land. The RP District allows flexibility in the types of dwellings, the lot sizes, building heights and setbacks. However, to ensure that the area is developed in an orderly manner, provides for efficient traffic circulation between neighborhoods, and includes the necessary infrastructure to meet the needs of the future residents, a master plan must be submitted with the rezoning, which is adopted through a developmental procedures agreement. It is also intended that such planned residence districts be designed and developed in substantial conformity with the standards of the comprehensive plan and with recognized principals of civic design, land use planning and landscape architecture.

Setbacks equal to what is required in the R-4 Zoning District are required around the perimeter of the RP District. Therefore, where lots back up to the perimeter of the development, the setback is 30 feet to match the rear yard setback in the R-4 Zone. There is only one instance where the side lot line abuts the RP District boundary, Lot 37. For this lot, the R-4 side lot standard for bi-attached dwelling units of 20% of the lot width would apply. Along the eastern boundary where lots front on Union Road and along 1st Street, a minimum 20 foot setback is required. The perimeter setback requirement does not apply to the southern boundary of the 9th Addition, as it does not abut a perimeter boundary of the RP District. The Perimeter setback is labeled on the “Preliminary Plat,” but a few corrections are needed to match what is described above. The deed of dedication, development procedural agreement along with new revised Master-plan and preliminary plat will outline the minimum building setback standards for all lots in the subdivision. The lots as proposed satisfy minimum lot width and area criteria as specified in R-P, Planned Residential zoning district.

STAFF ANALYSIS

BKND, Inc. proposes a new preliminary plat for Autumn Ridge 9th Addition. The proposal includes mix of single family units and single family bi-attached units in two phases which will be accessed from Union Road and W.1st Street. According to the phasing plan, the development will proceed from north to south.

Developer proposes thirty-five (35) single family units and sixty (60) duplex units for the proposed addition. The development is phased in two phases as highlighted below.

Phase	No. of Lots	No. of Single family units	No. of bi-attached dwelling units
One	45	19	26
Two	50	16	34
Total	95	35	60

The City Staff notes that public sidewalks will need to be constructed along the west side of Union Road from north-east boundary of subdivision and to Paddington Drive, thus allowing continuous pedestrian path for the people in the subdivision and thus enhancing the quality of life in the subdivision. City staff notes that the developer has not constructed the public sidewalk required along Union Road adjacent to already built Autumn Ridge 3rd and 5th Additions, and will have to complete the sidewalk to meet the subdivision requirements and establish pedestrian connectivity between the 9th Addition and other areas of the development south of the drainage way.

Details of the proposed single family lots:

Proposed preliminary plat will include 35 single family units, with developing 19 units in the first phase and 16 units in the second phase.

Setbacks:

As per the R-P, Residential Planned zoning district, there is no minimum yard or height requirements except that the minimum yards, as specified in the R-4 residence district shall be provided around the boundaries of the planned residence district. The perimeter setbacks are described in the zoning section above and as a technical matter, the plat will need to be revised accordingly. The developer proposes the following minimum setbacks for the development of single family units in the plat.

- Minimum Front Yard setback = 20 feet
- Minimum Side Yard setback = 10% of Lot width (at 20 feet setback)
- Minimum Rear Yard setback = 30 feet

City staff finds that the setbacks will be appropriate for the development of proposed single family units. However, we note that the proposed single family lots along Aronia Drive are fairly shallow in depth. Shallow depth lots with rear drainage easements have caused some issues in other subdivisions. Homeowners often desire to fence their rear yards for privacy, but since fences are not allowed in drainage easements, the rear yard area may be smaller than homeowners anticipate. Home designs on these lots should be carefully chosen to ensure adequate rear yard space.

City staff notes that the proposed setbacks should be mentioned in the deed of dedication.

Lot size:

As per the R-P, Residential Planned zoning district, the lot area requirements in the single family units area of planned residence district shall be similar to the one mentioned in the R-4 Residence district.

Use	Lot Area	Lot Width	Lot Area per Unit	Front Yard Depth ₁	Side Yard Width ⁴		
					Least on Any One Side	Minimum Sum of Both Sides	Rear Yard Depth
One-unit	6,000 square feet	60 feet	6,000 square feet	20 feet	10% of lot width	—	30 feet
Two-unit	7,200 square feet	60 feet	3,600 square feet	20 feet	10% of lot width	—	30 feet

Proposed lot size varies from 6,596 sq.ft to 26,604 sq.ft in area.

Public Sidewalks:

A 4 foot wide sidewalk will be placed along all street frontages within the development. More details regarding the sidewalk can be found under deed of dedication.

Details of the proposed bi-attached lots:

Proposed preliminary plat will include 60 lots intended for single family bi-attached dwelling units, developing 26 units in the first phase and 34 units in the second phase.

Setbacks:

As per the R-P, Residential Planned zoning district, there is no minimum yard or height requirements except that the minimum yards, as specified in the R-4 residence district shall be provided around the boundaries of the planned residence district. Developer proposes the following minimum setbacks for the development of the bi-attached lots in the plat.

Minimum Front Yard setback = 20 feet

Minimum Side Yard setback = 20% of Lot width (at 20 feet setback)

Minimum Rear Yard setback = 30 feet

City staff notes that the proposed setbacks should be mentioned in the deed of dedication.

Lot size:

As per the R-P, Residential Planned zoning district, the lot area requirements in the one unit bi-attached dwelling units area of planned residence district shall be similar to the one mentioned in the R-4 Residence district.

Use	Lot Area	Lot Width	Lot Area per Unit	Front Yard Depth ¹	Side Yard Width ⁴		Rear Yard Depth
					Least on Any One Side	Minimum Sum of Both Sides	
One-unit bi-attached dwellings	4,000 square feet	30 feet	4,000 square feet	20 feet	20% of lot width		30 feet

Proposed lot size varies from 5,878 sq.ft to 12,855 sq.ft in area. City staff notes that the developer has provided two examples of type of unit that they will be implementing (see below), In general, for the narrower lots intended for bi-attached units, the designs will need to be carefully planned to ensure that minimum side setback requirements can be met.



City staff notes that the duplex units are all proposed with front-loaded garages. As described in the staff report for the RP Master Plan amendment, staff is concerned about the effect that so many driveways and curb cuts will have on the livability of the neighborhood, as there will be little room for on-street parking, street trees, or landscaped front yards. Driveway paving will cover a significant portion of the front yards and interrupt the sidewalk along the street. Developer has provided a driveway exhibit, but it only serves to demonstrate the issues. City staff has been suggesting to adopt some alternatives in this area , such as constructing bi-attached or townhouse-style units with rear loaded garages, which can be accessed from a rear alley, or adopting shared driveways that flare out to each side of the bi-attached dwelling, which would help to reduce the number of curb cuts. Staff is open to other creative ideas that can reduce the number and width of curb cuts along the street frontages, thereby contributing to the livability of the neighborhood.

City staff notes that concerns have been raised by residents regarding on street parking for similar developments in the city. City staff believes that alternative options for garage

access or to reduce the number and width of driveways should be required for this subdivision to ensure the long-term livability of the neighborhood, which is the ultimate goal of the R-P, Planned Residential District.

Public Sidewalks:

A 4 foot wide sidewalk will be placed along all street frontages. More details regarding the sidewalk can be found under deed of dedication.

Notification of Surrounding Property Owners:

City Staff sent a courtesy notice to the surrounding property owners on 17th November 2020. Correspondence received regarding the application is attached.

The applicant has submitted the deed of dedication, which has been attached with the packet for reference. City staff notes that a provision should be added to address the missing sidewalk segment along Union Road to ensure a continuous sidewalk is constructed all the way to Paddington Drive. Also, City recommends that the deed include standards to address the concerns about excessive driveways and front yard paving as noted above. City also recommends removing the comment number 2 under "B. Restrictions for Lots 1-3, 16-36, 57-62 & 82-95".

In addition, City Staff notes that the cluster mailbox locations need to be adjusted moving them further from major intersections at Union Road and 1st Street. of roads to avoid congestion. Enough mailbox clusters should be provided so that mailboxes are within a walkable distance to the units served. . Staff recommends adjusting the location of the mailboxes to address these concerns.

Shared Open Space – Staff recommends amending the preliminary plat to include a minimum of 2 acres of shared open space to meet the subdivision code requirement for open space and to comply with the spirit of the originally adopted RP Master Plan and developmental procedures agreement, as described in more detail in the staff report for the proposed amendment to the RP Master Plan.

TECHNICAL COMMENTS

Utilities - City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, electric, gas and communication services are available to the site. The developer is responsible for the construction of a properly sized water system from the existing 12" water mains on the east side of Union Road on Wynnewood Drive and the northwest end of Berry Hill Road in the easement to the north. Included in the installation are valves, fire hydrants and water service stubs for the new lots. Water main sizing and fire hydrant and valve placement locations will need to be finalized during water construction plan review.

The 20' Drainage Easement needs to be change to a 20' Drainage and Utility Easement in the following locations: along the north side of the addition, including lots 1 through 15; the northeast corner of lot 17; along the east side of lots 18 through 23; along the west side of the entire addition, including lots 24 through 37; along the south side of the entire addition, including lots 37 through 58; and along the east side of the addition, including lots 58 through 62.

Stormwater Management – The petitioner's engineer has submitted a storm water management plan to the City and it has been reviewed by the City Engineer. The City Engineer has

determined that the plan meets the City's subdivision requirements and also finds that the design will improve the drainage pattern that has developed over the years on this undeveloped parcel of land. Following is a summary of the proposed stormwater management system for the new subdivision.

A regional detention facility was constructed as a part of Autumn Ridge 5th addition that utilized an existing culvert structure under Union Rd. The stormwater facilities are platted currently under Autumn Ridge 5th Addition. However, the facility is sized to serve the additional area of Autumn Ridge 9th Addition. For Autumn Ridge 9th Addition, stormwater will be collected either in the street with intakes or captured by overland swales within protected drainage easements and will be conveyed to the regional detention area. Collection from street intakes will be captured and piped to the southern waterway previously established in Autumn Ridge 5th Addition. Likewise, the overland drainage swales will convey rear-yard drainage swales into intakes to be collected by the storm sewer network.

During construction, it will be the responsibility of the developer to clear and grub around the existing detention facility by way of the established maintenance and repair agreement to ensure proper functionality. It will also be the developer's responsibility to develop and maintain a Storm Water Pollution Prevention Plan that will limit onsite erosion from construction related activities, as outline by City Code. Compliance with these requirements will help to reduce sedimentation within the stormwater facilities.

Sanitary Sewer - The sanitary sewer will be extended from an existing manhole located north of the existing Union Road culvert and along the West side of Union Road. The sanitary sewer will be extended northerly between lots 57 & 58, and then extended along the proposed street network to service each lot. The sanitary sewer will be extended to the limits of the plat on the westerly and northerly sides, per the City's subdivision ordinance in order to accommodate future growth in Cedar Falls.

STAFF RECOMMENDATION

The Community Development Department has reviewed the proposed preliminary plat for 9th Addition and introduces it for initial discussion by the Commission. Staff notes that the RP Master Plan for Autumn Ridge must be approved prior to approval of the preliminary plat for Autumn Ridge 9th Addition.

PLANNING & ZONING COMMISSION

Discussion
11/24/2020

**OWNER'S STATEMENT AND DEED OF DEDICATION
FOR
AUTUMN RIDGE NINTH ADDITION
CEDAR FALLS, IOWA**

KNOW ALL MEN BY THESE PRESENTS:

That B.N.K.D., Inc. ("Owner" and "Developer"), being desirous of setting and platting into lots and streets the land described in the attached Certificate of Survey by Marc C. Hoodjer, P.L.S., dated the ____ day of _____, 2020, does by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa, the same to be known as

AUTUMN RIDGE NINTH ADDITION

Cedar Falls, Iowa, hereinafter "Development", all of which is with the free consent and desire of the undersigned, and the undersigned does hereby designate and set apart for public use the streets and avenues as shown upon the attached plat, and set apart for the City of Cedar Falls, Iowa, the easements shown on the attached plat.

I. DEDICATION OF STREETS AND EASEMENTS

The Owner hereby grants and conveys to the City of Cedar Falls, Iowa, for public use the streets shown on the attached plat. Said streets will be constructed at a 31-foot width.

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

II. RESTRICTIVE COVENANTS

Be it also known that the Owner does hereby covenant and agree for itself and its successors and assigns that each and all of the Lots in Development shall be and the same are hereby made subject to the following restrictions upon their use and occupancy as fully and

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effectively, to all intents and purposes, as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned, or its successors in interest, may hereafter make for any of the said Lots and that such restrictions shall run with the land and with each individual Lot thereof for the length of time and in the particulars hereafter stated, to wit:

A. RESTRICTIONS FOR LOTS 4-15 & 37-56 & 63-76 & 82-95:

1. The development of these Lots shall consist of townhomes and shall be in accordance with the R-P Zoning classification set forth in the Cedar Falls Zoning Ordinance.
2. No structure, building, fence, or other object, including landscaping, may be built, placed, or located on the exterior of any Lot unless written approval is first received from the Association, as later defined. No replacement, maintenance, repair and remodeling, or restoration after damage or destruction, may use siding, roofing or other exterior components, of a different design, material or color scheme, unless written approval is first received from the Association.
3. No detached accessory structures or buildings shall be permitted. No yard fences are allowed, with the exception of a privacy panel not longer than 12' between connecting homes.
4. All private drives, private parking areas, and entryways shown on the attached plat shall be maintained by the townhome owners, excluding snow removal.
5. No swing sets or basketball hoops shall be allowed.
6. Townhomes shall be subject to a Protective Covenant Agreement for each townhome, which is attached as Exhibit "A". Each townhome group, whether consisting of two attached townhomes (sometimes referred to as single family bi-attached dwellings) or three attached townhomes (sometimes referred to as row dwellings) shall executed and file a Protective Covenant Agreement. The townhome groups are currently as follows:
 - a. Lots 4 and 5
 - b. Lots 6 and 7
 - c. Lots 8 and 9
 - d. Lots 10 and 11
 - e. Lots 12 and 13
 - f. Lots 14 and 15
 - g. Lots 37 and 38
 - h. Lots 39 and 40

- i. Lots 41 and 42
- j. Lots 43 and 44
- k. Lots 45 and 46
- l. Lots 47 and 48
- m. Lots 49 and 50
- n. Lots 51 and 52
- o. Lots 53 and 54
- p. Lots 55 and 56
- q. Lots 63 and 64
- r. Lots 65 and 66
- s. Lots 67 and 68
- t. Lots 69 and 70
- u. Lots 71 and 72
- v. Lots 73 and 74
- w. Lots 75 and 76
- x. Lots 82 and 83
- y. Lots 84 and 85
- z. Lots 86 and 87
- aa. Lots 88 and 89
- bb. Lots 90 and 91
- cc. Lots 92 and 93
- dd. Lots 94 and 95

B. RESTRICTIONS FOR LOTS 1-3, 16-36, 57-62 & 82-95:

1. Only one single family dwelling shall be permitted. No multi-family dwellings shall be permitted. No earth shelter home, dome style home or prefabricated home, will be allowed. The minimum square footage for a single family dwelling will be:
 - a. 1,250 square feet for a single story
 - b. 700 square feet on the first floor level for any two story house, with a combined minimum square footage of 1,400 for the first and second floors. The above square footage area does not include basements, attics, garages, breezeways, porches, or other nonliving space. All dwellings shall have at a minimum an attached double garage with a minimum of 400 square feet. No detached garage is allowed.
2. Lots may be split or divided in any fashion to provide for more lot area when added to an adjoining Lot. No dwelling shall be built or maintained on any partial Lot unless said

partial lot is combined with adjoining Lot or partial Lot so that the resulting Lot has no less frontage than the smaller of the next regular platted Lot on either side.

3. Stick built and ICF homes will be allowed. However, Developer has the sole discretion to disallow any building system that does not produce a quality product in its opinion. Factors involved in this decision will include, but not be limited to, the supplier of the home, the home manufacturer, the building, or the subcontractors. The purpose of these requirements is to protect the Development from inexperienced owners and developers. No old or used buildings shall be moved onto any Lot.

4. It is agreed by all parties building in the Development that the improved Lot will be sodded, seeded, or a combination of both on the entire Lot. The owner shall apply adequate water to maintain a healthy lawn. Additional plantings and landscaping are encouraged to be installed and maintained on the Lots as weather and seasonal constraints allow. Silt fence or runoff deterrent must be installed until soil is stabilized by sod or established seed growth. All downstream intakes shall be protected from eroding soils entering them. No shrubs or trees shall be planted so as to infringe upon adjoining property lines based on maximum expected growth and shall be maintained so as not to infringe.

5. The Developer, or a committee appointed by the Developer, must approve all landscaping plans.

C. RESTRICTIONS FOR ALL LOTS:

1. The development of said Lots shall be in accordance with the R-P Zoning classification set forth in the Cedar Falls Zoning Ordinance. No building or structure shall be erected, placed or altered on any Lot in Development until the building plans, and plot plan, showing all buildings, patios, and pools, and showing the location thereof, and side yard distances, rear yard distances, front yard distances, driveways, and walkways, and type of construction have been approved in writing as to conformity and harmony of the external design and quality workmanship and materials with existing structures in Development by a representative of Developer.

2. All buildings erected on said Lots shall be constructed in accordance with the building, plumbing, and electrical Codes of the City of Cedar Falls, Iowa.

3. Any dwelling that is erected on said Lots shall have a minimum setback as shown upon the attached plat, including a minimum side yard building setback of five (5) feet per the attached plat with the exception of Lots 4-15, 37-56, 63-76 & 82-95. These setbacks shall apply to the main building structure, as well as any attached decks, porches, or sunrooms. In addition, no dwelling or other structure of any kind shall be placed in drainage easement areas, as the same

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

4. Each owner of a Lot shall become members of a homeowners association known as the Autumn Ridge Ninth Homeowners Association (“Association”). Each Lot shall have one vote in this Association. Membership in this Association shall be appurtenant to and may not be separated from ownership of any Lot. Ownership of such Lot shall be the sole qualification of membership in the Association. A Lot shall not be construed to include a person or entity that holds an interest merely as security for the performance of an obligation. The purpose of the Association shall be to approve and govern the outside areas of Lots with townhomes, as well as perform lawn care and snow removal, and to perform such other activities as may be set forth in the Articles of Incorporation and Bylaws of Association. The Association shall have authority to establish membership fees and adjustments thereto and carry out maintenance and regular duties contemplated in this paragraph. All membership fees which are unpaid shall be assessed as a lien against the townhome, in the matter and as provided for in the Articles of Incorporation or Bylaws of the Association. Developer will not be required to pay Association fees on unsold Lots.

5. Pursuant to a Maintenance and Repair Agreement filed November 18, 2013, as Document No. 2014-10456, including all amendments thereto (“Maintenance and Repair Agreement”), certain real estate as described therein shall be a storm water management facility (“the Facility”), which shall benefit real estate as described therein, and this Development (collectively “the Benefited Property”). The Owner, B.N.K.D., Inc., shall perform the duties as required under the Maintenance and Repair Agreement, which affect such Facility, until, at the discretion of B.N.K.D., Inc., the maintenance is turned over to the Autumn Ridge Storm Water Drainage Association. The Developer has filed Articles of Incorporation and adopted Bylaws of the Autumn Ridge Storm Water Drainage Association. The purpose of the Association shall be to ensure compliance with the Maintenance and Repair Agreement with this Development and to perform such other functions as may be set forth in the Articles of Incorporation and Bylaws of said Association. This Association shall have authority to establish annual fees for membership in the Association, and shall have authority to adjust the annual membership fees as it deems appropriate to carry out maintenance duties described in this paragraph and as required under the Maintenance and Repair Agreement. The members of such Association shall consist of one representative each from the Homeowners Associations of each subdivision (whether currently or hereafter platted) for which any part is included in the Benefited Property, and the Owner.

Each of the aforesaid Associations and Owner shall pay such annual fee to the Association to fund the activities of the Association, which fee shall be based upon the proportional square footage of real estate included in such subdivision (or, in the case of Owner, unplatted real estate) as compared to the Benefited Property. All such membership fees which are unpaid shall be assessed as a lien in the manner and as provided for in the Articles of Incorporation or Bylaws of the Association. The Owner reserves the right to plat unplatted areas of the Benefited Property, thereby adding additional member(s) to the Association. Upon conveyance of all real estate in the Benefited Property, the Owner shall no longer be a member in the Association.

6. No trailer, basement, tent, shack, garage, or shed erected in said Development shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary nature be permitted on any Lot.

7. The owner of each Lot, vacant or improved, shall keep said lot free of weeds and debris.

8. No residence shall be used as a place of business, except an in-home office or daycare as permitted by the City of Cedar Falls Zoning Ordinance. Permanent business signs of any kind will not be allowed in the Development. Developer reserves the right to rent, lease, or occupy a dwelling on a Lot for purposes of a sales office until said Lot is sold.

9. No obvious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the Development.

10. Occupancy of any dwelling in the Development will not be allowed until the exterior and interior are substantially complete and an occupancy permit has been issued by the City of Cedar Falls.

11. All approaches and driveways in the Development shall be concrete.

12. No trailers, campers, boats, trucks, buses, RVs, semi-tractors, or garden tractors will be allowed to be parked outside a dwelling or on the street for a period exceeding 48 hours. After said time, such vehicles must be removed from the Development or completely stored within the garage of the dwelling.

13. No radio wave producing equipment shall be used that interferes with other property owners. All TV, radio or other antennas, towers, and dishes must be installed and enclosed in an attic or garage, except that satellite dishes no larger than 24" in diameter will be allowed, but must not be visible from the street.

14. All electrical distribution lines and service entrances, all telephone lines and services therefor, all cable TV/fiber optic cable and service therefor, and all other utilities of whatever kind or nature, shall be installed underground on all Lots.

15. No animals, livestock, or poultry of any kind shall be kept on any Lots, except that dogs, cats, or other household pets may be kept, provided they are not kept for commercial purposes. No pets of any kind will be allowed in any fenced-in areas of the Development green space not owned by individual Lot owners. Pets are not to be left outside and must be cleaned up after promptly. Obnoxious animals must be removed. No outdoor dog runs are allowed.

16. Any footing drain tiles or sump pump systems installed in conjunction with the construction of a residence shall be connected to sub-drain tile and shall not be expelled into any sanitary sewer system, onto the street or surface of the property.

17. The Developer or its successors will install a 4-foot wide concrete sidewalk four inches thick across the entire frontage of any Lot, and side of the Lot on any corner Lots, at the time of construction upon said Lot. It will install handicap ramps as provided by state law. Any Lots remaining vacant for five (5) years after the date of final approval of the plat, shall also be improved with sidewalks as soon as the construction season permits.

18. Tract A is conveyed herein to the City of Cedar Falls, Iowa and used for road purposes.

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

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

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

22. In an effort to minimize damage to adjacent properties and down stream water systems, each owner is required to comply with Association requirements in regard to construction yard waste and storm water runoff.

23. The Owner and/or occupant of each Lot shall jointly and severally be responsible to keep in good order or to maintain the area between the curblines and the property line abutting their property including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone, cement, stakes, posts or rods to which a metal, plastic or similar receptacle designed to hold newspapers are affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar material, or any other similar obstructions.

24. Owner of each Lot shall comply with all requirements of the US Post Office for mail receptacles. All mailboxes shall be clustered or grouped for the units, and shall be placed between the curb line and the property line abutting the Lots. The area around said mailboxes shall be kept free and clear by the owner of the lots on which said mailboxes are located. Location of the clustered mailboxes shall be reviewed and approved by the City of Cedar Falls, Iowa.

III. PUBLIC IMPROVEMENTS REQUIRED IN PLAT

Developer agrees:

1. That the streets shown in the Development, as shown on the attached plat, will be brought to City grade and that the streets will be thirty-one (31) feet, back of curb to back of curb, with approved hard surface pavement in accordance with City of Cedar Falls Standard Specifications.

2. The undersigned shall provide sanitary sewers for each Lot, together with all necessary manholes and sewer service line, to all Lots in the Development.

3. The underground utilities as required by the City of Cedar Falls Subdivision Ordinance, or as agreed upon with the City of Cedar Falls, shall be installed.

4. That City water will be provided for each Lot as required by the Cedar Falls Municipal Utilities.

5. The municipal fire hydrants will be provided as required by the Cedar Falls Municipal Utilities.

6. That storm sewer will be provided, along with subdrain tile along paving, as required by the City Engineer.

7. That a 4-foot-wide concrete sidewalk 4 inches thick will be installed on any unsold Lots, within 5 years after the date the plat is filed in the Office of the Recorder of Black Hawk County, Iowa, and the sidewalk shall be across the full width of the Lot, and on corner Lots, also across the parking and full length of the Lot. That handicap ramps will be provided as required by law. In the event that the City is required to construct the sidewalk as permitted in paragraph 8 below, a lien or liens may only be imposed against the Lot or Lots which require city construction and no other in the Development.

8. That the work and improvements called for herein shall be in accordance with City specifications under the supervision of the City Engineer. In the event that the undersigned, its grantees and assigns fail to complete work and improvements called for herein within one year from the date of the acceptance of said final plat by the City of Cedar Falls, Iowa, except as provided in Paragraph 7 above, the City may then make the improvements and assess the costs of the same to the respective Lots, and the undersigned agree that said assessments so levied shall be a lien on the respective Lots with the same force and effect as though all legal provisions pertaining to the levy of such special assessment have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law. The owners, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and waive all statutory protections and limitations as to cost and assessments and agree that the City may install said improvements and assess the total costs thereof against the Lots.

9. That the work and improvements called for herein shall be in accordance with City specifications under the supervision of the City Engineer, and shall be completed within one year of the date of approval of the final Plat, except as provided in Paragraph 7 above. Further, the undersigned and its successors shall comply with site plan review and approval by the Cedar Falls Planning and Zoning Commission and the Cedar Falls City Council, relating to building and architecture, onsite parking, pedestrian access, and onsite landscaping and signage.

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

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

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

IN WITNESS WHEREOF, this instrument has been signed at _____, Iowa, this _____ day of _____, 2020.

B.N.K.D., Inc.

By: _____
Ronda A. Happel, Vice President

STATE OF IOWA)
COUNTY OF BLACK HAWK)ss.

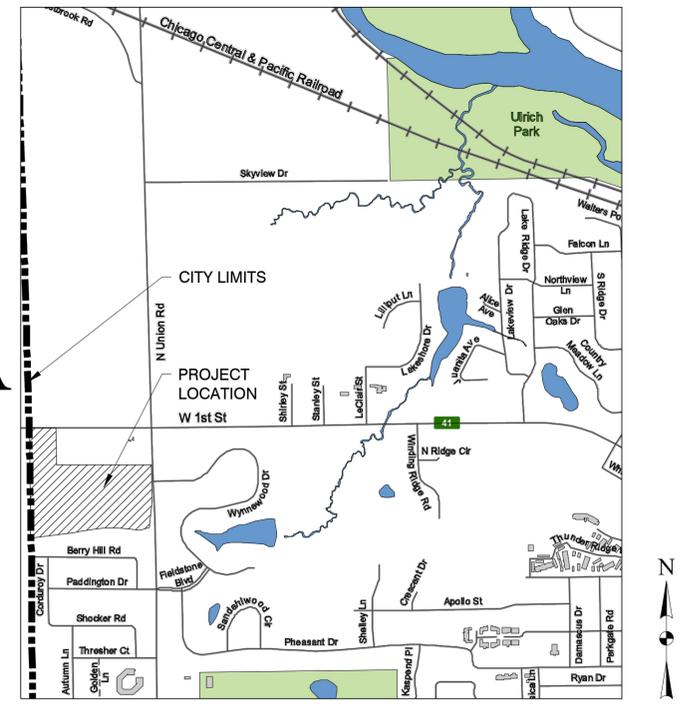
This record was acknowledged before me on this _____ day of _____,
2020, by Ronda A. Happel, as Vice President of B.N.K.D., Inc.

, Notary Public

PRELIMINARY PLAT AUTUMN RIDGE NINTH ADDITION CEDAR FALLS, IOWA

LEGEND

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



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL "C" LOCATED IN THE E 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, EXCEPT THAT PART OF AUTUMN RIDGE FIFTH ADDITION RECORDED ON INSTRUMENT #2014-00015466 AND THAT PART OF PARCEL "B" LOCATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF AUTUMN RIDGE 5TH ADDITION; THENCE NORTH 0°10'38" EAST, 57.20 FEET ALONG THE WEST LINE OF SAID PARCEL "B" TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88°48'20"E, 425.29 FEET ALONG THE NORTH LINE OF SAID PARCEL "B" TO A POINT ON THE NORTH LINE OF TRACT A, AUTUMN RIDGE FIFTH ADDITION; THENCE SOUTH 83°31'04" WEST, 428.11 FEET ALONG SAID NORTH LINE OF TRACT A TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES MORE OR LESS.

THIS PARCEL CONTAINS 23.38 ACRES MORE OR LESS.

SITE NOTES:

- NO ABOVE GROUND UTILITIES TO BE PLACED ON OVERLAND FLOW PATHS AND ESTABLISHED DRAINAGE EASEMENTS.
- ESTABLISHED STORMWATER MANAGEMENT AREA TO BE CLEARED OF DEBRIS, TREES AND SAPLINGS CLEARED AND GRUBBED, RE-ESTABLISHED BANKS AND FLOWLINE, AND SUBMITTAL TO CITY OF AN UPDATED INSPECTION RECORDS AS PART OF EXISTING MAINTENANCE AND REPAIR AGREEMENT. ALL INSPECTION DOCUMENTATION TO BE SUBMITTED TO ENGINEERING DIVISION.

OWNERS OF RECORD

B.N.K.D., INC.
1603 RUBBLE ROAD
WAVERLY, IOWA 50677

FLOOD ZONE

(ZONE X)
PANEL # 19013C0161F
EFFECTIVE DATE: JULY 18, 2011

SETBACK DATA

FRONT YARD = 20 FT
REAR YARD = 30 FT
SIDE YARD* = 10% LOT WIDTH (AT 20' SETBACK)

*SIDE YARD SETBACKS FOR ONE UNIT DWELLING IS 10% OF LOT WIDTH AND 20% OF LOT WIDTH FOR ONE UNIT BI-ATTACHED DWELLING.

SURVEY LEGEND

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

SURVEYOR AND ENGINEER

MARC C. HOODJER, P.L.S.
ADAM DATERS, P.E.
CLAPSADDLE-GARBER ASSOCIATES
P.O. BOX 754 - 16 E. MAIN STREET
MARSHALLTOWN, IOWA 50158
(641)752-6701

ZONING INFORMATION:

CURRENT: RP (PLANNED RESIDENCE DISTRICT)

SURVEY REQUESTED BY:

B.N.K.D., INC.
1603 RUBBLE ROAD
WAVERLY, IOWA 50677

CLOSURE:

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

NOTE:

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

MAILBOX NOTES:

- CLUSTER MAILBOX UNITS SHALL COMPLY WITH ALL USPS STANDARDS & SPECIFICATIONS.
- CONTRACTOR WILL CONSULT WITH THE CITY OF CEDAR FALLS PRIOR TO INSTALLATION.
- ALL CLUSTER MAILBOXES SHALL BE PLACED IN THE R.O.W.

DATE PREPARED : 5/20/20

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

Signature _____ Date _____

Adam C. Daters, PE
Iowa License Number 19579
My license renewal date is December 31, 2020

Pages or sheets covered by this seal: _____

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

Signature _____ Date _____

Marc C. Hoodjer, PLS
Iowa License Number 22634
My license renewal date is December 31, 2020

Pages or sheets covered by this seal: _____

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	ADDRESS CITY COMMENTS	SJC	09-08-2020				
2	ADDRESS CITY COMMENTS	SJC	10-26-2020				
3	ADDRESS CITY COMMENTS	SJC	11-12-2020				

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

DESIGNED: NCB	DATE: 05-18-20
DRAWN: SJC	DATE: 5-20-20
CHECKED: MCH	DATE: _____
APPROVED: _____	DATE: _____

AUTUMN RIDGE NINTH ADDITION CEDAR FALLS, IOWA

PRELIMINARY PLAT - COVER SHEET

PROJECT NO. 5786
SHEET NO. 1 OF 5

PRELIMINARY PLAT - AUTUMN RIDGE NINTH ADDITION CEDAR FALLS, IOWA

TRACTS	
A	STREET RIGHT OF WAY

PHASE	LOTS	TRACT
1	45	"A"
2	50	"A"
TOTAL	95	

LOT FRONTAGE AT 20' SETBACK		
LOT NUMBER	ACTUAL WIDTH OF LOT AT 20 FEET SETBACK (FT.)	CHORD DISTANCE (FT.) (STRAIGHT LINE)
57	76.95	75.11
58	87.70	84.97

MAILBOX NOTES:

1. CLUSTER MAILBOX UNITS SHALL COMPLY WITH ALL USPS STANDARDS & SPECIFICATIONS.
2. CONTRACTOR WILL CONSULT WITH THE CITY OF CEDAR FALLS PRIOR TO INSTALLATION.
3. ALL CLUSTER MAILBOXES SHALL BE PLACED IN THE R.O.W.
4. 16 MAILBOXES PER UNIT WITH 97 LOTS TOTAL

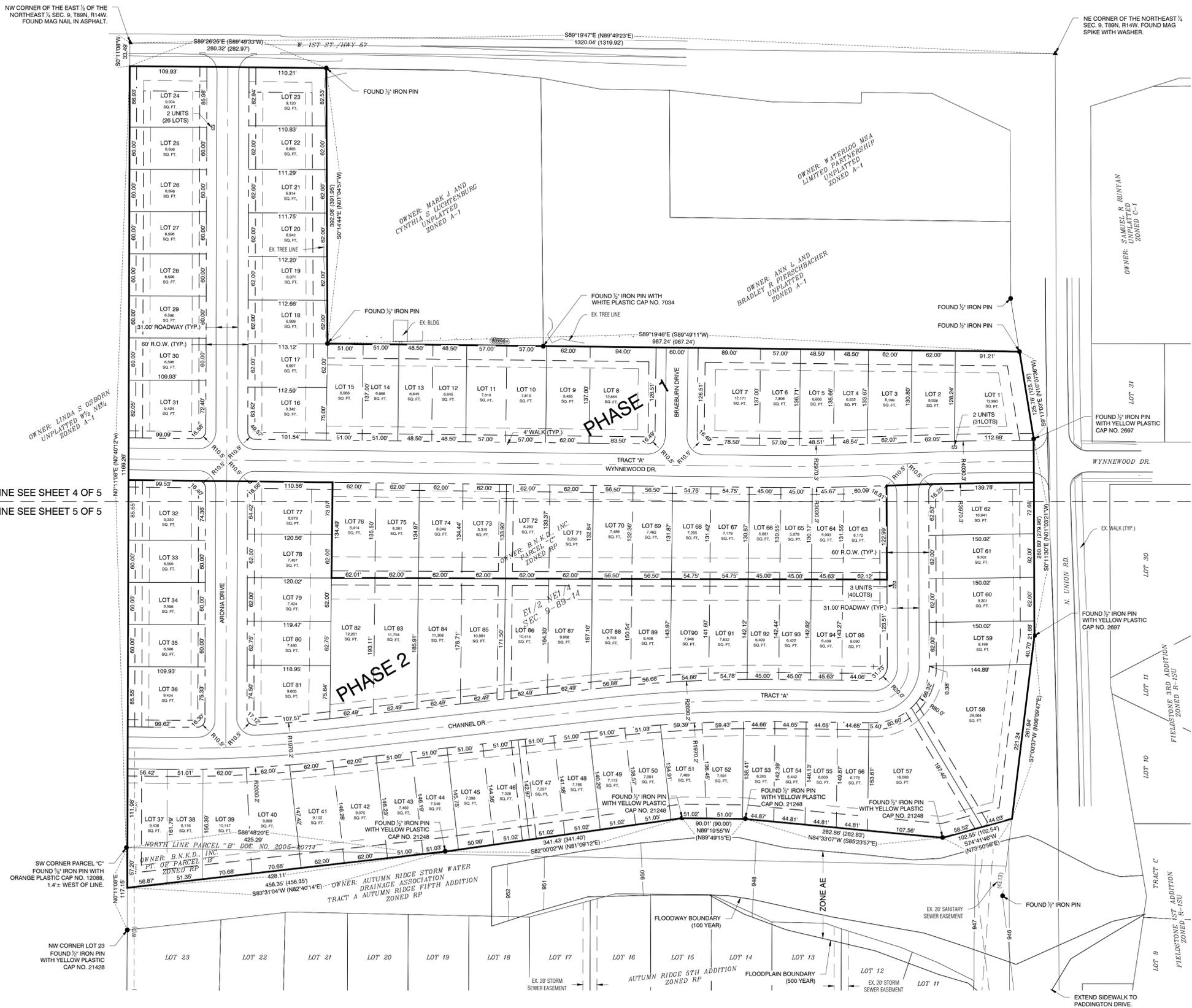
NOTES TO A/E:

1. IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.

CLUSTER BOX UNIT (CBU) ACCESS MANEUVERING SPACE - MULTIPLE UNIT

UNITED STATES POSTAL SERVICE STANDARD DETAIL LIBRARY

SEE SHEET 3 OF 5 FOR EXISTING AND PROPOSED CONTOUR DATA. DATE PREPARED: 5/20/20



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



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	ADDRESS CITY COMMENTS	SJC	09-08-2020				
2	ADDRESS CITY COMMENTS	SJC	10-26-2020				
3	ADDRESS CITY COMMENTS	SJC	11-12-2020				

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

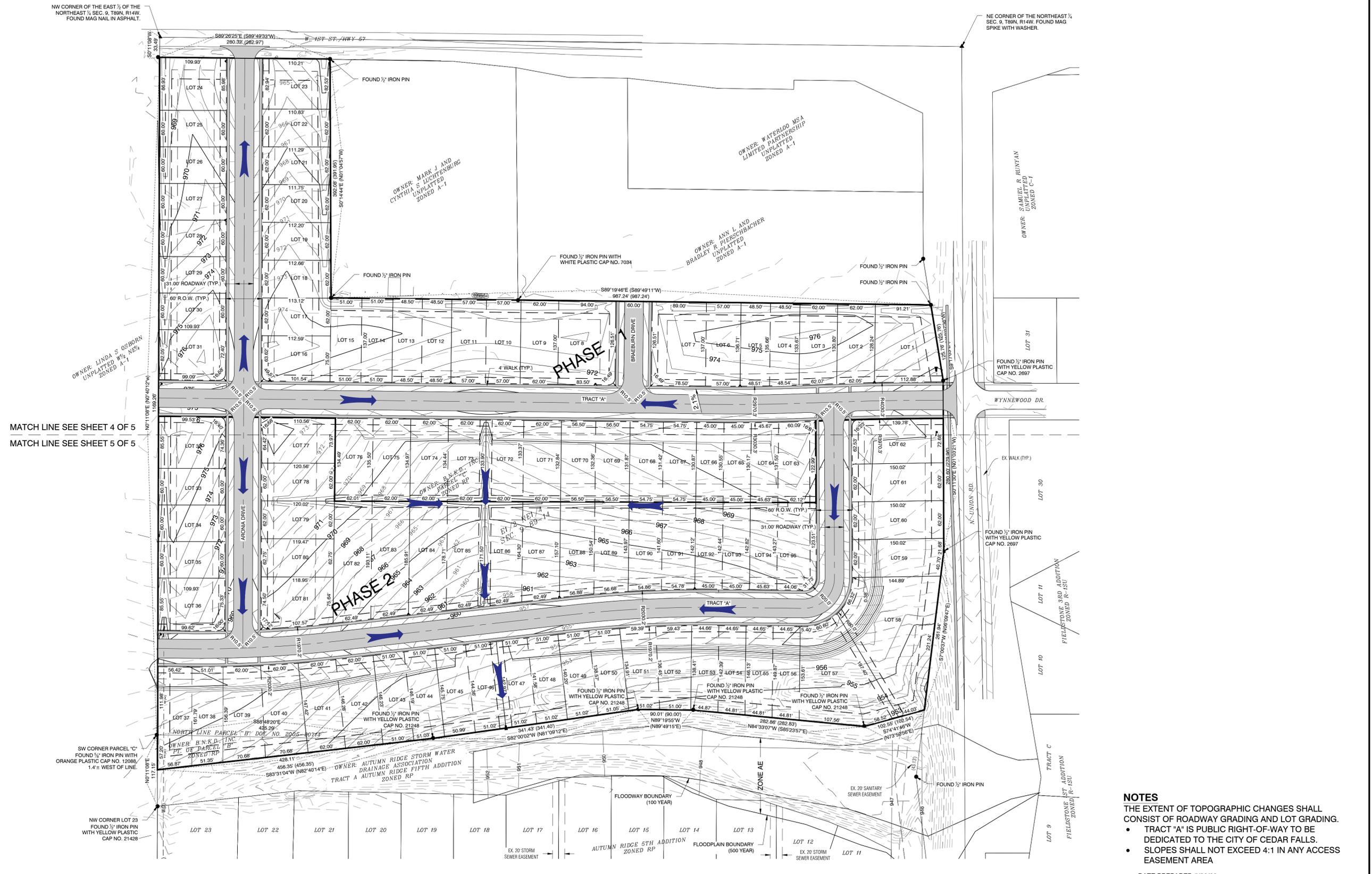
DESIGNED: NCB DATE: 05-18-20
DRAWN: SJC DATE: 5-20-20
CHECKED: MCH DATE:
APPROVED: DATE:

AUTUMN RIDGE NINTH ADDITION CEDAR FALLS, IOWA

PRELIMINARY PLAT - OVERALL LAYOUT

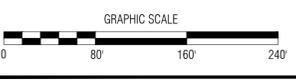
PROJECT NO. 5786
SHEET NO. 2 OF 5

PRELIMINARY PLAT - AUTUMN RIDGE NINTH ADDITION CEDAR FALLS, IOWA



NOTES
 THE EXTENT OF TOPOGRAPHIC CHANGES SHALL CONSIST OF ROADWAY GRADING AND LOT GRADING.
 • TRACT "A" IS PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF CEDAR FALLS.
 • SLOPES SHALL NOT EXCEED 4:1 IN ANY ACCESS EASEMENT AREA

DATE PREPARED: 5/20/20



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	ADDRESS CITY COMMENTS	SJC	09-08-2020				
2	ADDRESS CITY COMMENTS	SJC	10-26-2020				
3	ADDRESS CITY COMMENTS	SJC	11-12-2020				

CGA Clapsaddle-Garber Associates, Inc.
 5106 Nordic Drive
 Cedar Falls, Iowa 50613
 Ph 319-266-0286
 www.cgaconsultants.com

DESIGNED: NCB DATE: 05-18-20
 DRAWN: SJC DATE: 5-20-20
 CHECKED: MCH DATE:
 APPROVED: DATE:

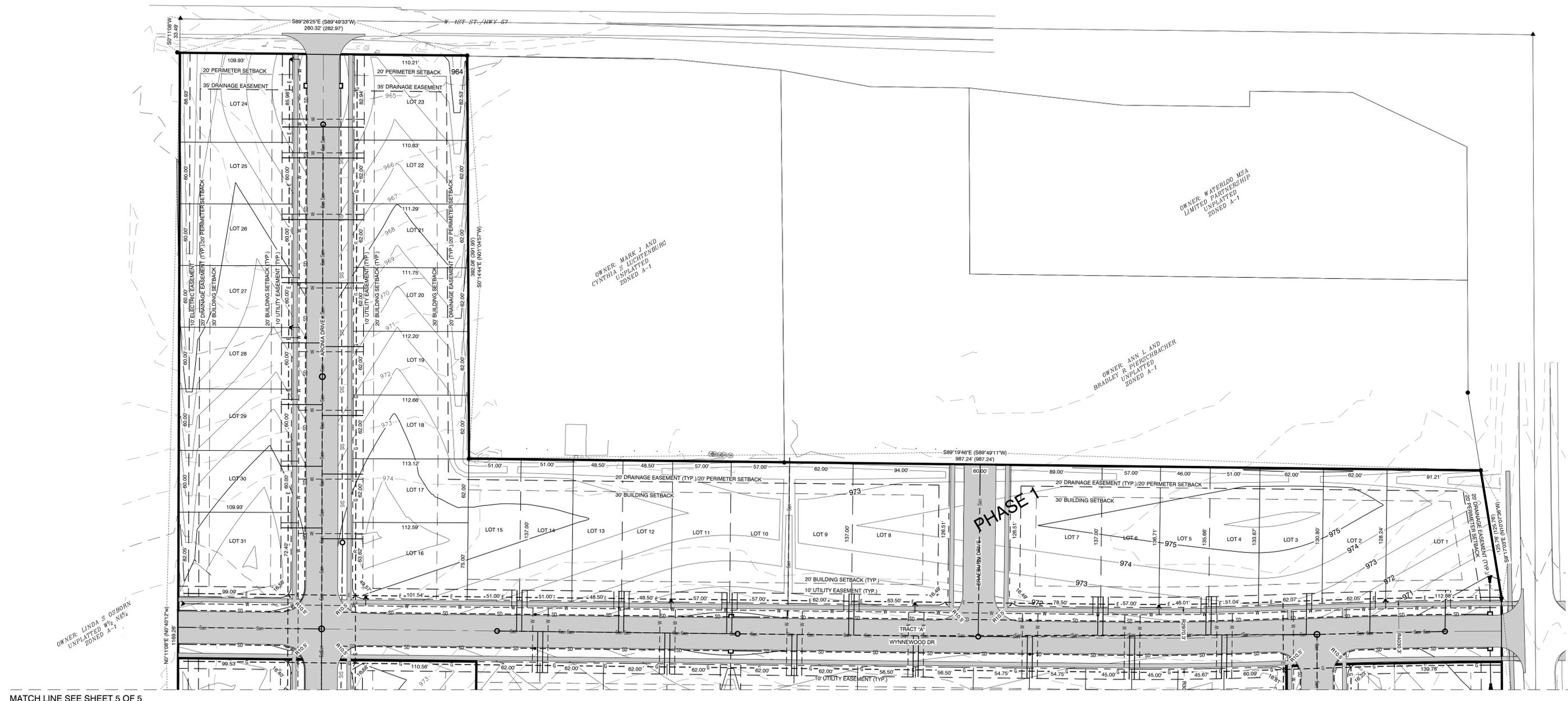
AUTUMN RIDGE NINTH ADDITION
CEDAR FALLS, IOWA

PRELIMINARY PLAT - GRADING PLAN

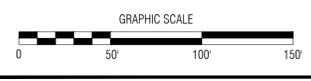
PROJECT NO. 5786
 SHEET NO. 3 OF 5

J:\5786\mgs\Survey\Preliminary Plat\3 of 5.dwg - Prelim Plat 3 of 5.dwg - 11-12-20 - 10:25am - sjc325

PRELIMINARY PLAT - AUTUMN RIDGE NINTH ADDITION CEDAR FALLS, IOWA



MATCH LINE SEE SHEET 5 OF 5



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	ADDRESS CITY COMMENTS	SJC	09-08-2020				
2	ADDRESS CITY COMMENTS	SJC	10-26-2020				
3	ADDRESS CITY COMMENTS	SJC	11-12-2020				

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

DESIGNED: NCB DATE: 05-18-20
 DRAWN: SJC DATE: 05-20-20
 CHECKED: MCH DATE:
 APPROVED: DATE:

AUTUMN RIDGE NINTH ADDITION CEDAR FALLS, IOWA

PRELIMINARY PLAT - UTILITIES AND EASEMENTS

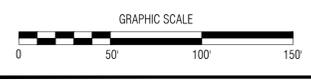
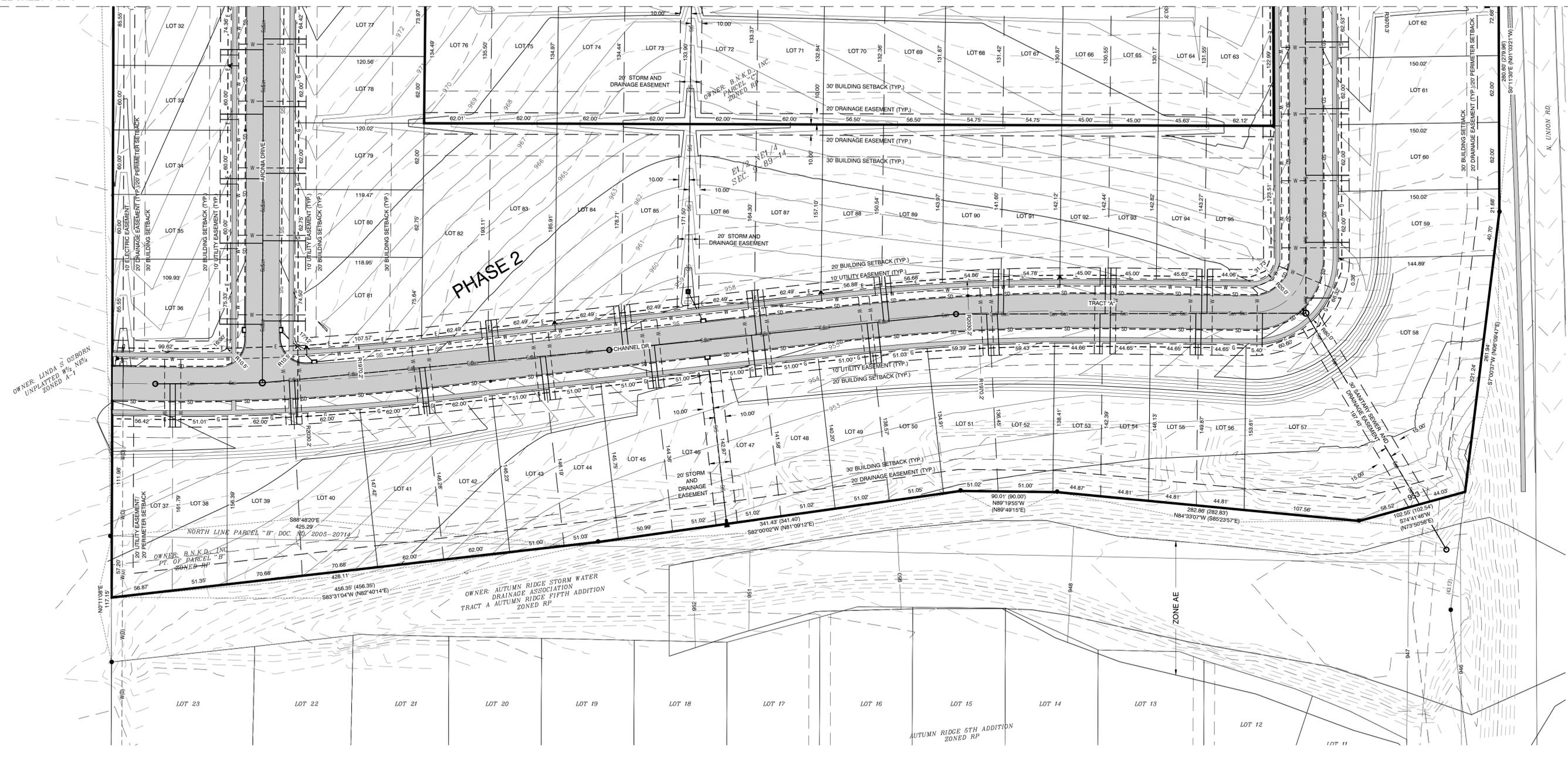
DATE PREPARED: 5/20/20

PROJECT NO.
5786
SHEET NO.
4 OF 5

J:\5786\MapSurvey\Pre\Pre\Plat 4 of 5 - 11-12-20 - 10:25am - sjc25

PRELIMINARY PLAT - AUTUMN RIDGE NINTH ADDITION CEDAR FALLS, IOWA

MATCH LINE SEE SHEET 4 OF 5



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	ADDRESS CITY COMMENTS	SJC	09-08-2020				
2	ADDRESS CITY COMMENTS	SJC	10-26-2020				
3	ADDRESS CITY COMMENTS	SJC	11-12-2020				

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

DESIGNED: NCB DATE: 05-18-20
DRAWN: SJC DATE: 05-20-20
CHECKED: MCH DATE:
APPROVED: DATE:

AUTUMN RIDGE NINTH ADDITION CEDAR FALLS, IOWA

PRELIMINARY PLAT - UTILITIES AND EASEMENTS

DATE PREPARED: 5/20/20

PROJECT NO.
5786
SHEET NO.
5 OF 5

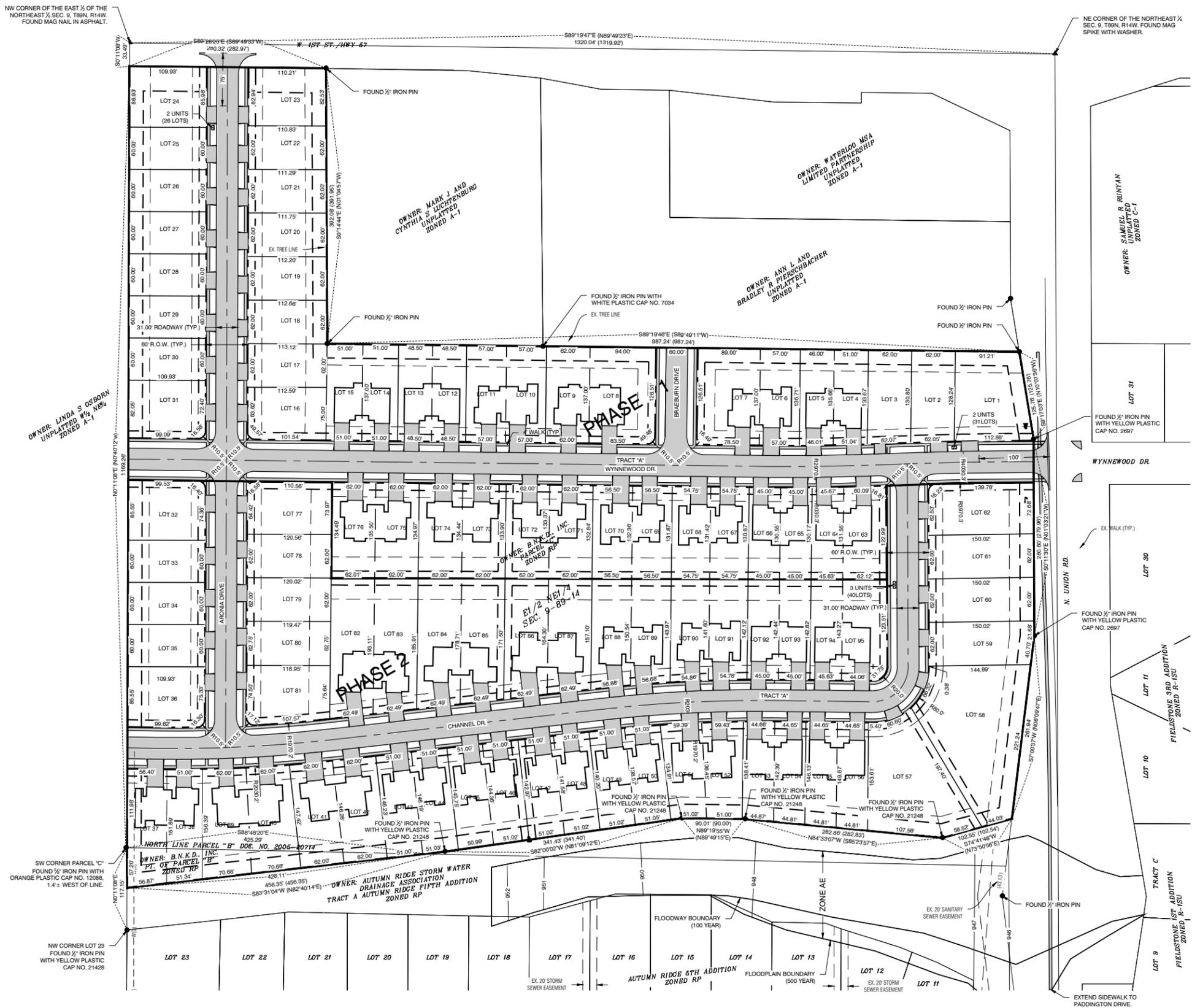
J:\5786\maps\Survey\Pre\ Preliminary Plat 5 of 5 - 11-12-20 - 10:25am - sjc325

TRACTS		
A	STREET RIGHT OF WAY	

PHASE	LOTS	TRACT
1	45	"A"
2	50	"A"
TOTAL	95	

NOTES:

1. ALL DRIVEWAY LOCATIONS ARE BASED OFF HOUSING PRODUCTS PROVIDED BY THE DEVELOPER, BUT ARE SUBJECT TO CHANGE.
2. ONE UNIT BI-ATTACHED DWELLINGS ARE SUBJECT TO CHANGE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.



Jaydevsinh Atodaria

From: Karen Howard
Sent: Wednesday, June 3, 2020 11:25 PM
To: Jaydevsinh Atodaria
Subject: FW: Autumn Ridge 9th Addition

Follow Up Flag: Follow up
Flag Status: Flagged

JD,

Remind me to talk with you about this email.

Thanks,
 Karen

From: Brad Pierschbacher [mailto:Brad.Pierschbacher@cfschools.org]
Sent: Wednesday, June 3, 2020 9:48 AM
To: Karen Howard
Subject: Autumn Ridge 9th Addition

CAUTION: This email originated outside the City of Cedar Falls email system.
 Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Karen,

Hope this email finds you well. I wanted to contact you in regards to a development that is being proposed on the Autumn Ridge 9th Addition. It is of interest to me as our south property line adjoins to the proposed structures.

This Addition has been in the developmental stage for many years and as time passes the plans have greatly changed. As you can see through the documentation what originally was plotted as nice sized single dwelling family homes has been drastically reduced to lots barely big enough to fit a garage on. The impact that the number of units would have on Union Road as well as 1st St is also very concerning. I have witnessed several "close calls" at the intersection of Union Rd and 1st St. With an entrance onto Highway 57 (which is 55 mph) with that many dwellings, safety will be of the utmost importance for families and drivers using that route in the future.

Also, looking through the Owner's Statement and Deed of Dedication there are several areas that are of concern. I have copied a few of those areas that raise questions. On page 2 it states:

- 3. No detached accessory structures or buildings shall be permitted.**
- 4. All private drives, private parking areas, and entryways shown on the attached plat shall be maintained by the townhome owners, excluding snow removal.*
- 5. No swing sets or basketball hoops shall be allowed.**

Yet on page 4 it states:

4. *No building or structure not attached to the original dwelling shall be constructed upon any Lot or combination of Lots, except a storage shed no larger than 10' x 10' in size and not exceeding 20' in height. Play equipment is permitted.*

I appreciate your time in reviewing the Preliminary Plat of Autumn Ridge 9th Addition and would ask that you please consider not approving this subdivision plat plan for the safety and homeowners of these neighborhoods.

Thank you for your time.

Brad Pierschbacher
4228 W. 1st St.

--
Brad Pierschbacher
Industrial Technology
Holmes Jr. High
Cedar Falls, IA
319-553-2672

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Jaydevsinh Atodaria

From: Daniel Bumblauskas <bbqx21@gmail.com>
Sent: Thursday, June 4, 2020 10:41 PM
To: Karen Howard
Cc: rondah@bnkdrealestate.com; Daryl Kruse; Dave Sires; Kendra Bumblauskas; Daniel Bumblauskas; Jaydevsinh Atodaria
Subject: Re: Autumn Ridge 9th Addition Proposal Changes

CAUTION: This email originated outside the City of Cedar Falls email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Karen,

Thank you for the quick response. Yes, please do forward our comments on to the Commission.

Have a great Friday and weekend,
Dan & Kendra

On Thu, Jun 4, 2020 at 9:30 PM Karen Howard <Karen.Howard@cedarfalls.com> wrote:

Mr. and Mrs. Bumblauskas,

Thank you for your correspondence. This application is currently under review by City staff and has not yet been scheduled for review by the Planning & Zoning Commission. Please let me know if you would like us to forward your comments to the Commission when this item is on their agenda for review. The Commission is always interested in hearing from the public on matters before them.

Give me a call if you have questions about the application or the process for review.

Kind Regards,

Karen Howard, AICP

Planning & Community Services Manager

City of Cedar Falls

220 Clay Street

Cedar Falls, Iowa 50613

(319) 268-5169

karen.howard@cedarfalls.com

From: Daniel Bumblauskas [mailto:bbqx21@gmail.com]
Sent: Thursday, June 4, 2020 4:04 PM
To: rondah@bnkdrealestate.com; Karen Howard; Daryl Kruse; Dave Sires
Cc: Kendra Bumblauskas; Daniel Bumblauskas
Subject: Autumn Ridge 9th Addition Proposal Changes

CAUTION: This email originated outside the City of Cedar Falls email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

It is our understanding that BNKD Real Estate Developers has submitted a plan to the City of Cedar Falls with a proposal to construct 72 townhomes and 28 smaller single family home lots just across Union Rd from the Fieldstone Neighborhood. Why has this plan changed so drastically from the plan that was approved in 2013 which was for 58 single family homes that are similar to those on Berry Hill Dr just South of the detention area? For continuity with the surrounding neighborhoods (e.g., Wild Horse, Quail Ridge, Eagle Ridge, Fieldstone, etc.) it would seem the single family dwellings would best service the area residents. We would be glad to sign any formal petitions, letters, etc. in support of the original, or a revised, plan that includes single family dwellings and lots. We take pride in the conditions of our homes, neighborhood and community and want to ensure the area remains as contiguous as possible. We'd be glad to discuss this in greater detail as well.

Thank you for your time and consideration,

Kendra & Dan Bumblauskas, Ph. D.

4433 Wynnewood Dr, Cedar Falls, IA 50613

+1-412-551-6173 (Dan cell)

+1-319-243-4260 (Home)

--
Dan P. Bumblauskas, Ph. D.
Vice President
PFC Services, Inc.
+1-412-551-6173
dan@pfc123.com
<http://pfcservicesinc.com/>

Jaydevsinh Atodaria

From: Karen Howard
Sent: Thursday, June 4, 2020 4:43 PM
To: 'Hines, Amber N.'
Cc: Jaydevsinh Atodaria
Subject: RE: Preliminary Plat for Autumn Ridge 9th Addition with a mix of townhomes & single family dwellings.

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Hines,

Thank you for your correspondence. This case is not yet scheduled for discussion at the Planning & Zoning Commission, but when it is, would you like us to forward your correspondence to the Commission for their consideration?

Kind Regards,

Karen Howard, AICP

Planning & Community Services Manager
 City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 (319) 268-5169
karen.howard@cedarfalls.com

From: Hines, Amber N. [mailto:Amber.Hines@unitypoint.org]
Sent: Thursday, June 4, 2020 4:20 PM
To: Karen Howard
Subject: Preliminary Plat for Autumn Ridge 9th Addition with a mix of townhomes & single family dwellings.

**CAUTION: This email originated outside the City of Cedar Falls email system.
 Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I am a resident of the Fieldstone neighborhood across union road from the future BNKD development. My parents also live in one of the adjacent properties to the development. I am emailing to voice my concerns over the most recently proposed development plans. I am very unhappy that they have changed the original plans, which included good sized lots for single family homes, to a much larger number of smaller lots with townhomes crammed into them. I do not believe that that area should be used for townhomes. There are very nice single family homes in the area. I would be happy to see another development like Paddington or Fieldstone. I am concerned about the amount of traffic that would result from this large increase in population in the area. I am concerned that the townhomes could be used as rental properties and the safety and physical environment of our neighborhoods could decline. Please consider declining the proposed plans by BNKD and instead opting for single family homes that are reflective of the homes surrounding the development.

Thank you for your time and consideration,
Amber Hines

This message and accompanying documents are covered by the Electronic Communications Privacy Act, 18 U.S.C. sections 2510-2521, and contain information intended for the specified individual(s) only. This information is confidential. If you are not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, copying, or the taking of any action based on the contents of this information is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.

Jaydevsinh Atodaria

From: Karen Howard
Sent: Thursday, June 4, 2020 4:45 PM
To: Jaydevsinh Atodaria
Subject: FW: Autumn Ridge 9th Addition Proposal Changes

Follow Up Flag: Follow up
Flag Status: Flagged

Here is another one...

From: Daniel Bumblauskas [mailto:bbqx21@gmail.com]
Sent: Thursday, June 4, 2020 4:04 PM
To: rondah@bnkdrealestate.com; Karen Howard; Daryl Kruse; Dave Sires
Cc: Kendra Bumblauskas; Daniel Bumblauskas
Subject: Autumn Ridge 9th Addition Proposal Changes

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 Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

It is our understanding that BNKD Real Estate Developers has submitted a plan to the City of Cedar Falls with a proposal to construct 72 townhomes and 28 smaller single family home lots just across Union Rd from the Fieldstone Neighborhood. Why has this plan changed so drastically from the plan that was approved in 2013 which was for 58 single family homes that are similar to those on Berry Hill Dr just South of the detention area? For continuity with the surrounding neighborhoods (e.g., Wild Horse, Quail Ridge, Eagle Ridge, Fieldstone, etc.) it would seem the single family dwellings would best service the area residents. We would be glad to sign any formal petitions, letters, etc. in support of the original, or a revised, plan that includes single family dwellings and lots. We take pride in the conditions of our homes, neighborhood and community and want to ensure the area remains as contiguous as possible. We'd be glad to discuss this in greater detail as well.

Thank you for your time and consideration,
 Kendra & Dan Bumblauskas, Ph. D.
 4433 Wynnewood Dr, Cedar Falls, IA 50613
 +1-412-551-6173 (Dan cell)
 +1-319-243-4260 (Home)

Jaydevsinh Atodaria

From: Karen Howard
Sent: Thursday, June 4, 2020 4:40 PM
To: Jaydevsinh Atodaria
Subject: FW: Preliminary Plat for Autumn Ridge 9th Addition with a mix of townhomes & single family dwellings.

Follow Up Flag: Follow up
Flag Status: Flagged

Please save this correspondence into the file for Autumn Ridge. We will include in the packet of materials when it is forwarded to P&Z for review. Since we are likely to receive other correspondence, please make a separate folder labeled, "Public Correspondence".

From: Hines, Amber N. [mailto:Amber.Hines@unitypoint.org]
Sent: Thursday, June 4, 2020 4:20 PM
To: Karen Howard
Subject: Preliminary Plat for Autumn Ridge 9th Addition with a mix of townhomes & single family dwellings.

**CAUTION: This email originated outside the City of Cedar Falls email system.
 Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I am a resident of the Fieldstone neighborhood across union road from the future BNKD development. My parents also live in one of the adjacent properties to the development. I am emailing to voice my concerns over the most recently proposed development plans. I am very unhappy that they have changed the original plans, which included good sized lots for single family homes, to a much larger number of smaller lots with townhomes crammed into them. I do not believe that that area should be used for townhomes. There are very nice single family homes in the area. I would be happy to see another development like Paddington or Fieldstone. I am concerned about the amount of traffic that would result from this large increase in population in the area. I am concerned that the townhomes could be used as rental properties and the safety and physical environment of our neighborhoods could decline. Please consider declining the proposed plans by BNKD and instead opting for single family homes that are reflective of the homes surrounding the development.

Thank you for your time and consideration,
 Amber Hines

This message and accompanying documents are covered by the Electronic Communications Privacy Act, 18 U.S.C. sections 2510-2521, and contain information intended for the specified individual(s) only. This information is confidential. If you are not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, copying, or the taking of any action based on the contents of this information is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message.

Jaydevsinh Atodaria

From: Karen Howard
Sent: Friday, June 5, 2020 9:08 AM
To: Jaydevsinh Atodaria
Subject: FW: OPPOSED TO NEW AUTUMN RIDGE ADDITION PLAN!!!

JD,

Another one for the file.

From: Karen Howard
Sent: Friday, June 5, 2020 9:02 AM
To: 'Chris Myers'; Daryl Kruse
Cc: Dave Sires; rondah@bnkdrealestate.com; cory.hines@ymail.com
Subject: RE: OPPOSED TO NEW AUTUMN RIDGE ADDITION PLAN!!!

Mr. Myers,

Thank you for your correspondence. This application is currently under review by City staff and has not yet been scheduled for review by the Planning & Zoning Commission. Please let me know if you would like us to forward your comments to the Commission when this item is on their agenda for review. The Commission is interested in hearing from the public on matters before them.

Give me a call if you have questions about the application or the process for review.

Kind Regards,

Karen Howard, AICP

Planning & Community Services Manager
 City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 (319) 268-5169
karen.howard@cedarfalls.com

From: Chris Myers [mailto:crane@cfu.net]
Sent: Friday, June 5, 2020 8:03 AM
To: Daryl Kruse
Cc: Dave Sires; Karen Howard; rondah@bnkdrealestate.com; cory.hines@ymail.com
Subject: OPPOSED TO NEW AUTUMN RIDGE ADDITION PLAN!!!

**CAUTION: This email originated outside the City of Cedar Falls email system.
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Hello Everyone - I live at 3706 Pheasant Hill Dr., and am a member of the Fieldstone HOA. I am SEVERELY opposed to building anything less than single family homes in this area! We currently only have single family homes in our area, and the nearest townhome or condo complexes or

apartments are down Fourth street, 1/2 mile away, which predates Fieldstone, and the next closest are a mile away. This will negatively affect home values for the entire area, as well as reduce the tax income to the city of Cedar Falls and Blackhawk county that comes from reduced reassessments of our property values. As you know, homeowners can request reassessments of property value at any time, so the negative tax implications to Cedar Falls will be virtually immediate.

THERE IS NO MULTI-FAMILY HOUSING ANYWHERE IN THIS IMMEDIATE AREA!!!

If BNKD Real Estate Developers want to build townhouses, there are plenty of areas in the Cedar Valley and Cedar Falls already zoned for multi-family dwellings and they can build them around other townhouse and condo complexes and apartments. There is plenty of land available by Fareway a mile away. A mile doesn't sound like a lot, but as far as housing values go, it is a great distance and should be protected.

Sincerely, Christopher Myers

Jaydevsinh Atodaria

From: Karen Howard
Sent: Saturday, June 6, 2020 4:48 PM
To: Jaydevsinh Atodaria
Subject: FW: Auntumn Ridge Addition

JD,

Please add this to the file of correspondence.

Thanks,
Karen

From: Terry Ketter [mailto:ketterathome@gmail.com]
Sent: Friday, June 5, 2020 2:01 PM
To: rondah@bnkdrealestate.com
Cc: Karen Howard; Daryl Kruse; Dave Sires
Subject: Auntumn Ridge Addition

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To whom it may concern:

When we bought our home in 2010 on Wynnewood Drive in the Fieldstone addition and it was to be in an area with no condos/townhouses. We were told that there would be no condos/townhouses in the area.

I am hearing now that they want to put 72 townhomes and 28 smaller single family lots just across Union Road from the Fieldstone Neighborhood. This is a drastic change from the plan that was approved in 2013 in which 58 single family homes that are similar to those on Berry Hill Dr just South of the detention area.

I oppose this change as it will bring the value of our home down and it will add so much traffic on Union Road.

I don't know how if this was approved for 58 smaller homes it can just be changed just like that.

Please think of the Fieldstone Neighborhood when considering this drastic change.

Thank you.
Terry Ketter
4408 Wynnewood Drive
Cedar Falls, IA 50613

Jaydevsinh Atodaria

From: Karen Howard
Sent: Sunday, June 7, 2020 9:43 PM
To: Jaydevsinh Atodaria
Subject: Fwd: Autumn Ridge 9th Addition Objections/Concerns

Another letter.

Sent from my iPhone

Begin forwarded message:

From: Cindy Luchtenburg <cindyl@cfu.net>
Date: June 7, 2020 at 1:35:37 PM CDT
To: "karen.howard@cedarfalls.com" <karen.howard@cedarfalls.com>
Subject: RE: Autumn Ridge 9th Addition Objections/Concerns

CAUTION: This email originated outside the City of Cedar Falls email system.
 Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Karen,

As a tax-paying homeowner who has lived for over 40 years at 4322 West 1st St, with both the south and west sides of our property adjacent to the proposed Autumn Ridge Ninth Addition, I respectfully wish to voice my concerns and objections to the future plans for this addition.

One of my main objections is to the type of housing that B.N.K.D. Inc. has proposed. I am very upset and concerned that developing the 9th Addition into mostly duplexes and condominiums will negatively impact not only our quality of life, but so many others in the surrounding neighborhoods as well. The large number of duplexes or condominiums planned to be built around us does not match up at all with the character and aesthetics of the surrounding properties as well as our acreage and our neighbor's acreage. The original plan proposal in 2001 had indicated single family dwellings with larger lots along the south border of our property and our neighbor's property similar to the type of housing development that has taken place through the years in the Fieldstone addition just East of this 9th addition along Union Rd, as well as the adjacent Autumn Ridge 5th Addition which is also single family homes to the south of this proposed 9th addition. My husband recently expressed his concerns to Mr Happel and he assured us we had nothing to worry about. He told us the homes adjacent to our properties were going to be patio homes for senior citizens and we were under the impression that these would be larger one-story homes with the same sized lots as previously proposed. Only recently did we learn that there are no age restrictions what so ever and because of the congested configuration of these lots, the duplexes and condos will most likely be 2-story. We feel Mr. Happel lied to us just to keep us quiet in making our concerns and objections known.

The density of population surrounding us will definitely have an impact on the traffic and noise surrounding all of us. I have a concern regarding the intersection that will be just to the west of our property coming off of Hwy 57 (West 1st St.) as well as now along the entire south end of our property and our neighbor's property. Prior to this new proposal, there were to be Cul-de-sacs closer to our properties with the actual street further to the south of us which would help eliminate the excess traffic

as well as the additional traffic noise. Now, because of the large number of properties proposed for this area, there is not 1, but 2 entrances into this addition (one from 1st St. -just west of our property and one from Union Rd., extending Wynnewood Dr all the way across the south end of our property and our neighbor's). If this plan goes through, we will unfortunately now be surrounded by 2-story duplexes and Condos with property easements of only 5 feet!! This in my opinion is way too congested and will ruin not only our property, but the wonderful family-type neighborhoods enjoyed by so many to the East and South of us through the past years.

I am also concerned about the environmental impact all this may have on this area regarding water runoff, sewer overflow and how that may affect our properties. Currently, we are on a well system as well as our own septic system. According to the proposed plan, it does not allow us any access to hook up to city sewer or water, which we previously had understood would happen once the addition was developed, and we had hoped to do. I'm deeply concerned now how this many homes surrounding us, may impact the safety of our septic system and our well water if access is denied.

Lastly, we are in fear that because the location is not far from UNI, these duplex and condo homes may be purchased, only to be rented out at some point, which can lead to another Pandora's Box of undesirable consequences and run down properties. I would like to ask that a stipulation be put in the DOD that owners must live on these properties and they cannot be rented out or sub-leased. I would also like to know why Mr Happel told us that these were to be senior living homes, when there is no age restrictions what-so-ever and if an age restriction could also be entered into the DOD.

I would finally like to request that my concerns are presented to the Planning and Zoning Commission in the hope that the surrounding homeowners will be considered in the final decisions made on this proposal for the Autumn Ridge Ninth Addition. I will be happy to talk to anyone who may have questions. My phone number is 319-230-3712

Thank you for you time and consideration.

Cynthia and Mark Luchtenburg
4322 West 1st St.
Cedar Falls, IA

Sent from Mail for Windows 10

Jaydevsinh Atodaria

From: Karen Howard
Sent: Friday, June 19, 2020 1:45 PM
To: Jaydevsinh Atodaria
Subject: FW: Autumn Ridge 9th Addition
Attachments: letter S Sheetz.pdf

JD,

See the message below. This is more correspondence in opposition to the Autumn Ridge development. Please save to the file. We want to specifically notify anyone who has contacted us about the case by email when the case is scheduled for P&Z.

Thanks,
 Karen

-----Original Message-----

From: Stephanie Sheetz
Sent: Thursday, June 18, 2020 6:15 PM
To: Karen Howard; David Wicke
Subject: FW: Autumn Ridge 9th Addition

Letter from Fieldstone HOA. Please give to appropriate staff.

Karen, I told him we would have this in the packet of materials and that a planner would contact him when we know the date of a public meeting. Can you be sure they both happen?

Thank you.

-----Original Message-----

From: Douglas Stanford [mailto:dstan@cfu.net]
Sent: Thursday, June 18, 2020 10:13 AM
To: Stephanie Sheetz
Subject: Autumn Ridge 9th Addition

CAUTION: This email originated outside the City of Cedar Falls email system.
 Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Sheetz,

I am president of the Fieldstone HOA. Our association has some concerns regarding what has been proposed for Autumn Ridge 9th Addition. We have prepared a letter outlining our concerns which is attached. Please circulate this letter to anyone appropriate in the process of approving Autumn Ridge 9th Addition. If you wish to speak to me, my number is 319-230-1078. Thank you for your attention to this matter. Doug Stanford

Board of Directors
Fieldstone HOA

June 17, 2020

Stephanie Sheetz
Director of Community Development
Cedar Falls, Iowa

Dear Ms. Sheetz:

I am contacting you on behalf of the Fieldstone HOA Board of Directors about concerns expressed by our members to the Board of Directors regarding the proposed Autumn Ridge 9th Addition as outlined in the preliminary plans presented to the Planning and Zoning Commission June 3.

We are concerned about the plans for storm water run off. It appears that storm water from AR 9th Addition except for the 18 lots in the NW corner will drain into the lower half of what is called the Autumn Ridge Storm Water Drainage and then directly into the North Pond of the Fieldstone HOA. In 2013, there were problems with run off from prior Autumn Ridge development that caused a large amount of storm water and silt to come down the Autumn Ridge Storm Water Drainage Association which is simply a grassy waterway on the West Branch of Birdsall Creek. This has caused significant siltation issues in the North Pond. This has caused the North Pond to go from a pond that supported a healthy game fish population to a shallow pond unable to support game fish and with an increased amount of problems controlling weed growth. We wish to prevent further siltation as much as possible.

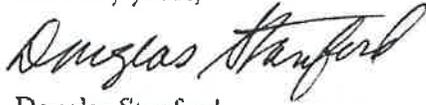
We are concerned about plans for the extension of Wynnewood Drive into the Autumn Ridge 9th Addition. It appears that a significant amount of traffic from the AR 9th Addition would go in and out of that intersection. This intersection is a relatively short distance from Union Road and W 1st Street. We are concerned that there would be traffic back up issues from Wynnewood Dr and Union Rd to W 1st Street and Union Rd.

We are concerned about the increased housing density that is being proposed in the new plans. The original plan was for 58 single family units. The new plan eliminates 30 single family lots and converts them to 36 duplexes totaling 72 townhouses. This would cause the AR 9th Addition to have 100 single family units. We think it is disingenuous for the developers to contend that the changes results in a lower housing density. They are justifying the increase number of units because the entire Autumn Ridge Development plan approved in the past for 4.6 units/A and with the proposed AR 9th Addition it would be 3.2 units/A. We feel that the AR 9th Addition is a much more dense development than first proposed and the density would lead to traffic and storm water run off issues affecting Fieldstone HOA.

The Fieldstone HOA is not opposed to development west of Union Road and has not been so in the past. This proposed AR 9th Addition raises concerns that will effect our membership and our pond that will lead to expenses for us in the future. We need assurances that the developers will do the things necessary to lessen the impact their development will have on us.

If there is someone we should contact directly about our concerns, we would be happy to do so.

Sincerely yours,



Douglas Stanford

President, Fieldstone HOA

Jaydevsinh Atodaria

From: Karen Howard
Sent: Monday, June 22, 2020 5:37 PM
To: Jaydevsinh Atodaria
Subject: FW: Fieldstone HOA- Letter to CF Development Director Re Construction West of Union Road

More correspondence for the Autumn Ridge file.

From: Connie Brunskill [mailto:connie_brunskill@yahoo.com]
Sent: Monday, June 22, 2020 11:33 AM
To: Mary and Rick
Cc: Karen Howard; Daryl Kruse; Dave Sires
Subject: Re: Fieldstone HOA- Letter to CF Development Director Re Construction West of Union Road

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We live on the corner of Union and Fieldstone. The traffic is also a major issue now and this is without the additional traffic that will be created by more home. Home owners along Union Rd have been in contact with the Cedar Falls Police and City Hall about the speed limit on Union Rd. We got the speed wagon for a week and some of the speeds recorded exceed 70MPH. The speed is totally out of control. Since the wagon is gone, the speeding is even worse. With additional home in AR 9th will make this issue even worse.

Before anything is done with AR 9, the speed limit should be reduced to 35MPH.
 Hudson Rd is a divided 4 lane at 35.
 University Ave. divided 4 lane at 35.
 1st St. at 35.

When the speed limit was set on Union Rd. this was an undeveloped addition. This was an area that was in the county.

We feel that before any additional homes are added the city needs to look at reducing the speed limit for safety reasons.

We also have a major walking trail with families that use this daily. I feel it has become a dangerous issue for our walkers, joggers, bike riders and roller bladers.

This is a serious issue,

Connie Brunskill
 4017 Fieldstone Blvd.
 Cedar Falls
 319-360-2264

On Monday, June 22, 2020, 10:32:15 AM CDT, Mary and Rick <marynrick@cfu.net> wrote:

Below is the email sent to Stephanie Sheetz (Cedar Falls Director of Community Development) by Doug Stanford (President of the Fieldstone HOA Board) outlining concerns related to the proposed construction of a new subdivision West of Union Road. Also included is the response Doug received from Stephanie.

-----Original Message-----

Dear Ms. Sheetz,

I am president of the Fieldstone HOA. Our association has some concerns regarding what has been proposed for Autumn Ridge 9th Addition. We have prepared a letter outlining our concerns which is attached. Please circulate this letter to anyone appropriate in the process of approving Autumn Ridge 9th Addition. If you wish to speak to me, my number is 319-230-1078. Thank you for your attention to this matter. Doug Stanford

[Doug's letter is attached to this email]

-----Reply to Doug's letter-----

From: Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>
Subject: RE: Autumn Ridge 9th Addition
Date: June 18, 2020 at 6:13:43 PM CDT
To: 'Douglas Stanford' <dstan@cfu.net>

Thank you, Doug, for the call and the e-mail. I will circulate to Planning and Engineering staff. We can also include this in the packet of materials related to the development proposal, at the point at which it is scheduled. At this time, it is not scheduled as we are anticipating a resubmittal to address a variety of questions City Staff had. I will have Planning contact you when we know of an anticipated public meeting date.

Thank you,

Stephanie Houk Sheetz, AICP
Director of Community Development
City of Cedar Falls
220 Clay St.
Cedar Falls, IA 50613
Stephanie.Sheetz@cedarfalls.com
Phone (319) 268-5151 (Direct)
(319) 273-8600 (Main)
(319) 505-0048 (Cell)
Fax (319) 273-8610

Mary and Rick Christ
4217 Wynnewood Dr.
Cedar Falls, IA 50613
319-553-3060

Jaydevsinh Atodaria

From: Chris Sevy
Sent: Tuesday, June 23, 2020 3:53 PM
To: Karen Howard
Cc: Jaydevsinh Atodaria
Subject: FW: Pheasant Hollow Development

FYI. Their subject line says Pheasant Hollow but they are actually voicing concern about Autumn Ridge. Just passing this along.

Thanks,
Chris

From: Terry Ketter [mailto:ketterathome@gmail.com]
Sent: Tuesday, June 23, 2020 3:22 PM
To: Chris Sevy
Subject: Pheasant Hollow Development

CAUTION: This email originated outside the City of Cedar Falls email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

When we bought our home in 2010 on Wynnewood Drive in the Fieldstone addition and it was to be in an area with no condos/townhouses. We were told that there would be no condos/townhouses in the area.

I am hearing now that they want to put 72 townhomes and 28 smaller single family lots just across Union Road from the Fieldstone Neighborhood. This is a drastic change from the plan that was approved in 2013 in which 58 single family homes that are similar to those on Berry Hill Dr just South of the detention area.

I oppose this change as it will bring the value of our home down and it will add so much traffic on Union Road.

I don't know how if this was approved for 58 smaller homes it can just be changed just like that.

Please think of the Fieldstone Neighborhood when considering this drastic change.

Thank you.

Jaydevsinh Atodaria

From: Karen Howard
Sent: Tuesday, June 23, 2020 1:50 PM
To: Jaydevsinh Atodaria
Subject: FW: Autumn Ridge 9th Addition Concerns/Objections

JD,

Another letter for the file.

From: Stephanie Sheetz
Sent: Tuesday, June 23, 2020 1:44 PM
To: Karen Howard
Subject: FW: Autumn Ridge 9th Addition Concerns/Objections

From: Cindy Luchtenburg [mailto:cindyl@cfu.net]
Sent: Tuesday, June 23, 2020 11:24 AM
To: Stephanie Sheetz
Subject: Autumn Ridge 9th Addition Concerns/Objections

CAUTION: This email originated outside the City of Cedar Falls email system.
 Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Sheetz,

As a tax-paying homeowner who has lived for over 40 years at 4322 West 1st St, with both the south and west sides of our property adjacent to the proposed Autumn Ridge Ninth Addition, I respectfully wish to voice my concerns and objections to the future plans for this addition.

One of my main objections is to the type of housing that B.N.K.D. Inc. has proposed. I am very upset and concerned that developing the 9th Addition into mostly duplexes and condominiums (row homes) will negatively impact not only our quality of life, but so many others in the surrounding neighborhoods as well.

The large number of duplexes or condominiums (row homes) planned to be built around us does not match up at all with the character and aesthetics of the surrounding properties as well as our acreage and our neighbor's acreage. The original plan proposal in 2001 had indicated single family dwellings with larger lots along the south border of our property and our neighbor's property similar to the type of housing development that has taken place through the years in the adjoining Fieldstone addition which is just to the east of this proposed 9th addition, as well as the adjacent Autumn Ridge 5th Addition (also single family homes) to the south of this proposed 9th addition. My husband recently expressed his concerns to Mr Brian Happel (part owner of B.N.K.D.) and he assured us we had nothing to worry about. He told us the homes adjacent to our properties were going to be patio homes for senior citizens and we were under the impression that these would be larger one-story homes with the same sized lots as previously proposed. Only recently did we learn that there are no age restrictions what so ever and because of the congested configuration of these lots, the duplexes and condos will most likely be 2-story. We really don't understand how this new plan can possibly be

lower density (as indicated on the recent DOD) given the number of buildings proposed. We fear Mr. Happel deliberately misinformed us just to keep us quiet in making our concerns and objections known and that B.N.K.D has not been completely honest regarding the housing density. I have since written to the Happels to express my concerns and objections regarding this new plan and their dis-concern for the neighboring families.

The density of population surrounding us will definitely have an impact on the traffic and noise surrounding all of us. I have a concern regarding the intersection that will be just to the west of our property coming off of Hwy 57 (West 1st St.) as well as this street now coming from Union Rd. and extending along the entire south end of our property and our neighbor's property. Prior to this new proposal, there were to be Cul-de-sacs for the homes to the south of our properties with the actual street further to the south. This would have helped eliminate the excess traffic as well as the additional traffic noise. Now, because of the large number of properties proposed for this area, there is not 1, but 2 entrances into this addition. With the number of families living on these streets with just these 2 exits, I fear there will be a lot of traffic congestion as well as a higher probability of accidents because of the streets coming onto both highway 57 and Union Rd. Even now, we regularly hear cars screeching to avoid collisions at the intersection of Union and Hwy 57. I can only imagine how many more times this is going to happen and how many will end up with actual collisions. If this plan goes through, we will unfortunately now be surrounded by nearly wall to wall 2-story duplexes and Condos with property easements of only 5 feet!! This sounds more like a college dorm complex that will be surrounding our entire property! This in my opinion is way too congested and will not only ruin our property and the surrounding neighborhoods, but will be the cause of many more accidents due to the amount of traffic coming off and on of 2 already busy streets -West 1st St and Union Rd.

I am also concerned about the environmental impact all this may have on this area regarding water runoff, sewer overflow and how that may affect our properties. Currently, we are on our own well system and our own septic system. According to the proposed plan, it does not allow us any access to hook up to city sewer or water, which we previously had understood would happen once the addition was developed. I'm deeply concerned how this may impact the safety of our septic system and our well water if access is not possible as well as how it may affect our property with watershed from the density of properties to the south of us. I'm also concerned how the development will impact those to the south regarding water runoff. My understanding is that the prior development in Autumn Ridge has caused water runoff problems leading to environmental problems for the Fieldstone addition and with so many families in such a small area, I am concerned not only for our home's safety but those in the other current additions.

Lastly, we are in fear that because the location is not far from UNI, these duplex and condo homes may be purchased, only to be rented out at some point, becoming just another extension of college apartments/dorms (as mentioned previously) which can lead to another Pandora's Box of undesirable consequences and run down properties. I would like to ask that a stipulation be put in the DOD that owners must live on these properties and they cannot be rented out or sub-leased. I would also like to know why Mr Happel told us that these were to be senior living homes, when there is no age restrictions what-so-ever. If these truly are for seniors, then I'd like to request that an age restriction also be entered into the DOD.

I would finally like to request that you make my concerns known to the Planning and Zoning Commission or anyone else involved in the decisions regarding this development. My hope is that the surrounding homeowners as well as the overall environmental and safety issues will be considered in the final decisions made on this proposal for the Autumn Ridge Ninth Addition. I will be happy to talk to anyone who may have questions. My phone number is 319-230-3712

Thank you for your time and consideration.

Cynthia and Mark Luchtenburg

4322 West 1st St.

Cedar Falls, IA

Jaydevsinh Atodaria

From: Jaydevsinh Atodaria
Sent: Wednesday, June 24, 2020 2:25 PM
To: 'ketterathome@gmail.com'
Subject: RE: Autumn Ridge Development

Hello Terry,

Thank you for your correspondence. The application is currently under review by City Staff and has not been scheduled for review by the Planning and Zoning Commission. Please let me know if you would like us to forward your comments to the Commission when this item is on their agenda for review. The Commission is always interested in hearing from the public on matters before them.

Feel free to reach out, if you have any questions or concerns about the application or the process of review.

Best,

Jaydevsinh Atodaria (JD)
Planner I
 City of Cedar Falls
 319.268-5185

From: Chris Sevy
Sent: Tuesday, June 23, 2020 3:53 PM
To: Karen Howard
Cc: Jaydevsinh Atodaria
Subject: FW: Pheasant Hollow Development

FYI. Their subject line says Pheasant Hollow but they are actually voicing concern about Autumn Ridge. Just passing this along.

Thanks,
 Chris

From: Terry Ketter [mailto:ketterathome@gmail.com]
Sent: Tuesday, June 23, 2020 3:22 PM
To: Chris Sevy
Subject: Pheasant Hollow Development

CAUTION: This email originated outside the City of Cedar Falls email system.
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To whom it may concern:

When we bought our home in 2010 on Wynnewood Drive in the Fieldstone addition and it was to be in an area with no condos/townhouses. We were told that there would be no condos/townhouses in the area.

I am hearing now that they want to put 72 townhomes and 28 smaller single family lots just across Union Road from the Fieldstone Neighborhood. This is a drastic change from the plan that was approved in 2013 in which 58 single family homes that are similar to those on Berry Hill Dr just South of the detention area.

I oppose this change as it will bring the value of our home down and it will add so much traffic on Union Road.

I don't know how if this was approved for 58 smaller homes it can just be changed just like that.

Please think of the Fieldstone Neighborhood when considering this drastic change.

Thank you.

Jaydevsinh Atodaria

From: Cindy Luchtenburg <cindyl@cfu.net>
Sent: Tuesday, November 17, 2020 9:52 PM
To: Jaydevsinh Atodaria
Cc: Karen Howard
Subject: RE: Amendment of Autumn Ridge Masterplan and Proposed Preliminary Plat for Autumn Ridge 9th and 10th addition

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 Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr Atodaria,

Thank you for sending me an update on the proposed Autumn Ridge addition. I will admit, I'm not seeing much of an improvement from the preliminary plat sent out back in May. As I had mentioned to Karen and to other city council members, there are multiple concerns regarding the density of population in this 9th addition. Not only the traffic impact this many homes will have to the surrounding neighborhoods, but (in my opinion) the possibility of these becoming rentals due to these being duplexes/condos with close proximity to UNI. We are also very concerned about the sewer and water run off effects this may have to our own well and sewer systems. We and our next-door neighbor are both on separate water well systems with our own sewer and leach fields that extend north out into our front yards. Looking at the density and elevation of the development to the south of us, it would not make sense for us personally to connect to city water and sewer from the south. Water would not be able to flow as this would be uphill. Due to the land slope, the only reasonable and most efficient connection for our property, would be to the west and north of our property. According to the updated map, there is no easement in that area that would allow us access for hook up to the future systems. I would also like to remind the committee of what the 5th Autumn Ridge addition has done to the waterflow and how it has severely affected the pond in the Fieldstone addition and the pond further to the north in the what I believe is Lakeview addition. Both of these ponds have been impacted severely and are now biologically unsustainable because of the Happel company's negligence. Many of the surrounding property owners (including us) feel the current proposal of this 9th addition is only for the benefit of maximizing potential profit for the Happel company rather than the long term affect this will have on any of the existing beautiful neighborhoods. We bought our property 45 years ago with the expectation that someday we would have development around us. Never in all these years however, did we expect it to be a congestion of duplex/condo homes which we foresee as future rental properties for lower income or college students. We fear this is exactly what much of this will end up being if allowed to be developed with the excessive number of properties Happel is cramming into this area. Our way of life and those all around us will be drastically impacted by this congested addition as it is currently being proposed. I am begging the Planning and Zoning Committee to carefully review all aspects of this proposed development compared to the previous approved proposal. The lot size reduction and street changes now being proposed, will affect not only the many families that have already built beautiful neighborhoods in this area, but the long lasting environmental affects are impacted as well.

The things I've mentioned above are just a few of the many other concerns we have regarding the proposed plans. We will definitely be interested in the upcoming November 24th meeting and should anyone have any questions they would like to ask us, we would be happy to answer them.

Thank you,
 Cynthia Luchtenburg
 4322 W. 1st St.
 Cedar Falls, IA 50613

Sent from [Mail](#) for Windows 10

From: [Jaydevsinh Atodaria](#)

Sent: Tuesday, November 17, 2020 9:19 AM

To: 'cindyl@cfu.net'

Cc: [Karen Howard](#)

Subject: Re: Amendment of Autumn Ridge Masterplan and Proposed Preliminary Plat for Autumn Ridge 9th and 10th addition

Good Morning Cynthia and Mark,

Following up on your previous queries/concern about Autumn Ridge Subdivision, the city has received the application and will be reviewing Master Plan Amendment request, Proposed preliminary plat for Autumn Ridge 9th Addition and proposed preliminary plat for Autumn Ridge 10th Addition at our upcoming Planning and Zoning Meeting on November 24th 2020. Please see the attached documents which includes letter explaining about date and time of the meeting, master plan exhibit, preliminary plat for 9th and 10th addition for reference. You may plan to be in the meeting virtually to raise any concerns (if any). Feel free to reach out if you have any other questions or concerns.

Thank You, Hope you have a great day ahead.

Best,

Jaydevsinh Atodaria (JD)

City Planner I

JDA@cedarfalls.com

319-268-5185



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Jaydevsinh Atodaria (JD), Planner I
 Matthew Tolan, Civil Engineer II
DATE: November 19, 2020
SUBJECT: The Autumn Ridge 10th Addition Preliminary Plat

REQUEST: Request to approve Autumn Ridge 10th Addition Preliminary Plat

PETITIONER: BKND, Inc., Owner; CGA Engineering, Engineer

LOCATION: The property is located west of Autumn Lane in Autumn Ridge Subdivision

PROPOSAL

The applicant proposes a preliminary plat for Autumn Ridge 10th Addition, which will include lots intended for 6 six-plexes along Autumn Lane in the Autumn Ridge development. The proposed subdivision includes development of six-plexes in two phases and it would be similar to the six-plexes which are already existing, just south of proposed subdivision.

BACKGROUND

BKND, Inc. is proposing the next phase of the Autumn Ridge development with amendment to the master plan. Autumn Ridge subdivision along Union Road has developed over the past 20 years beginning with a series of retirement condos and patio homes along the Autumn Ridge Road coupled with an expansion of single family dwellings along Paddington Drive, Berry Hill Road and Shocker Road. A recent expansion in the Autumn Ridge Subdivision includes some single family dwellings and duplex along Thresher Court. In total, the entire Autumn Ridge development consists of approximately 105 acres of land reserved for a mixture of residential homes from single family dwelling units, retirement units, and condominiums. In 2013, the owner submitted and got approval of preliminary plat for the majority of the remaining area of the development.. However, there was no Master Plan amendment done at the time. At present, the developer proposes to update the RP Master Plan and proposes a new preliminary plat for Autumn Ridge 10th Addition in concert with the revised master plan.

Prior to approval of this preliminary plat, a Master Plan amendment is required to be approved by Planning and Zoning Commission and City Council as it is one of the requisite items with R-P, Planned Residential Zone and the development of the subdivision is done in accordance with the approved Master plan. Therefore, both Planning and Zoning Commission and City Council

must first review and approve the master plan prior to the review of the preliminary plat for proposed Autumn Ridge 10th Addition.

ZONING

The proposed subdivision plat includes 6 lots on 5.41 (approx.) acres of land which will be accessed with two private drives from Autumn Lane. The property is zoned RP, Planned Residential which permits a variety of uses subject to an approved master development plan. In this case, there was a RP Plan amendment approved in 2006 to include the six-plexes in place of the proposed senior living facility. As described in the staff report for the updated RP Master Plan for Autumn Ridge, the new master plan illustrates the proposed concept for the 6-plexes in Autumn Ridge 10th Addition.

The purpose of the R-P Planned Residence District is to permit the establishment of multi-use and integrated use residential developments and to provide for the orderly planned growth of residential developments in larger tracts of land. The RP District allows flexibility in the types of dwellings, the lot sizes, building heights and setbacks. However, to ensure that the area is developed in an orderly manner, provides for efficient traffic circulation between neighborhoods, and includes the necessary infrastructure to meet the needs of the future residents, a master plan must be submitted with the rezoning, which is adopted through a developmental procedures agreement. It is also intended that such planned residence districts be designed and developed in substantial conformity with the standards of the comprehensive plan and with recognized principals of civic design, land use planning and landscape architecture.

A 35-foot building setback will be continued around the “perimeter” of the RP district in this area. Lots 2 and 5 are located on the perimeter of the RP Zoning district; therefore a 35-foot rear yard setback is shown on the plat. The deed of dedication, developmental procedures agreement, along with new revised Master plan and preliminary plat will outline the minimum building setback standards. City staff notes that the proposed lots appear to be of sufficient lot width and lot area to satisfy the RP district requirements.

STAFF ANALYSIS

Development of the proposed Autumn Ridge 10th Addition will proceed from south to north and will be located just west of Autumn Lane. Proposed addition will be accessed from Autumn Ridge Road on south end and Thresher Court on the north end.

Developer proposes thirty-six (36) townhomes in the form of 6, six-plexes. The developer’s request aligns with the latest updated “Master Plan” (if approved) and the proposal will not lead to any new density in the subdivision. Two phases of development are proposed with three six-plexes in each phase. Units will be accessed from private drives that extend from Autumn Lane.

Phase	No. of Lots	No. of Townhomes
One	3	18
Two	3	18
Total	6	36

City Staff notes that a public sidewalk will be required along the west side of Autumn Lane that will bridge the gap between existing sidewalks.

Details of the proposed lots for the six-plexes:

Setbacks:

As per the R-P, Planned Residential District, there are no minimum yard or height requirements except that the minimum yards, as specified in the R-4 residence district shall be provided around the boundaries of the planned residence district. The developer plans to continue the 35 feet perimeter setback as per the original approved plan for the lots located along the perimeter line of the subdivision. In addition, developer proposes the following minimum setbacks for the development of six-plexes.

Minimum Front Yard setback = 20 feet

Minimum Side Yard setback = 8 feet

Minimum Rear Yard setback = 35 feet

City staff finds that the setbacks will be appropriate for the development of proposed six-plexes on the lots. City staff notes that the proposed setbacks should be mentioned in the deed of dedication.

Lot size

Proposed lot size varies from 0.88 acre to 0.94 acre in area. City staff notes that there are no details on configuration of multi-unit dwelling proposed by the developer. But the applicant indicates that the proposal will be similar to the existing six-plexes, just south of proposed area.

Public Sidewalks:

A public sidewalk will be required along Autumn Lane along the frontage of the six-plex lots. Sidewalks must be continuous and connect to other sidewalks in the larger subdivision.

Utilities:

The proposed subdivision will be accessed with private drives and will be extending the utility lines from the adjacent existing development of the Autumn Ridge subdivision.

Developer has designated areas within the proposed lots for the private drive rights-of-way, utility easements and drainage easements that will define the developable area of the lots intended for the six-plex buildings.

Notification of neighboring property owners:

City Staff sent courtesy notices to the surrounding property owners on 17th November 2020. City staff also received letter with concern regarding development of proposed subdivision. The letter has been attached in the packet for reference.

The applicant has submitted a deed of dedication for the subdivision, which has been attached with the packet for reference. City staff notes that about the requirement for a public sidewalk along Autumn Lane should be added under public improvements section.

TECHNICAL COMMENTS

Utilities - City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, electric, gas and communication services are available to the site. The developer is responsible for the construction of a properly sized water system from the existing 8" water main on the west side of Autumn Lane and the private water main south of Autumn Ridge 10th. Included in the installation are valves, fire hydrants and water service stubs for the new lots. Water main sizing

and fire hydrant and valve placement locations will need to be finalized during water construction plan review. The developer is responsible for the cost of the streetlights required for any City streets. See attached Developer Information Sheet for detailed information regarding utility installations. The easements identified on the plat satisfy CFU requirements.

Stormwater Management – The petitioner’s engineer has submitted a storm water management plan to the City and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City’s subdivision requirements and also finds that the design will improve the drainage pattern that has developed over the years on this undeveloped parcel of land. Following is a summary of the proposed stormwater management system for the new subdivision.

A regional detention facility was constructed as apart of Autumn Ridge 6th addition. The stormwater facilities are platted currently under Autumn Ridge 6th Addition. However, this stormwater facility is designed to serve this tract of land now known as Autumn Ridge 10th Addition. Conveyance to the regional detention on Autumn Ridge 10th Addition is collected either in the private street with intakes or captured by overland swales protected in drainage easements. Collection from private street intakes will be captured and piped to the north fringe of the detention basin previously established in Autumn Ridge 6th Addition. Likewise, the overland drainage swales will convey rear-yard drainage within the swales into intakes to be collected by the private storm sewer network or by overland route towards the northern basin.

During construction, it will be the developer’s responsibility to develop and maintain a Storm Water Pollution Prevention Plan that will limit onsite erosion from construction related activities, as outline by City Code.

Sanitary Sewer - The sanitary sewer currently runs along Autumn Lane. The developer will be extending private sanitary sewer service connections from existing manholes located on Autumn Lane. The private sanitary sewer will be extended westerly along the private street network to service each unit.

STAFF RECOMMENDATION

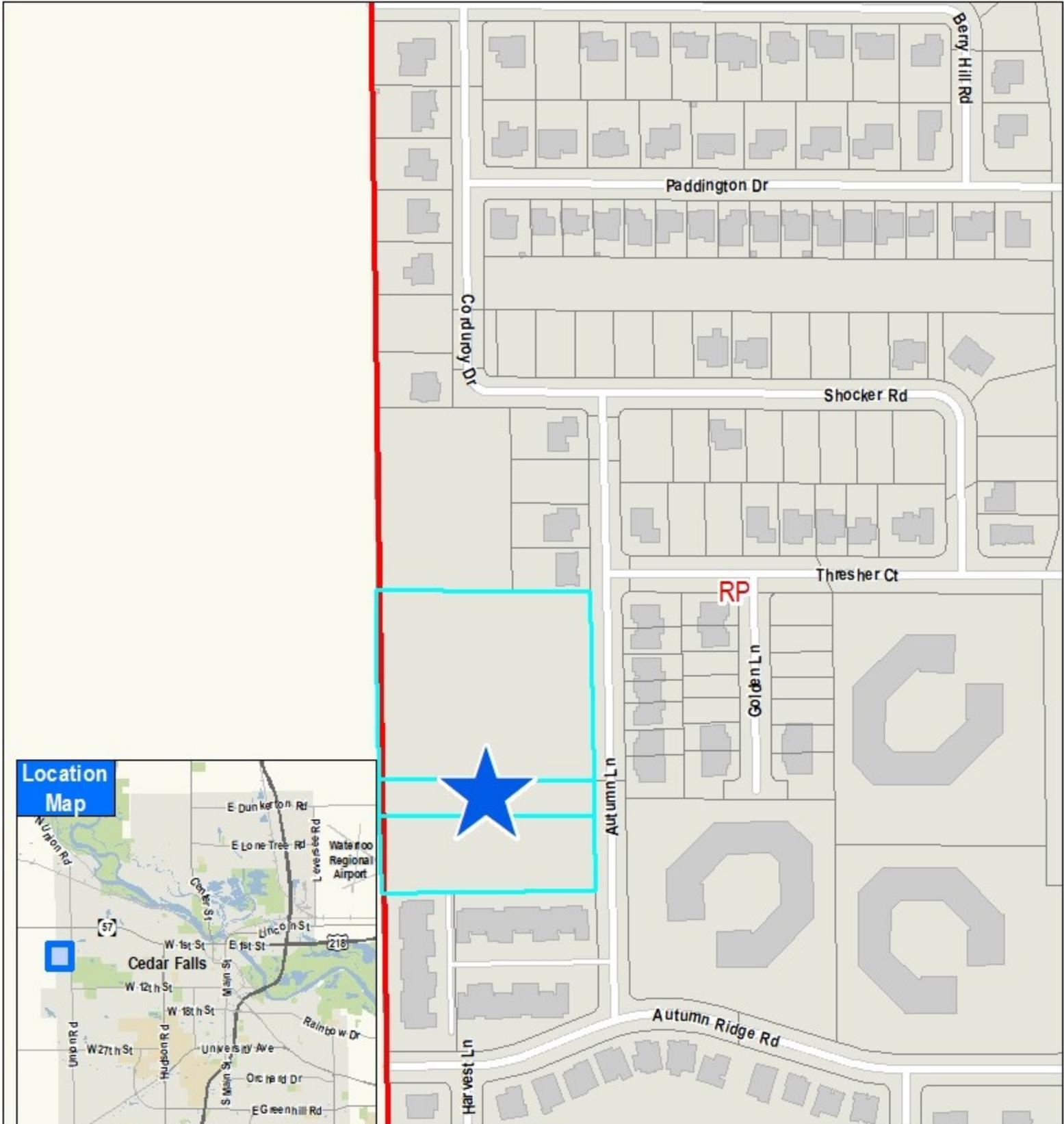
The Community Development Department has reviewed the proposed preliminary plat for 10th Addition and introduces it for discussion by the Planning and Zoning Commission. Staff notes that the proposed preliminary plat cannot be approved prior to approval of the revised RP Master Plan and associated revision of the developmental procedures agreement.

PLANNING & ZONING COMMISSION

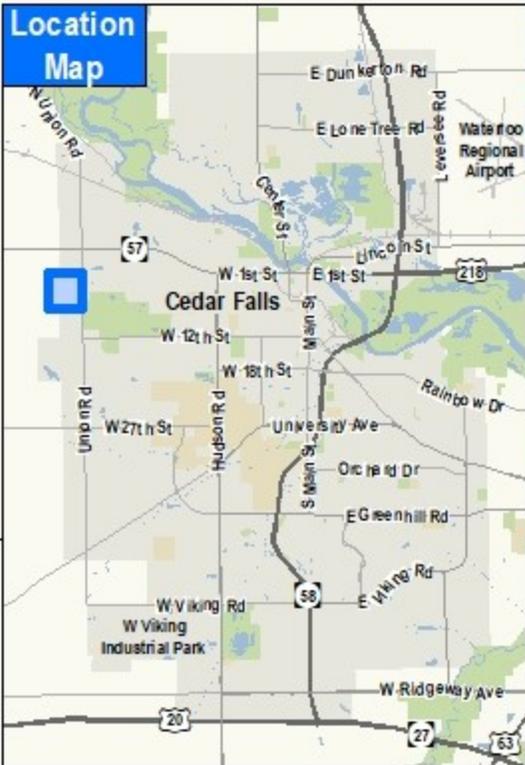
Discussion
11/24/2020

Cedar Falls Planning and Zoning Commission November 24, 2020

Item 4.



Location Map

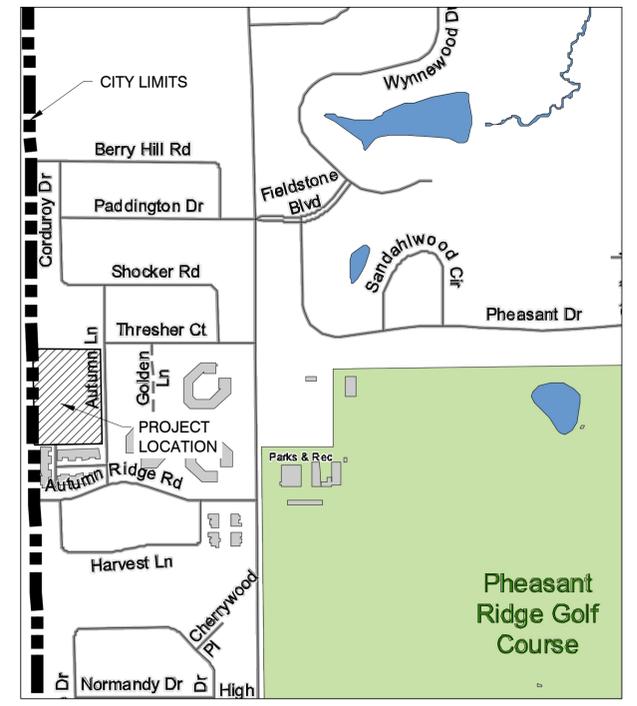


Preliminary Plat for Autumn Ridge 10th Addition

PRELIMINARY PLAT AUTUMN RIDGE TENTH ADDITION CEDAR FALLS, IOWA

LEGEND

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



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

AN UNPLATTED TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST ONE-HALF OF THE NORTHEAST QUARTER, ALL IN SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, AUTUMN RIDGE SEVENTH ADDITION, AS RECORDED ON INSTRUMENT #2017-10235; THENCE SOUTH 0°11'36" EAST, 360.10 FEET TO A POINT ON THE NORTH LINE OF TRACT "B", AUTUMN RIDGE 2ND ADDITION, AS RECORDED ON INSTRUMENT #2004-36806; THENCE NORTH 88°47'56" WEST, 410.16 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 0°12'39" WEST, 239.02 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 0°11'08" EAST, 121.06 FEET ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88°48'01" EAST, 409.43 FEET ALONG THE SOUTH LINE OF TRACT "C", AUTUMN RIDGE SIXTH ADDITION, AS RECORDED ON INSTRUMENT #2017-6522 AND THE SOUTH LINE OF SAID LOT 15, TO THE POINT OF BEGINNING.

AND

TRACT "B", AUTUMN RIDGE 2ND ADDITION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, AS RECORDED ON INSTRUMENT #2004-36806.

AND

THAT PART OF LOT 2, AUTUMN RIDGE 2ND ADDITION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, AS RECORDED ON INSTRUMENT #2004-36806, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF PARCEL "C" AS RECORDED ON INSTRUMENT #2013-16185; THENCE SOUTH 89°46'47" WEST, 410.00 FEET ALONG THE NORTH LINE OF SAID PARCEL "C" AND THE NORTH LINE OF PARCEL "E" AS RECORDED ON INSTRUMENT #2017-20633 TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 0°12'26" WEST, 151.14 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF TRACT "B" AS RECORDED ON INSTRUMENT #2004-36806; THENCE SOUTH 88°47'58" EAST, 410.16 FEET ALONG THE SOUTH LINE OF SAID TRACT "B" TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 0°11'36" EAST, 140.97 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 5.42 ACRES.

SITE NOTE:

- NO ABOVE GROUND UTILITIES TO BE PLACED ON OVERLAND FLOW PATHS AND ESTABLISHED DRAINAGE EASEMENTS.

OWNERS OF RECORD

B.N.K.D., INC.
1603 RUBBLE ROAD
WAVERLY, IOWA 50677

FLOOD ZONE

(ZONE X)
PANEL # 19013C0161F
EFFECTIVE DATE: JULY 18, 2011

SETBACK DATA

FRONT YARD = 20 FT
REAR YARD = 35 FT
SIDE YARD = 8 FT

*SETBACKS LISTED ARE MINIMUM, REFER TO PLAT FOR SHOWN SETBACKS.

SURVEY LEGEND

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET
1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND AS NOTED ON PLAN
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- SET MAG NAIL
- () RECORDED AS

SURVEYOR AND ENGINEER

TRAVIS R. STEWART, P.L.S.
ADAM DATERS, P.E.
CLAPSADDLE-GARBER ASSOCIATES
P.O. BOX 754 - 16 E. MAIN STREET
MARSHALLTOWN, IOWA 50158
(641)752-6701

ZONING INFORMATION:

CURRENT: RP (PLANNED RESIDENCE DISTRICT)

SURVEY REQUESTED BY:

B.N.K.D., INC.
1603 RUBBLE ROAD
WAVERLY, IOWA 50677

CLOSURE:

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

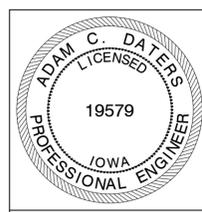
NOTE:

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

MAILBOX NOTES:

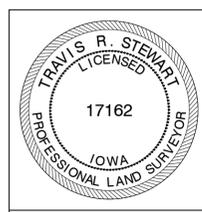
- CLUSTER MAILBOX UNITS SHALL COMPLY WITH ALL USPS STANDARDS & SPECIFICATIONS.
- CONTRACTOR WILL CONSULT WITH THE CITY OF CEDAR FALLS PRIOR TO INSTALLATION.
- ALL CLUSTER MAILBOXES SHALL BE PLACED IN THE R.O.W.

DATE PREPARED : 10-22-20



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

Signature _____ Date _____
Adam C. Daters, PE
Iowa License Number 19579
My license renewal date is December 31, 2020



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

Signature _____ Date _____
Travis R. Stewart, PLS
Iowa License Number 17162
My license renewal date is December 31, 2021

Pages or sheets covered by this seal: _____

Pages or sheets covered by this seal: SHEET 1 OF 3, SHEET 2 OF 3, AND SHEET 3 OF 3.

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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

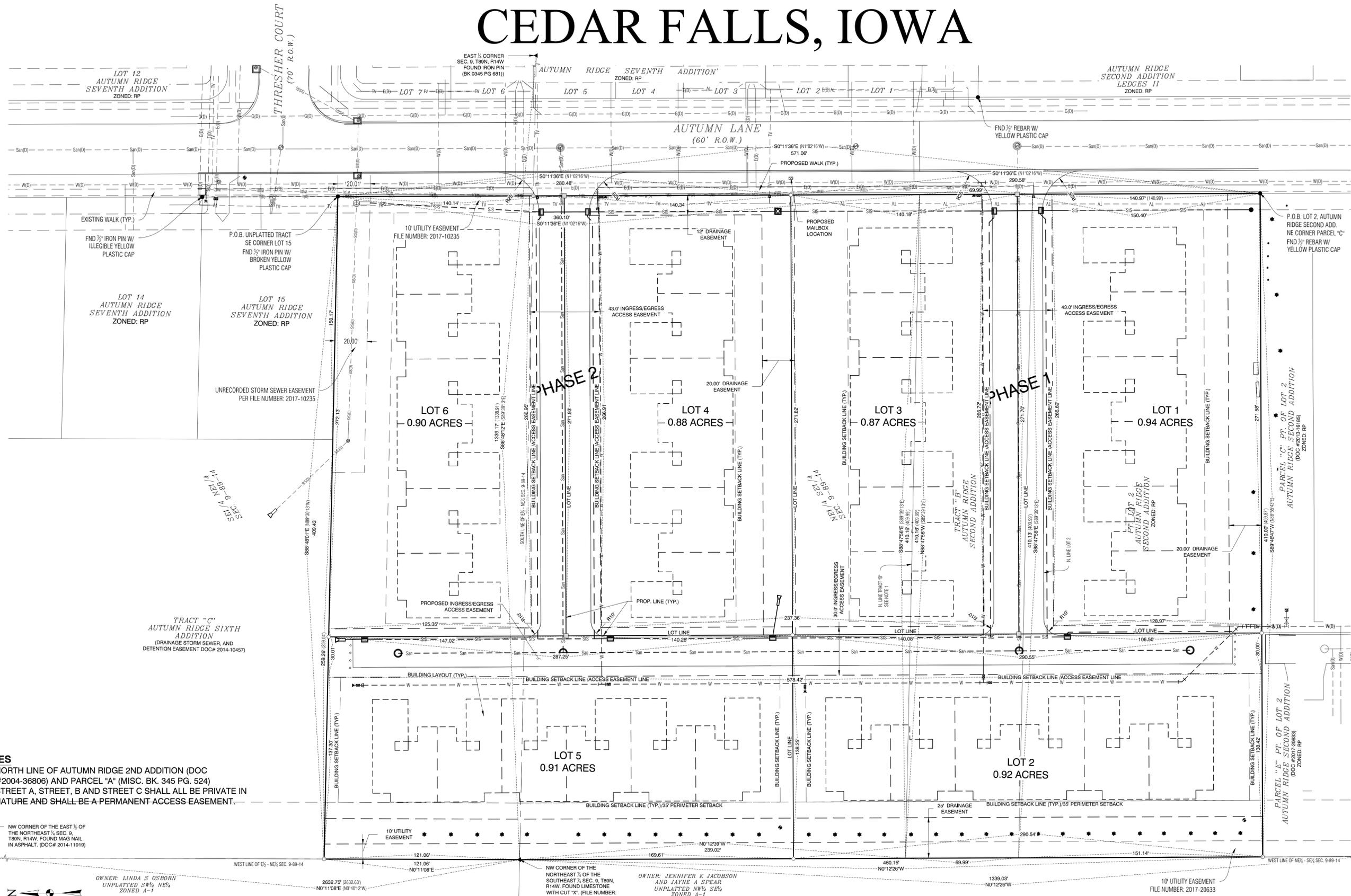
DESIGNED: MJS DATE: 02-16-18
DRAWN: SJC DATE: 10-22-20
CHECKED: TRS DATE: _____
APPROVED: _____ DATE: _____

AUTUMN RIDGE TENTH ADDITION CEDAR FALLS, IOWA

PRELIMINARY PLAT

PROJECT NO.
5684
SHEET NO.
1 OF 3

PRELIMINARY PLAT - AUTUMN RIDGE TENTH ADDITION CEDAR FALLS, IOWA



NOTES

1. NORTH LINE OF AUTUMN RIDGE 2ND ADDITION (DOC #2004-36806) AND PARCEL "A" (MISC. BK. 345 PG. 524)
2. STREET A, STREET, B AND STREET C SHALL ALL BE PRIVATE IN NATURE AND SHALL BE A PERMANENT ACCESS EASEMENT.

NW CORNER OF THE EAST 1/4 OF THE NORTHEAST 1/4 SEC. 9, T89N, R14W, FOUND MAG NAIL IN ASPHALT. (DOC# 2014-11919)

OWNER: LINDA S OSBORN
UNPLATTED SW 1/4 NE 1/4
ZONED: A-1

WEST LINE OF E1/2 - NE 1/4 SEC. 9-89-14

NW CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SEC. 9, T89N, R14W, FOUND LIMESTONE WITH CUT "X". (FILE NUMBER: 2015-12480)

OWNER: JENNIFER K JACOBSON AND JAYNE A SPERAR
UNPLATTED NW 1/4 SE 1/4
ZONED: A-1

NW CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 SEC. 9, T89N, R14W, FOUND 1" PINCH PIPE. (FILE NUMBER: 2015-12479)

WEST LINE OF NE 1/4 - SE 1/4 SEC. 9-89-14



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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

DESIGNED: MJS DATE: 02-16-18
DRAWN: SJC DATE: 10-22-20
CHECKED: IRS DATE:
APPROVED: DATE:

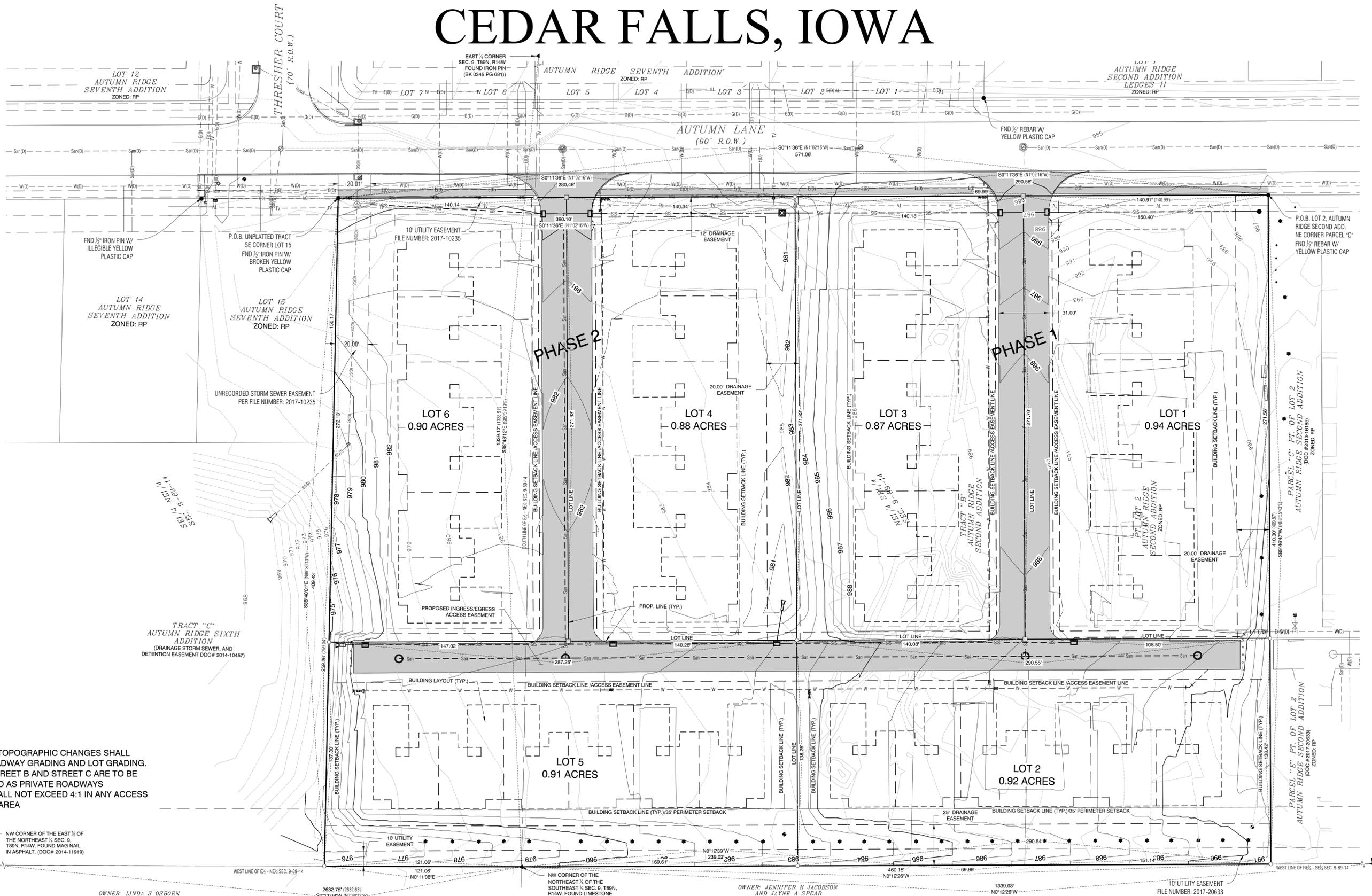
AUTUMN RIDGE TENTH ADDITION
CEDAR FALLS, IOWA

PRELIMINARY PLAT

DATE PREPARED : 10-22-20

PROJECT NO. 5684
SHEET NO. 2 OF 3

PRELIMINARY PLAT - AUTUMN RIDGE TENTH ADDITION CEDAR FALLS, IOWA



- NOTES**
- THE EXTENT OF TOPOGRAPHIC CHANGES SHALL CONSIST OF ROADWAY GRADING AND LOT GRADING.
- STREET A, STREET B AND STREET C ARE TO BE DESIGNATED AS PRIVATE ROADWAYS
 - SLOPES SHALL NOT EXCEED 4:1 IN ANY ACCESS EASEMENT AREA

NW CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 SEC. 9, T89N, R14W, FOUND MAG NAIL IN ASPHALT. (DOC# 2014-11919)

OWNER: LINDA S OSBORN
UNPLATTED SW 1/4 NE 1/4
ZONED A-1

NW CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SEC. 9, T89N, R14W, FOUND LIMESTONE WITH CUT "X". (FILE NUMBER: 2015-12489)

OWNER: JENNIFER K JACOBSON
AND JAYNE A SPEAR
UNPLATTED NW 1/4 SE 1/4
ZONED A-1

NE CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SEC. 9, T89N, R14W, FOUND 1" PINCH PIPE (FILE NUMBER: 2015-12479)



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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

DESIGNED: MJS DATE: 02-16-18
DRAWN: SJC DATE: 10-22-20
CHECKED: IRS DATE:
APPROVED: DATE:

AUTUMN RIDGE TENTH ADDITION
CEDAR FALLS, IOWA

PRELIMINARY PLAT

DATE PREPARED : 10-22-20

PROJECT NO.
5684
SHEET NO.
3 OF 3

**OWNER'S STATEMENT AND DEED OF DEDICATION
FOR
AUTUMN RIDGE TENTH ADDITION
CEDAR FALLS, IOWA**

KNOW ALL MEN BY THESE PRESENTS:

That B.N.K.D., Inc. ("Owner" and "Developer"), being desirous of setting and platting into lots and streets the land described in the attached Certificate of Survey by _____, P.L.S., dated the ____ day of _____, 2020, does by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa, the same to be known as

AUTUMN RIDGE TENTH ADDITION

Cedar Falls, Iowa, hereinafter "Development", all of which is with the free consent and desire of the undersigned, and the undersigned does hereby designate and set apart for public use the streets and avenues as shown upon the attached plat, and set apart for the City of Cedar Falls, Iowa, the easements shown on the attached plat.

I. DEDICATION OF STREETS AND EASEMENTS

The Owner hereby grants and conveys to the City of Cedar Falls, Iowa, for public use the streets shown on the attached plat. Said streets will be constructed at a 31-foot width.

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

II. RESTRICTIVE COVENANTS

Be it also known that the Owner does hereby covenant and agree for itself and its successors and assigns that each and all of the Lots in Development shall be and the same are

hereby made subject to the following restrictions upon their use and occupancy as fully and effectively, to all intents and purposes, as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned, or its successors in interest, may hereafter make for any of the said Lots and that such restrictions shall run with the land and with each individual Lot thereof for the length of time and in the particulars hereafter stated, to wit:

1. The development of these Lots shall consist of thirty-six (36) townhomes and shall be in accordance with the R-P Zoning classification set forth in the Cedar Falls Zoning Ordinance.
2. No structure, building, fence, or other object, including landscaping, may be built, placed, or located on the exterior of any townhome unless written approval is first received from the Developer. No replacement, maintenance, repair and remodeling, or restoration after damage or destruction, may use siding, roofing or other exterior components, of a different design, material or color scheme, unless written approval is first received from the Developer.
3. No detached accessory structures or buildings shall be permitted.
4. All private drives, private parking areas, and entryways shown on the attached plat shall be maintained by the townhome owners, excluding snow removal.
5. No swing sets or basketball hoops shall be allowed.
6. All buildings erected on said Lots shall be constructed in accordance with the building, plumbing, and electrical Codes of the City of Cedar Falls, Iowa.
7. Any townhome that is erected on said Lots shall have a minimum setback as shown upon the attached plat. These setbacks shall apply to the main building structure, as well as any attached decks, porches, or sunrooms. In addition, no dwelling or other structure of any kind shall be placed in drainage easement areas, as the same are shown on the attached plat. Any and all drainage easements will be required to follow the “Stormwater Management Plan” and no building, fence structures, landscaping structures, private gardens or any other possible obstruction can be built in and over said drainage easements. Said Lot owners and/or contractors working on said Lots will be responsible to maintain said easements to be free and clear of any physical obstruction(s), thus allowing the conveyance of overland storm water runoff as intended per “Stormwater Management Plan” on record with the City of Cedar Falls Engineer’s Office.
8. Pursuant to a Maintenance and Repair Agreement filed November 18, 2013, as Document No. 2014-10456, and amendments thereto (“Maintenance and Repair Agreement”), certain real estate as described therein shall be a storm water management facility (“the Facility”), which shall benefit real estate as described therein, and this Development (collectively

“the Benefited Property”). The Owner, B.N.K.D., Inc., shall perform the duties as required under the Maintenance and Repair Agreement, which affect such Facility, until, at the discretion of B.N.K.D., Inc., the maintenance is turned over to the Autumn Ridge Storm Water Drainage Association. The Developer has filed Articles of Incorporation and adopted Bylaws of the Autumn Ridge Storm Water Drainage Association. The purpose of the Association shall be to ensure compliance with the Maintenance and Repair Agreement with this Development and to perform such other functions as may be set forth in the Articles of Incorporation and Bylaws of said Association. This Association shall have authority to establish annual fees for membership in the Association, and shall have authority to adjust the annual membership fees as it deems appropriate to carry out maintenance duties described in this paragraph and as required under the Maintenance and Repair Agreement. The members of such Association shall consist of one representative each from the Homeowners Associations of each subdivision (whether currently or hereafter platted) for which any part is included in the Benefited Property, and the Owner. Each of the aforesaid Associations and Owner shall pay such annual fee to the Association to fund the activities of the Association, which fee shall be based upon the proportional square footage of real estate included in such subdivision (or, in the case of Owner, unplatted real estate) as compared to the Benefited Property. All such membership fees which are unpaid shall be assessed as a lien in the manner and as provided for in the Articles of Incorporation or Bylaws of the Association. The Owner reserves the right to plat unplatted areas of the Benefited Property, thereby adding additional member(s) to the Association. Upon conveyance of all real estate in the Benefited Property, the Owner shall no longer be a member in the Association.

9. No trailer, basement, tent, shack, garage, or shed erected in said Development shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary nature be permitted on any Lot.

10. The owner of each townhome, vacant or improved, shall keep said lot free of weeds and debris.

11. No townhome shall be used as a place of business, except an in-home office, daycare, or community center as permitted by the City of Cedar Falls Zoning Ordinance. Permanent business signs of any kind will not be allowed in the Development. Developer reserves the right to rent, lease, or occupy a townhome for purposes of a sales office until said townhome is sold.

12. No obvious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the Development.

13. Occupancy of any townhome will not be allowed until the exterior and interior are substantially complete and an occupancy permit has been issued by the City of Cedar Falls.

14. All approaches and driveways in the Development shall be concrete.
15. No trailers, campers, boats, trucks, buses, RVs, semi-tractors, or garden tractors will be allowed to be parked outside a townhome or on the street for a period exceeding 48 hours. After said time, such vehicles must be removed from the Development or completely stored within the garage of the townhome.
16. No radio wave producing equipment shall be used that interferes with other property owners. All TV, radio or other antennas, towers, and dishes must be installed and enclosed in an attic or garage, except that satellite dishes no larger than 24" in diameter will be allowed, but must not be visible from the street.
17. All electrical transmission lines and service entrances, all telephone lines and services therefor, all cable TV/fiber optic cable and service therefor, and all other utilities of whatever kind or nature, shall be installed underground on all Lots.
18. No animals, livestock, or poultry of any kind shall be kept on any Lots, except that dogs, cats, or other household pets may be kept, not exceeding two in number, provided they are not kept for commercial purposes. No pets of any kind will be allowed in any fenced-in areas of the Development green space not owned by individual townhomeowners. Pets are not to be left outside and must be cleaned up after promptly. Obnoxious animals must be removed. No outdoor dog runs are allowed.
19. Any footing drain tiles or sump pump systems installed in conjunction with the construction of a residence shall be connected to sub-drain tile and shall not be expelled into any sanitary sewer system, onto the street or surface of the property.
20. The Developer or its successors will install a 4-foot wide concrete sidewalk four inches thick across the entire frontage of any Lot, and side of the Lot on any corner Lots, at the time of construction upon said Lot. It will install handicap ramps as provided by state law. Any Lots remaining vacant for five (5) years after the date of final approval of the plat, shall also be improved with sidewalks as soon as the construction season permits.
21. Tract "A" is hereby conveyed to the City of Cedar Falls, Iowa to be used for road purposes.
22. All electrical transmission lines and service entrances, all telephone lines and services therefor, all cable TV/fiber optic cable and service therefor, and all other utilities of whatever kind or nature, shall be installed underground.

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

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

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

26. In an effort to minimize damage to adjacent properties and down stream water systems, each owner is required to comply with City of Cedar Falls requirements in regard to construction yard waste and storm water runoff.

27. Owner of each townhome shall comply with all requirements of the US Post Office for mail receptacles. All mailboxes shall be clustered or grouped for the units, and shall be placed between the curb line and the property line abutting the Lots. The area around said mailboxes shall be kept free and clear by the owner of the lots on which said mailboxes are located. Location of the clustered mailboxes shall be reviewed and approved by the City of Cedar Falls, Iowa.

III. PUBLIC IMPROVEMENTS REQUIRED IN PLAT

Developer agrees:

- 1. That the streets shown in the Development, as shown on the attached plat, will be

brought to City grade and that the streets will be thirty-one (31) feet, back of curb to back of curb, with approved hard surface pavement in accordance with City of Cedar Falls Standard Specifications.

2. The undersigned shall provide sanitary sewers for each Lot, together with all necessary manholes and sewer service line, to all Lots in the Development.

3. The underground utilities as required by the City of Cedar Falls Subdivision Ordinance, or as agreed upon with the City of Cedar Falls, shall be installed.

4. That City water will be provided for each Lot as required by the Cedar Falls Municipal Utilities.

5. The municipal fire hydrants will be provided as required by the Cedar Falls Municipal Utilities.

6. That storm sewer will be provided, along with subdrain tile along paving, as required by the City Engineer.

7. That a 4-foot-wide concrete sidewalk 4 inches thick will be installed on any unsold Lots, within 5 years after the date the plat is filed in the Office of the Recorder of Black Hawk County, Iowa, and the sidewalk shall be across the full width of the Lot, and on corner Lots, also across the parking and full length of the Lot. That handicap ramps will be provided as required by law. In the event that the City is required to construct the sidewalk as permitted in paragraph 8 below, a lien or liens may only be imposed against the Lot or Lots which require city construction and no other in the Development.

8. That the work and improvements called for herein shall be in accordance with City specifications under the supervision of the City Engineer. In the event that the undersigned, its grantees and assigns fail to complete work and improvements called for herein within one year from the date of the acceptance of said final plat by the City of Cedar Falls, Iowa, except as provided in Paragraph 7 above, the City may then make the improvements and assess the costs of the same to the respective Lots, and the undersigned agree that said assessments so levied shall be a lien on the respective Lots with the same force and effect as though all legal provisions pertaining to the levy of such special assessment have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law. The owners, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and waive all statutory protections and limitations as to cost and assessments and agree that the City may install said improvements and assess the total costs thereof against the Lots.

9. That the work and improvements called for herein shall be in accordance with City specifications under the supervision of the City Engineer, and shall be completed within one year of the date of approval of the final Plat, except as provided in Paragraph 7 above. Further, the undersigned and its successors shall comply with site plan review and approval by the Cedar Falls Planning and Zoning Commission and the Cedar Falls City Council, relating to building and architecture, onsite parking, pedestrian access, and onsite landscaping and signage.

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

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

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

IN WITNESS WHEREOF, this instrument has been signed at _____, Iowa, this _____ day of _____, 2020.

B.N.K.D., Inc.

By: _____
Ronda A. Happel, Vice President

Jaydevsinh Atodaria

From: z z <zzysizz@gmail.com>
Sent: Thursday, November 19, 2020 5:28 PM
To: Jaydevsinh Atodaria
Subject: Autumn Ridge subdivision

Follow Up Flag: Flag for follow up
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I made 3 mistakes-moving back to CF after retirement, driving on CF streets (\$1400 repair bill after driving at night over one of many unmarked, unlit, unbarricaded, 12th St sunken manhole covers), and to the point, buying a condo at Ledges II last year.

One month after moving in, they bulldozed an amazing meadow on Autumn Lane which was my left of center view. Autumn Ridge 10th Addition will also destroy my center, long to the horizon, view.

My right of center view will remain-that amazing trio of large evergreens-however, they are dying...strangled to death by developer-planted junipers. Please stop landscaping with junipers-mice and vole scamper across our patios every day and take refuge under the junipers! The root network is extensive and destructive. I believe some states have fines now for planting this weed (that does not belong on Iowa farmland!)

Given the amount of land work already done at Autumn Ridge 10th, I fail to see why you bother to ask for our input-it appears to already be approved?

So, Autumn Ridge 10th will add 36 condos which means 36-72 more vehicles. All of those added vehicles, plus current vehicles will use a 2 block stretch of Autumn Lane and all will use either Thresher Ct or Autumn Ridge Rd in order to spill out onto the already overburdened Union Rd. No parking at the curbs?!

Regarding mailboxes: there is a central mail kiosk on the southwest side of Autumn Lane (because that housing area is so tight U.S. mail won't do door to door?) Drivers pull up to it, on the wrong side of the street, sit there opening/reading mail while oncoming traffic has to veer into the only open lane, at the intersection. How are you planning to handle the mail of the additional 36 condos?

You should count the current high volume of traffic on Autumn Lane (UPS/FedEx/school bus/residents)!

We are plagued by hornet and wasp nests everywhere out here. There are many beautiful bushes and trees that do not attract them. Use those for landscaping. (I haven't seen a single lowly honeybee so don't throw that argument at me.)

BTW There is a basketball hoop on wheels perched with sandbags on the curb of Autumn Lane in front of the 7-plex...it's been there a long time now.... Nuisance to drive around and thru and not over the teenagers who clearly believe they own the street. Last week at dusk/dark it was a party complete with cups-some kids shooting hoops, some kids throwing balls back and forth across the street, and a large group of teenagers

roaming the developer's partially developed Autumn Rdge 10th Addition. Pretty dangerous in the dark out on that land!

Thanks, Angie Bergman