



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 27, 2018
5:30 PM AT CITY HALL - COUNCIL CHAMBERS

1. **Call to Order and Roll Call**
2. **Approval of Minutes**
3. **Public Comments**
4. **Public Hearing**

A. Rezoning – SW Corner of Highway 58 and West Ridgeway Avenue

Location: SW Corner of Highway 58 and W. Ridgeway Avenue
Applicant: Midland Atlantic Development Company, LLC
Previous Discussion: None
Staff Recommendation: Introduction and discussion.
P&Z Action Needed: Continue public hearing at the July 11, 2018 P&Z meeting.

B. Rezoning and Land Use Map Amendment – 1015-1021 W 22nd Street

Location: 1015-1021 W. 22nd Street
Applicant: CV Commercial, LLC
Previous Discussion: None
Staff Recommendation: Introduction and discussion.
P&Z Action Needed: Continue public hearing at the July 11, 2018 P&Z meeting.

5. **Old Business**
6. **New Business**

A. College Hill Neighborhood District Site Plan Review – 2119 College Street, 1015-1021 W 22nd Street

Location: 2119 College Street; 1015-1021 W. 22nd Street
Applicant: CV Commercial, LLC
Previous Discussion: None
Staff Recommendation: Introduction and discussion.
P&Z Action Needed: Provide direction, comments and continue the discussion at the July 11, 2018 P&Z meeting.

7. **Adjournment**

Reminders:

- July 11th and July 25th Planning & Zoning Commission Meeting
- July 9th and July 16th City Council meeting

**Cedar Falls Planning and Zoning Commission
Regular Meeting
June 13, 2018
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, June 13, 2018 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert. Hartley, Holst and Saul were absent. David Sturch, Planner III and Iris Lehmann, Planner I, were also present.

- 1.) Chair Oberle noted the Minutes from the May 23, 2018 regular meeting are presented. Mr. Leeper made a motion to approve the Minutes as presented. Mr. Wingert seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.
- 2.) The first item of business was a public hearing for rezoning (amendment to Zoning Agreement) of Lots 7 & 8 in Midway Business Park. A notice was published in the Courier June 6, 2018. Ms. Giarusso made a motion to receive and file the public notice. Mr. Arntson seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.

Chair Oberle introduced the item and Mr. Sturch provided background information. He explained that the item was presented at the last meeting for discussion. The project involves new construction on Greenhill Circle just off of Greenhill Drive. The property was rezoned from R-1 to R-4 Residential in January 1995. At that time there were concerns with increased traffic and residential parking with high density development. The developer agreed to specify in the zoning agreement that there would be a restriction to professional offices only. As the two subdivisions of Lots 7 and 8 came into play, the traffic concerns became a non-issue. It is proposed to adjust the original zoning agreement to allow for a single-story senior assisted living facility with 16 residents and four employees. The building location, parking and landscaping satisfy ordinance requirements. Staff recommends approval of the R-4 zoning district amendment subject to gathering any comments from the Planning and Zoning Commission and public as well as the revision of the Zoning Agreement and Deed of Dedication.

Mr. Leeper asked if the neighbors have been notified. Mr. Sturch explained that letters were sent out prior to the previous meeting and this meeting. The only comments were from neighbors to the east asking about screening and whether the existing tree stand would be affected. The developer mentioned that minimum trees would be removed to keep the tree stand there.

Mr. Leeper made a motion to approve. Ms. Adkins seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.

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- 3.) The next item for consideration by the Commission was a public hearing regarding Floodplain Ordinance Amendments. A notice was published in the Courier June 6, 2018. Mr. Leeper made a motion to receive and file the public notice. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.

Chair Oberle introduced the item and Mr. Sturch provided background information. He explained that there are some changes to definitions within the floodplain ordinance. They were prompted by the annual visit from the DNR when they provide input to our floodplain program and how staff is monitoring it. The City is in good standing with the DNR and the National Flood Insurance Program. Mr. Sturch explained the proposed changes to the definition subsection and that they will help Cedar Falls continue to keep their good rating with the National Flood Insurance Program and Community Rating System Program. Staff recommends approval.

Mr. Leeper made a motion to approve. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.

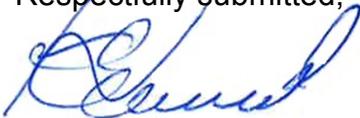
- 4.) The Commission then considered Downtown Façade Review – 120 Main Street. Chair Oberle introduced the item and Ms. Lehmann provided background information. She explained that the owner is requesting a site plan review for his tenant, The Runners Flat. The applicant is proposing to paint the top half of the façade black, remove the existing goose neck lighting and take off and repaint the sign and put it back. The rest of the building will remain the same. Staff recommends approval of the façade changes as they meet all zoning requirements.

Mr. Arntson made a motion to approve. Ms. Adkins seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.

- 5.) As there were no further comments, Mr. Leeper made a motion to adjourn. Mr. Wingert seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Leeper, Oberle and Wingert), and 0 nays.

The meeting adjourned at 5:48 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Shane Graham, Planner II
DATE: June 21, 2018
SUBJECT: Rezoning request at the southwest corner of Highway 58 and West Ridgeway Avenue

REQUEST: Rezone property from A-1, Agricultural District to HWY-1, Highway Commercial District

PETITIONER: Midland Atlantic Development Company, LLC, Buyer; Bayer Becker, Engineer

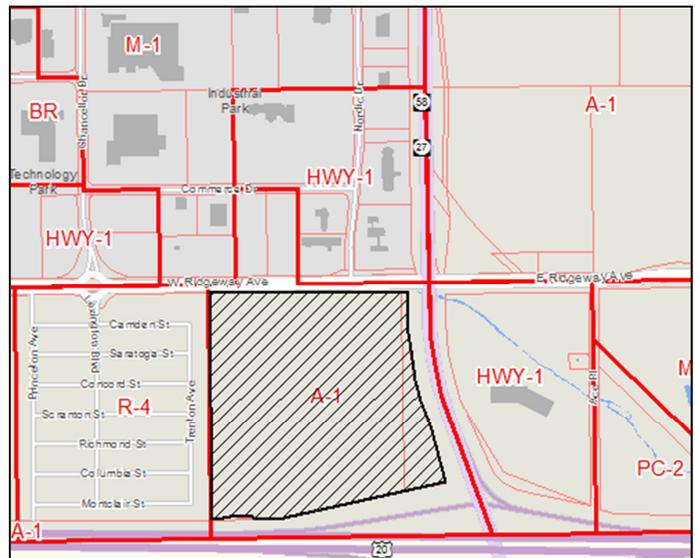
LOCATION: Southwest corner of Highway 58 and West Ridgeway Avenue

PROPOSAL

The applicant has submitted a request to rezone 49.52 acres of land at the southwest corner of Highway 58 and W Ridgeway Avenue from the A-1 Agricultural District to the HWY-1, Highway Commercial District as shown on the map to the right. The rezoning will allow for a retail commercial development on the property, consisting of one large retail store along with several other retail uses. Several additional outlots on the site will also be available for future commercial development.

BACKGROUND

This property has been zoned as agricultural since adoption of the Zoning Ordinance in 1970. The property is surrounded by a mobile home park to the west, a recreational vehicle sales establishment to the east (across Highway 58), and a convenience store, hotel and two residential acreages to the north. The applicant has an agreement to purchase the property from the current owner, and plans to develop the site with retail commercial uses. The rezoning of this property must be carefully considered by evaluating the characteristics of the land and surrounding properties. This staff report will outline a number



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of these elements in order to have a firm understanding of the future use of this property.

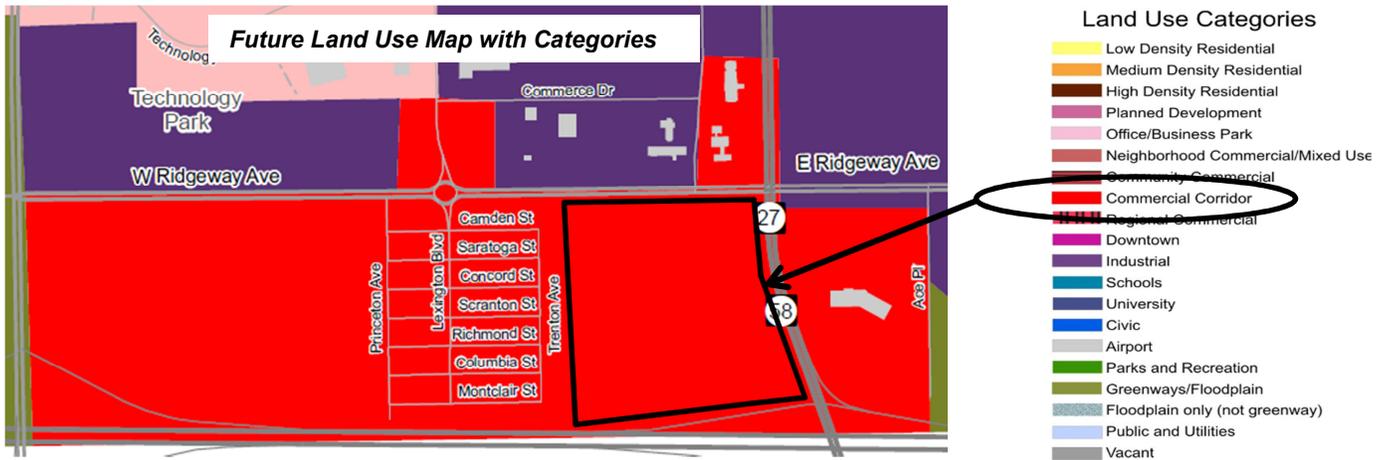
ANALYSIS

The purpose of the A-1, Agricultural Zoning District is to act as a “holding zone” for future development when municipal services (sanitary sewer, water, roads) are accessible to the site. When these services are available, the development of the land is threefold, beginning with the rezoning of the land, platting and construction.

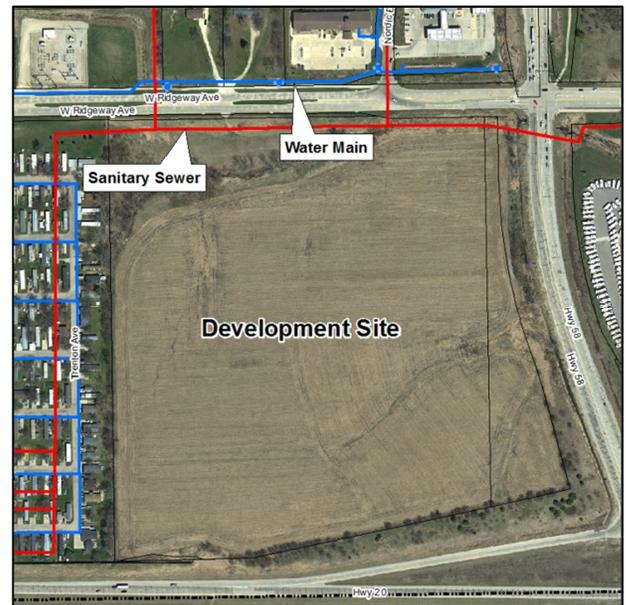
Zoning considerations for undeveloped properties normally involve evaluation of three main criteria:

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

The Future Land Use Map identifies this and a majority of the surrounding properties as Commercial Corridor. Characteristics of the Commercial Corridor designation include auto-oriented, primarily retail/service/office commercial and high density residential areas that serve surrounding neighborhoods as well as citywide customers. These developments typically contain small scale retail and personal services as well as community uses such as major grocery stores and office buildings. Commercial Corridor uses are typically located along major transportation corridors, and pedestrian traffic should be encouraged.



- 2) Is the property readily accessible to public water and sanitary sewer service?
As part of the technical review of this proposal, Cedar Falls Utilities personnel have no major concerns with the proposed HWY-1 rezoning request. A 12" sanitary sewer main is located along the north property line along W. Ridgeway Avenue, and a 12" water main is located along the north side of W Ridgeway Avenue (see map to the right). This 12" water main will also need to be looped throughout this site



in order to provide adequate fire protection. Other utilities such as electric, gas and communication can be extended to the site.

3) Does the property have adequate roadway access?

The property currently has one farm access driveway off W Ridgeway Avenue. Although this property has frontage along both Highway 58 and US Highway 20, no access will be allowed from those frontages. The overall development plan shows two new accesses to the site: one across from Nordic Drive, and one across from a shared drive that serves two residential dwellings along the north side of W Ridgeway Avenue. A traffic study is currently being completed by the applicant as part of this development to determine the suitability of these particular access points and the improvements necessary at the access points to serve the land uses proposed for this site. This study will provide an analysis of the entrance designs in relation to the proximity of Highway 58, and will provide an analysis for the potential of a roundabout or other appropriate traffic control measures at the westernmost entrance to the property. The specific details regarding the type and location of the access points will be forthcoming once the study is completed. It should be noted that any improvements necessary to provide for safe traffic control and circulation at these driveway access points will be at the expense of the developer, since they will be driven solely by needs generated by this development.

Other Zoning Considerations:

Additional features of this property include a waterway along the front of the property along W Ridgeway Avenue. This waterway is not in a special flood hazard area, however there appears to be areas of wetlands that are in this area. The applicant is currently having this area studied to determine if they are indeed a wetland area. If they are, development cannot occur within this area unless there is mitigation practices in place. As you can see from their overall development plan, the only potential wetland areas that would be disturbed would be the two entrance drives to the property. These areas would have appropriately sized culverts or piping installed underneath the road to allow the water to maintain current flow. If wetlands are determined to be jurisdictional, review and approval of a mitigation plan by the U.S. Army Corp of Engineers will be necessary.

Also, the development plan shows approximately 11 acres along the south and east ends of the property as being reserved for future highway right-of-way. The Iowa Department of Transportation conducted a Highway 58 Corridor Study several years ago, which shows a layout of a new interchange at US Highway 20 and Highway 58. The applicant utilized the DOT model to leave this area open on their property for this potential future interchange. By designating this area as open space for future right-of-way, that leaves approximately 39 acres available for development. When a more detailed site plan is submitted for review and approval this area will need to be delineated and reserved for future interchange improvements.

Proposed Zoning:

The purpose of the HWY-1 district is to promote and facilitate comprehensively planned commercial developments which are harmoniously located adjacent to major transportation corridors and interchanges. It is further the purpose of these regulations to encourage high standards of building architecture and site planning, which will foster commercial development that maximizes pedestrian convenience, comfort and pleasure.

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A Highway Commercial District is a commercial project containing general service facilities on larger tracts of land intended to serve the traveling public or for the establishment of regional commercial service centers. Said districts can be established adjacent to state or interstate highway corridors at sites best suited to serve the traveling public.

Another commercial zoning district could have been considered for this site (PC-2, Planned Commercial District), however, the HWY-1 District was established and intended for planned commercial developments located along major transportation corridors and interchanges. With this property being located adjacent to the interchange of Highway 20 and Highway 58, as well as being located along a major transportation corridor in W Ridgeway Avenue, staff believes this to be the most appropriate zoning district to classify this property.

Public Notice:

A notice of public hearing was published in the *Waterloo-Cedar Falls Courier* on Wednesday, June 20, 2018. Also, a notice to the adjoining property owners was sent on June 19, 2018 inviting them to the public hearing.

STAFF RECOMMENDATION

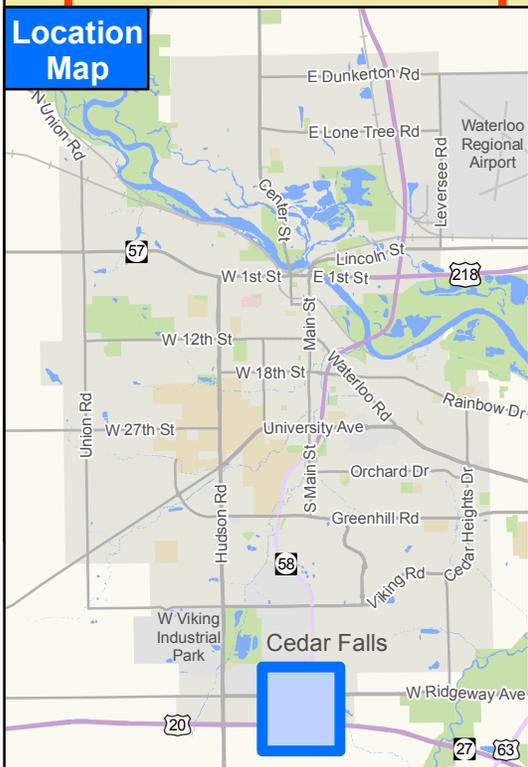
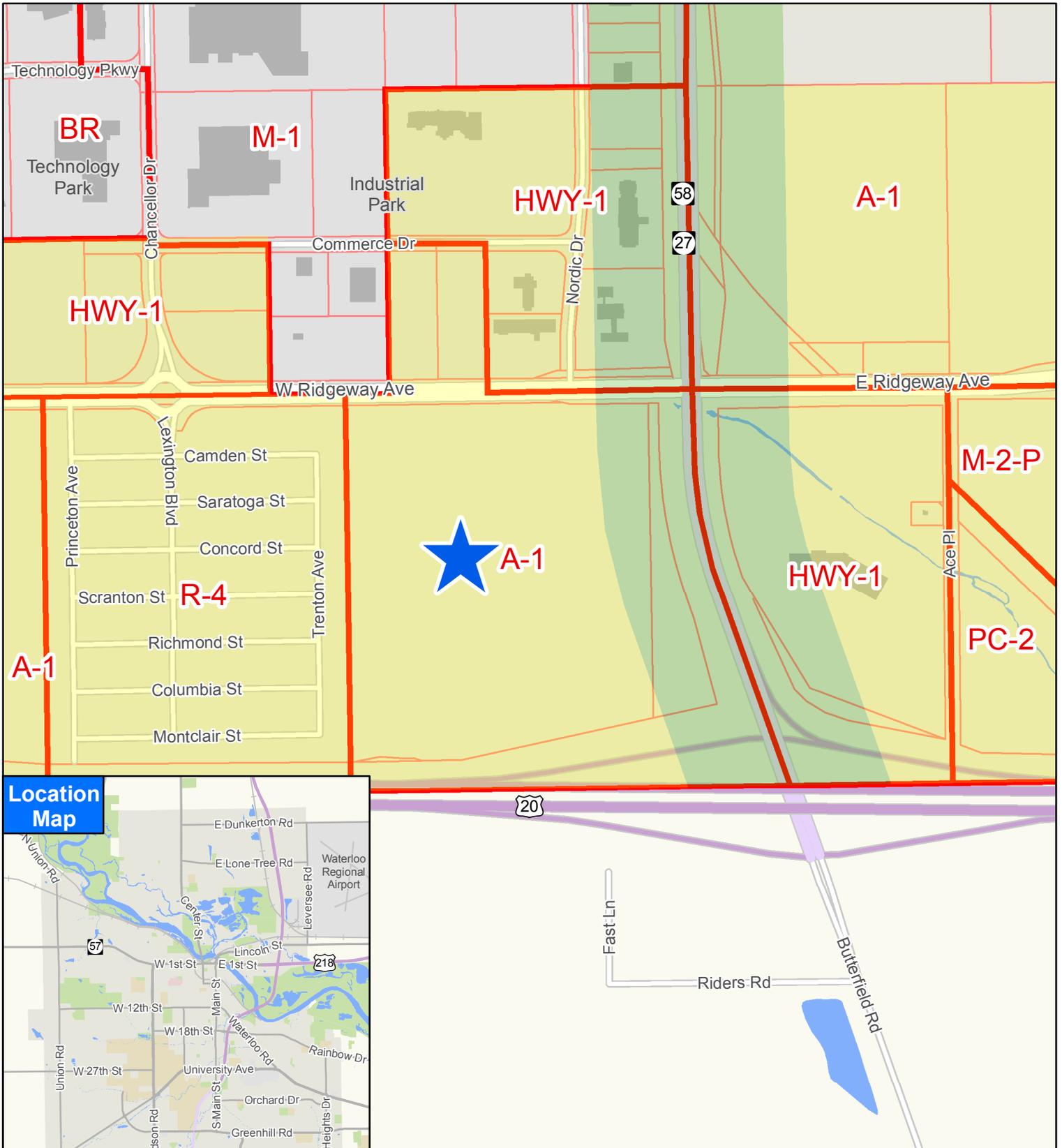
Gather any comments from the Planning & Zoning Commission and public, and continue the hearing on July 11, 2018.

PLANNING & ZONING COMMISSION

Introduction
6/27/2018

Vote
7/11/2018

Attachments: Location map
Rezoning Plat
Overall Development Concept Plan



Rezoning of Property from A-1
Agricultural to HWY-1 Highway Commercial -
Midland Atlantic Development Company, LLC

PROJECT SUMMARY:

EXISTING ZONING: A-1
 PROPOSED ZONING: HWY-1

GROSS SITE ACREAGE: 50.31 AC.
 AREA RESERVED FOR FUTURE R/W: ±10.96 AC.
 NET DEVELOPABLE AREA: ±39.35 AC.

TOTAL OPEN SPACE: 11.94 AC (30.34%)

GROSS LEASABLE AREA: 240,000 S.F.
 RETAIL GROSS LEASABLE AREA (GLA): 185,000 S.F.
 JUNIOR ANCHORS (JA) - BUILDINGS A, B, C - GLA: 55,000 S.F.

REQUIRED RETAIL PARKING: 832.5 (4.5 SPACES/1000 S.F. GLA)
 PROPOSED RETAIL PARKING: 841 SPACES
 TYPICAL PARKING DIMENSIONS - RETAIL: 10' X 20'

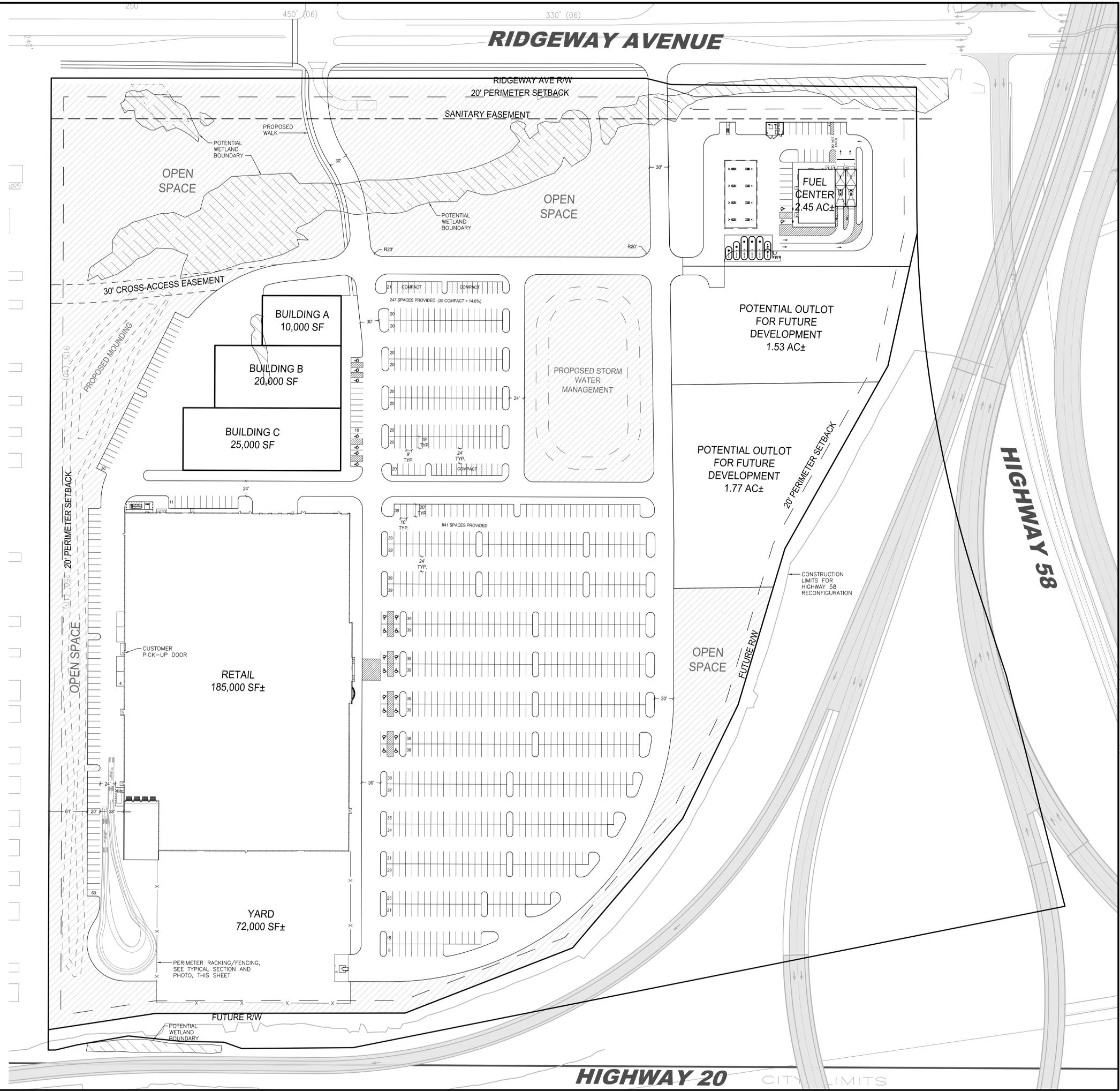
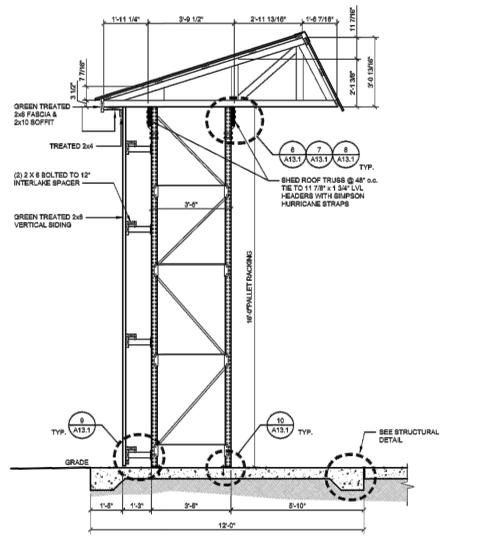
REQUIRED JA PARKING: 247.5 SPACES (4.5 SPACES/ 1000 S.F. GLA)
 PROPOSED JA PARKING: 247 SPACES
 TYPICAL PARKING DIMENSIONS - JA: 9' X 19' (COMPACT 8' X 19')

TOTAL PROPOSED SITE PARKING: 1,088 SPACES (4.5 SPACES/ 1000 S.F. GLA)

NOTES:

1. DUE TO LOCATION OF STORMWATER MANAGEMENT BASIN, SAFETY MEASURES SUCH AS GRATES AROUND OUTLETS SHALL BE PROVIDED
2. SITE PLAN SUBMISSION SHALL INCLUDE LANDSCAPING OF STORMWATER MANAGEMENT BASINS TO ENHANCE AESTHETICS
3. HIGHWAY 58 RECONFIGURATION PROVIDED BY IOWA DEPARTMENT OF TRANSPORTATION FOR ROADWAYS AND CONSTRUCTION LIMITS HAS BEEN INCORPORATED INTO DESIGN
4. 30' CROSS-ACCESS EASEMENT SHALL BE PROVIDED NORTH OF BUILDING A TO PROVIDE ACCESS FOR FUTURE DEVELOPMENT TO THE WEST
5. VEHICLE PATH SHOWN FOR SERVICE AREA BEHIND RETAIL IS FOR WB-67 VEHICLE. FIRE APPARATUS VEHICLE CAN BE SHOWN IF NEEDED
6. VEHICULAR ACCESS TO THIS SITE WILL BE LIMITED TO THE PROPOSED ACCESS DRIVES OFF OF RIDGEWAY AVENUE AS SHOWN. EXACT WIDTH AND CONFIGURATION SHALL BE BASED ON TRAFFIC IMPACT STUDY
7. 12" LOOPED WATER MAIN SHALL BE PROVIDED AROUND LARGE RETAIL BUILDING AND BUILDING A, B AND C FOR ADEQUATE FIRE COVERAGE
8. PRIOR TO ANY DISTURBANCE OF THE EXISTING WETLAND AREAS, ALL APPROVALS AND PERMITS FROM ARMY CORP OF ENGINEERS, IOWA DEPARTMENT OF NATURAL RESOURCES AND CITY OF CEDAR FALLS SHALL BE IN PLACE

LEGEND:



Basis of Bearing: State Plane NAD27 North
 Scale: 1" = 60'

Item	Date	Drawn	Checked	By	For
1					

PRELIMINARY

HENRY PROPERTY
 BLACK HAWK COUNTY
 CEDAR FALLS, IOWA

Item 4.A
 PRELIMINARY CONCEPT SITE PLAN

Drawn by: S.P.I.
 Checked by: R.L.G.
 Issue Date: 5-18
 Sheet:

Plot time: Jun 14, 2018 - 3:29pm
 Drawing name: A:\2017\17-0335\PL\DWG\17-0335_P1.dwg - Layout Tab - P1



DEPARTMENT OF COMMUNITY DEVELOPMENT
REZONING APPLICATION

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

Property's Address: _____

Parcel #: 8814-02-126-005 and 8814-02-201-004

City: Cedar Falls State: Iowa ZIP: 50613

Applicant's Name: Midland Atlantic Development Company, LLC

Applicant's Mailing Address (if other): 8044 Montgomery Road, Ste 370

City: Cincinnati State: Ohio ZIP: 45244

Applicant's Email: nchimento@midlandatlantic.com Daytime Phone #: 513-967-7658

Existing Zoning: A-1 Present Use: Agriculture

Proposed Zoning: HWY-1 Proposed Use: Retail

A COMPLETE SUBMITTAL INCLUDES A PAPER AND AN ELECTRONIC COPY OF:

- X Completed application
X \$500 nonrefundable fee
X Names and addresses of property owners within 300 ft of the requested area (Word or Excel)
X Legal description of property, for use in public notices (Word)
X Letter explaining reason for request and details about future uses (Word)
[] Traffic Study, if applicable (In Process)
X Plat scaled to at least 100 feet per inch (PDF 11x17)
X Map elements: north arrow, etc.
X Identified real-estate for which zoning is requested
X Legal description of property
X All public streets and highways within 300 ft of the requested area's boundaries
X All lands, platted or un-platted within 300 ft of the requested areas boundaries
X Requested and current zoning district
[] Any other items specific to the zoning district being requested which may include the following:
X Comprehensive Development Site Plan
[] Traffic Generation Analysis (In Process)
[] Developmental Procedures Agreement

To the best of my knowledge the foregoing and attached statements are true and correct, I sign this completed application with the intent of having my property rezoned.

Applicant/Property Owner's Signature: _____ Date: 5/18/18

Item 4.A.

REQUEST FOR REZONING

We do hereby respectfully make application and petition the City Council to amend the zoning map as hereinafter requested, and in support of this application, the following is a letter explaining the reason for such request.

The property is in acreage, and is not therefore a part of a recorded plat. The property sought to be rezoned is two parcels identified with Parcel Identification Numbers of 8814-02-126-005 and 8814-02-201-004. The properties are located at the NWC of Highway 20 and Hudson Road and South of Ridgeway Ave. The property is sought to be rezoned by Midland Atlantic Development Company, LLC for use as a large format retail store(s) and other related commercial use. It is desired and requested that the foregoing described property be rezoned from Agriculture 1 (A-1) zoning to Highway 1 (HWY 1) commercial Zoning. It is anticipated that the property will be used for retail use in the following general configuration: approximately 185,000 square foot large format retail store along with integrated outdoor sales of approximately 60,000 square foot plus approximately 55,000 square feet for addition retail uses. We anticipate that Outparcel 1 will be utilized as a gas and carwash building and the outparcels labeled as Outparcels 2 and 3 would be planned for restaurant locations or other retail uses. We believe that the change requested is necessary for the preservation and enjoyment of substantial property rights, and will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
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www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Karen Howard, Planning & Community Services Manager
DATE: June 21, 2018
SUBJECT: Rezoning and Land Use Map Amendment request for property at 1015 and 1021 W. 22nd St

REQUEST: Land Use Map Amendment from High Density Residential to Neighborhood Commercial/Mixed Use and rezoning of the subject properties from R-3 Multiple Unit Residential to C-3 Commercial District

PETITIONER: Steve Troskey – CGA Engineers

LOCATION: Properties located at 1015 and 1021 W. 22nd Street in the College Hill Neighborhood

PROPOSAL

The applicant has submitted a request to amend the Future Land Use Map within the City’s Comprehensive Plan to extend the boundary of the area designated as Neighborhood Commercial / Mixed Use west to include the adjacent properties at 1015 and 1021 W. 22nd Street as shown in the map below. Goals for this area are addressed in the College Hill Neighborhood section of the Comprehensive Plan adopted in 2012 and in the College Hill Neighborhood Plan adopted in 1993.

In concert with the Future Land Use Map amendment the applicant has requested a rezoning of the subject properties from R-3 Multiple Unit Residential to C-3 Commercial. The rezoning will allow expansion of the Neighborhood Commercial/ Mixed Use area to expand further to the west along 22nd Street, including any associated accessory uses necessary to support the urban mixed use development anticipated for this area.

BACKGROUND

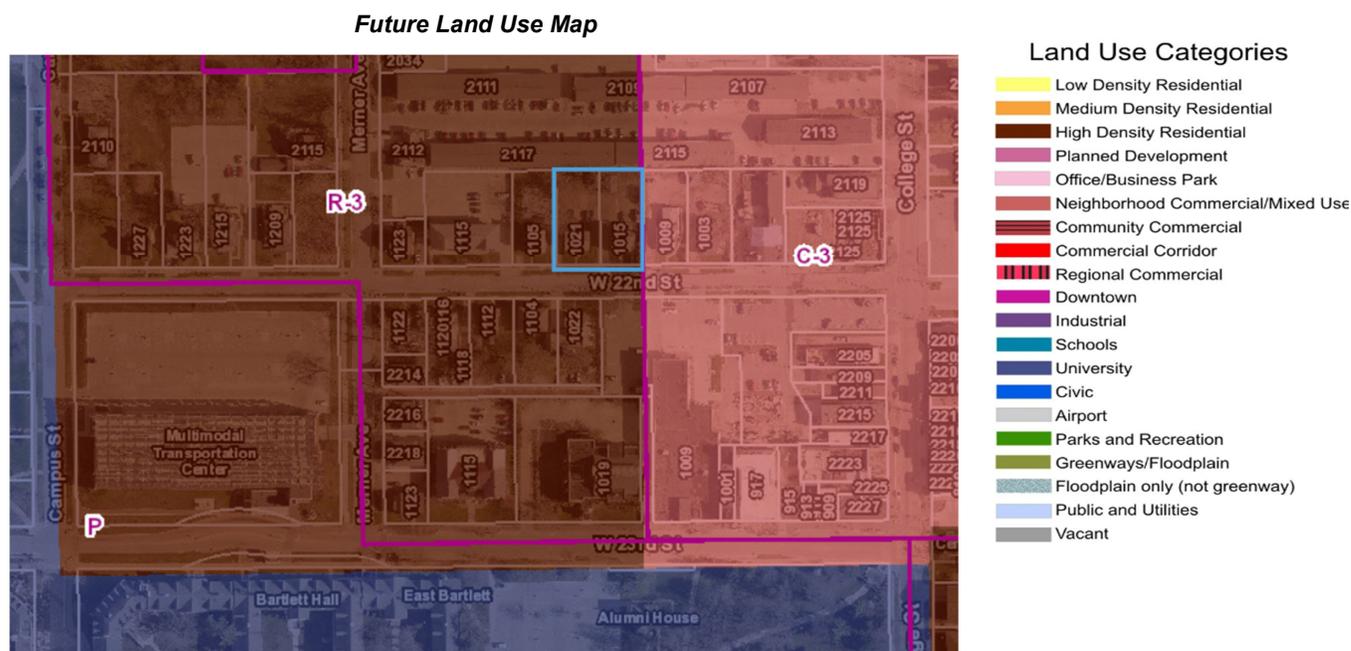
The subject properties at 1015 and 1021 W. 22nd Street currently contain lower density residential uses, a duplex and a single unit home, respectively. Both are rental properties owned by CV Commercial, LLC. The owner is proposing to tear down the existing structures and construct a 29-space parking lot that will provide additional accessory parking for a 5-story

Item 4.B.

mixed-use building proposed on properties at 2119 College Street, 925 W. 22nd Street, and 1003 W. 22nd Street. A similar project was proposed earlier this year, but the application was denied by the City Council largely due to inadequate parking. With this application, the owner is proposing to provide additional parking on the properties at 1015 and 1021 W. 22nd Street to serve the upper floor residential uses in the mixed use building in a manner that is consistent with the goals of the College Hill Neighborhood Plan and the City's Comprehensive Plan.

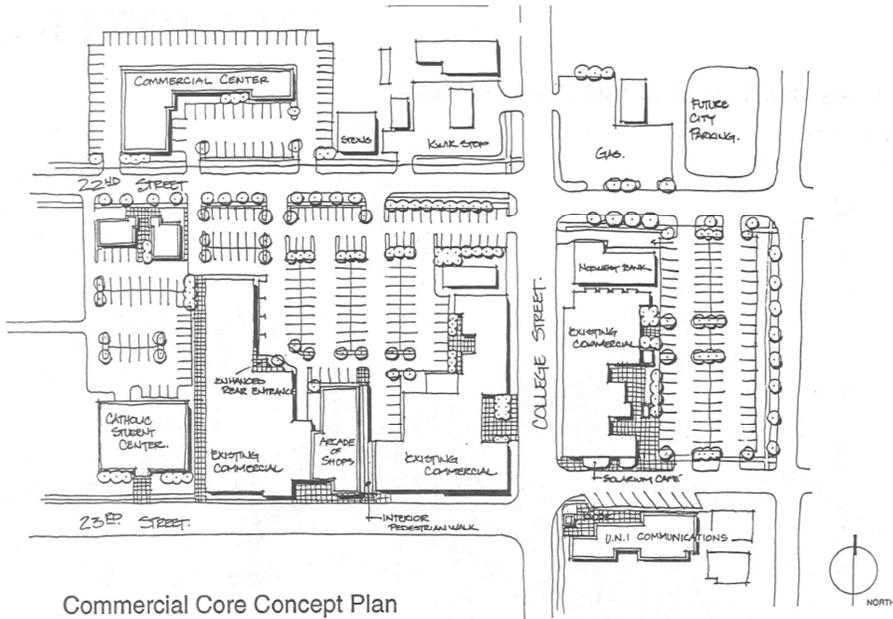
ANALYSIS

Amendment to the Future Land Use Map: The applicant is requesting to change the land use map designation of the properties at 1015 and 1021 W. 22nd Street from High Density Residential to Neighborhood Commercial/Mixed Use, as noted on the map below.



Both the College Hill Neighborhood Plan and the Comprehensive Plan provide guidance for future development in this area. The College Hill Neighborhood Plan adopted in 1993, describes the concept of a more cohesive and attractive “commercial core” concentrated “in a two-square block area between 23rd Street and the middle of the 2100 block of College Street. The ultimate form of the commercial development in the College Hill Business District should be a commercial core surrounding a “parking courtyard” rather than an elongated commercial strip.”

The plan provides an illustration of this concept, as shown on the following page:



Commercial Core Concept Plan

COLLEGE HILL NEIGHBORHOOD

The Comprehensive Plan adopted in 2012 sets forth goals for commercial infill development along 22nd Street:

Extend the streetscape along 22nd Street to improve pedestrian access with wider, brick sidewalks and parallel or angled on-street parking (or alternately, parking behind buildings), and spur local development of more mixed-use storefronts with apartment dwellings above. Bring mixed-use commercial development between 21st and 22nd Street to link the “Upper Hill” and “Lower Hill” along College Street into a more cohesive, walkable retail area. (p.140)

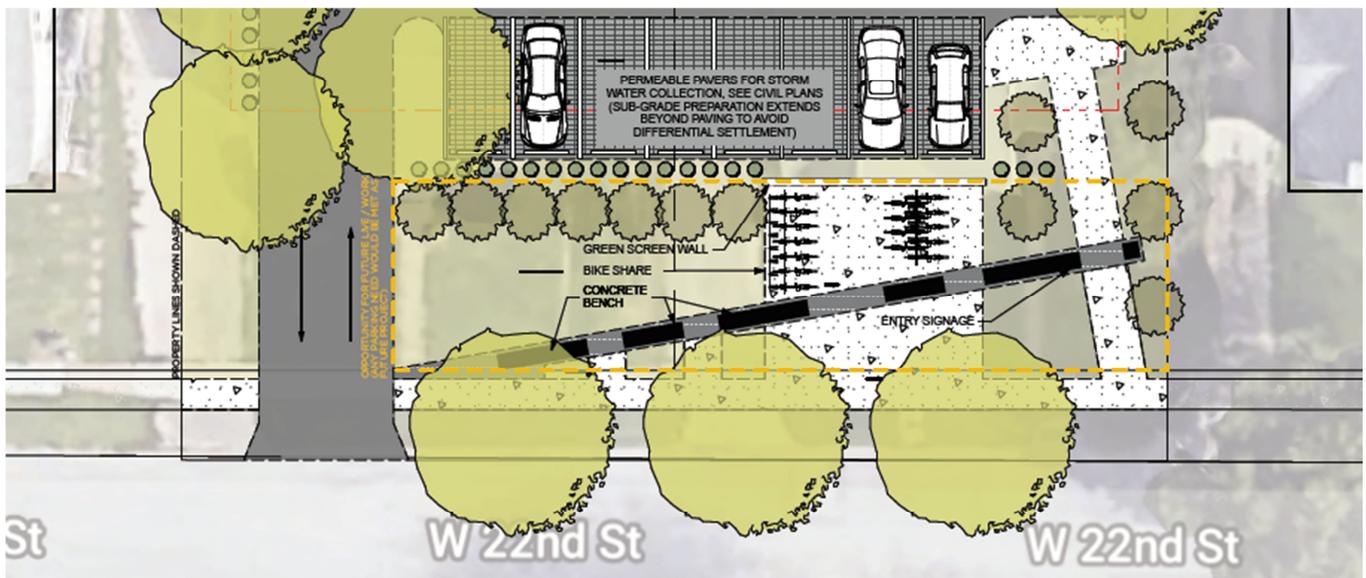
As shown above, the College Hill Neighborhood Plan anticipated the expansion of the commercial core of the neighborhood extending west along 22nd Street to include the two properties subject to this requested land use map amendment and rezoning.

Staff notes that the goal of encouraging redevelopment evolved in the 2012 plan from the earlier 1993 College Hill Plan. There was a shift in focus from discussion of a “commercial core” surrounding a parking court to encouraging mixed-use storefronts with apartment dwellings above with on-street parking supplemented with parking located behind buildings to provide a more pedestrian-friendly streetscape. It was an acknowledgement that if the goal is to create a cohesive and walkable neighborhood commercial area, the streetscape should not be interrupted by unscreened surface parking areas.

The applicant is proposing to address both the need for additional parking to serve the proposed mixed-use building and the desire for an improved streetscape with the parking buffered and screened from view of the street. The parking lot is proposed to set back from the public ROW approximately 25 feet, with the setback area designed as a small usable green space with the parking lot screened from view by trees, shrubs, and a planted screenwall. This area will include public seating along a low wall that extends along the public sidewalk, space dedicated to public

Item 4.B.

bicycle parking and location for the community's nascent bike share program. Following is a drawing of the proposed greenspace and parking area as viewed from a pedestrian perspective along 22nd Street and a plan view of the landscaping plan for the greenspace. More detailed information is included in the applicant's submitted documents attached to this memo.



Staff was initially concerned about replacing active building uses with a surface parking lot, but find that the proposal for the usable greenspace in combination with a parking area set back from the street strikes a good balance between potentially competing comprehensive plan goals for additional parking and for new higher density mixed-use development. It should also be noted that the 25-foot setback leaves enough space for a small commercial liner building or live-work units that could front on 22nd Street in front of the parking area in the future if the demand is there for small business start-up space or additional neighborhood-serving commercial uses. Due to the potential for furthering the goals of the College Hill Neighborhood Plan and the 2012 Comprehensive Plan, staff supports the amendment to the Future Land Use Map.

Proposed Rezoning:

The properties are currently zoned R3 Multiple Unit Residential. This zone is intended for moderate intensity residential uses, including single unit dwellings, duplexes, and multiple unit dwellings with a height limit of 45 feet or 3 stories, whichever is less. The properties are also within the College Hill Overlay District, the provisions of which govern all uses and development proposals within the overlay district. The current R3 zoning is unlikely to facilitate the desired redevelopment along 22nd Street as described in the College Hill Neighborhood Plan or the 2012 Comprehensive Plan, due to the larger front setbacks and limited residential densities allowed.

The requested rezoning is C3 Commercial, which is the designation reserved for the highest intensity urban commercial areas in the city and is the current zoning applied to Downtown Cedar Falls and the College Hill commercial district. This zone allows storefront commercial uses located close to the public sidewalk with upper floor residential uses encouraged as a secondary use of the property.

As described in the section above, the proposed rezoning to C3 Commercial is consistent with the goals set forth in the College Hill Neighborhood Plan and the 2012 Comprehensive Plan, which both call for expansion of opportunities for urban mixed use development extending further down 22nd Street in a manner that enhances the pedestrian environment along the street and provides additional storefront commercial space and high density housing opportunities that will take pressure off the lower scale neighborhoods located to the east. While the older 1993 College Neighborhood Plan calls for consideration of C1 Zoning for the commercial area in the College Hill neighborhood, staff finds that some of the provisions of the C1 Zone, particularly the requirement for larger building setbacks are inconsistent with the updates adopted with the Comprehensive Plan in 2012 that calls for urban mixed-use in this area with buildings located close to the street in a manner that promotes walkability and more efficiently uses the lot area in this urban location. The additional standards and design review required with the adoption of the College Hill Overlay zoning serve to mitigate concerns with the C3 zoning designation expressed in the 1993 College Hill Neighborhood Plan. Therefore, staff finds the proposed rezoning to be consistent with the Comprehensive Plan and College Hill Neighborhood Plan goals. Use of the property for accessory parking to the larger mixed use project further to the east will help alleviate concerns regarding adequate parking for the upper floor residential uses. The details of this particular use of the property will be discussed in more detail in the staff memo for the site plan review.

Public Notice:

A notice of public hearing was published in the *Waterloo Courier* on Wednesday, June 20, 2018. Also, a notice to the adjoining property owners was sent on June 19, 2018 inviting them to the public hearing.

STAFF RECOMMENDATION

Gather any comments from the Planning & Zoning Commission and public, and continue the hearing on July 11, 2018.

Item 4.B.

PLANNING & ZONING COMMISSION

Introduction

6/27/2018

Vote

7/11/2018

Attachments: Location map
 Rezoning Exhibit
 Supporting documents, including plan view and perspective drawings and narrative description of
 the project.

COLLEGE HILL

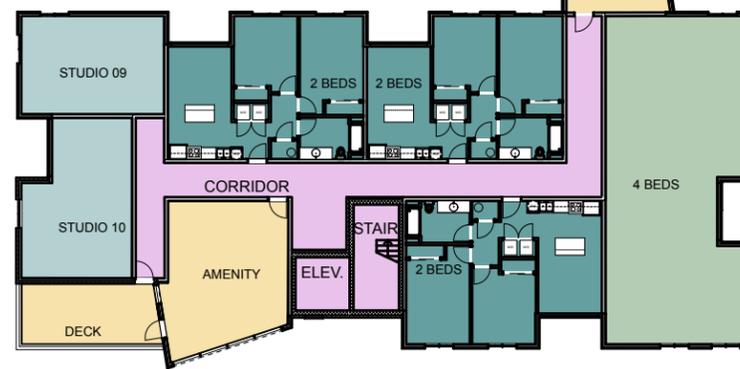
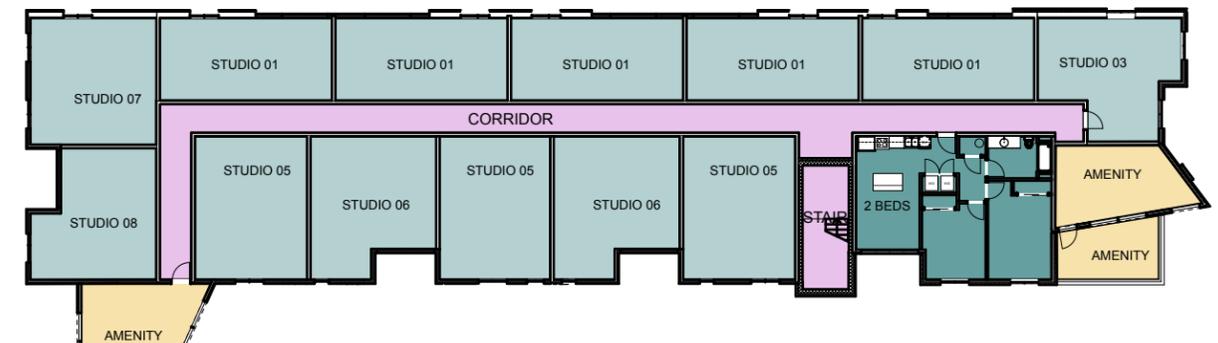
FLOOR PLATES & MASSING

APARTMENT RENTABLE SQUARE FOOTAGE			
UNIT TYPE	QTY.	UNIT SQ. FT.	TOTAL SQ. FT.
2 BEDS	16	802	13,165
4 BEDS	7	1370	9,590
STUDIO 01	20	433	8,860
STUDIO 02	3	450	1,350
STUDIO 03	4	446	1,784
STUDIO 04	3	470	1,410
STUDIO 05	12	500	6,000
STUDIO 06	8	502	4,021
STUDIO 07	4	499	1,996
STUDIO 08	4	451	1,804
STUDIO 09	1	430	430
STUDIO 10	1	487	487
TOTAL	83		50,897 sq. ft
TOTAL BEDS	120		
ON-SITE PARKING	65 (3 ACCESSIBLE STALLS)		
OFF-SITE PARKING	29		
TOTAL PARKING PROVIDED	94 (1 SPACE PER 78% OF BEDS)		

BUILDING GROSS AREA		
BASEMENT	UNDERGROUND PARKING	24,350 sq ft
LEVEL 1	COVERED PARKING	5,994 sq ft
LEVEL 1	RETAIL	11,603 sq ft
LEVEL 1	LOBBY	735 sq ft
LEVEL 2-5	RESIDENTIAL	66,752 sq ft
TOTAL		109,434 sq ft
ADDITIONAL SURFACE PARKING		7,131 sq ft



RESIDENTIAL FLOOR PLANS 2-4
SCALE 1/32" = 1'-0"



TOP FLOOR PLAN
SCALE 1/32" = 1'-0"

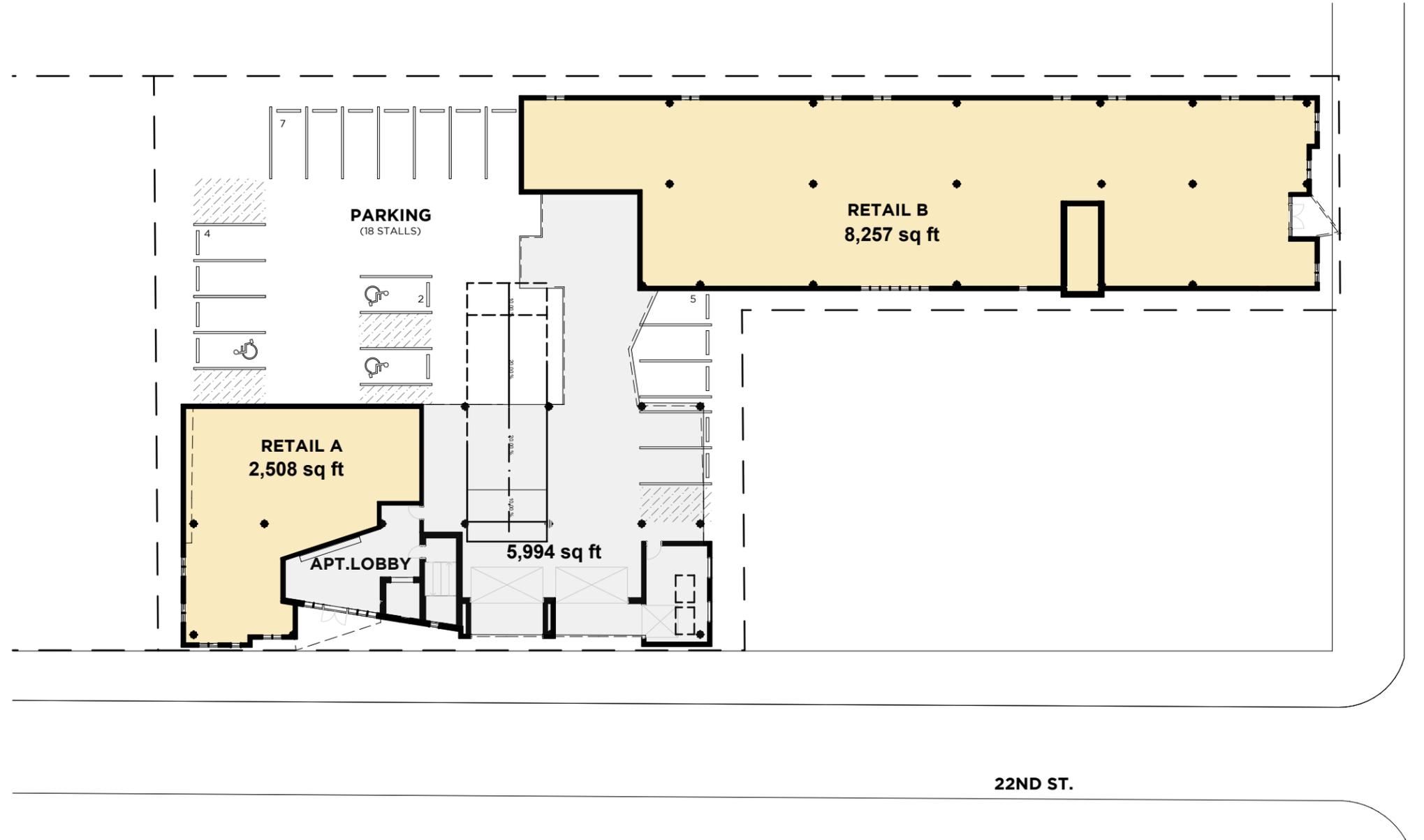
ZONE LEGEND

- RESIDENTIAL UNITS
- CIRCULATION
- RETAIL/AMENITY

COLLEGE HILL

GROUND FLOOR

Item 4.B.



LEVEL 1 - RETAIL + PARKING
SCALE 1/32" = 1'-0"

TOTAL RENTABLE RETAIL = 10,765 sq ft (64%)

-24-

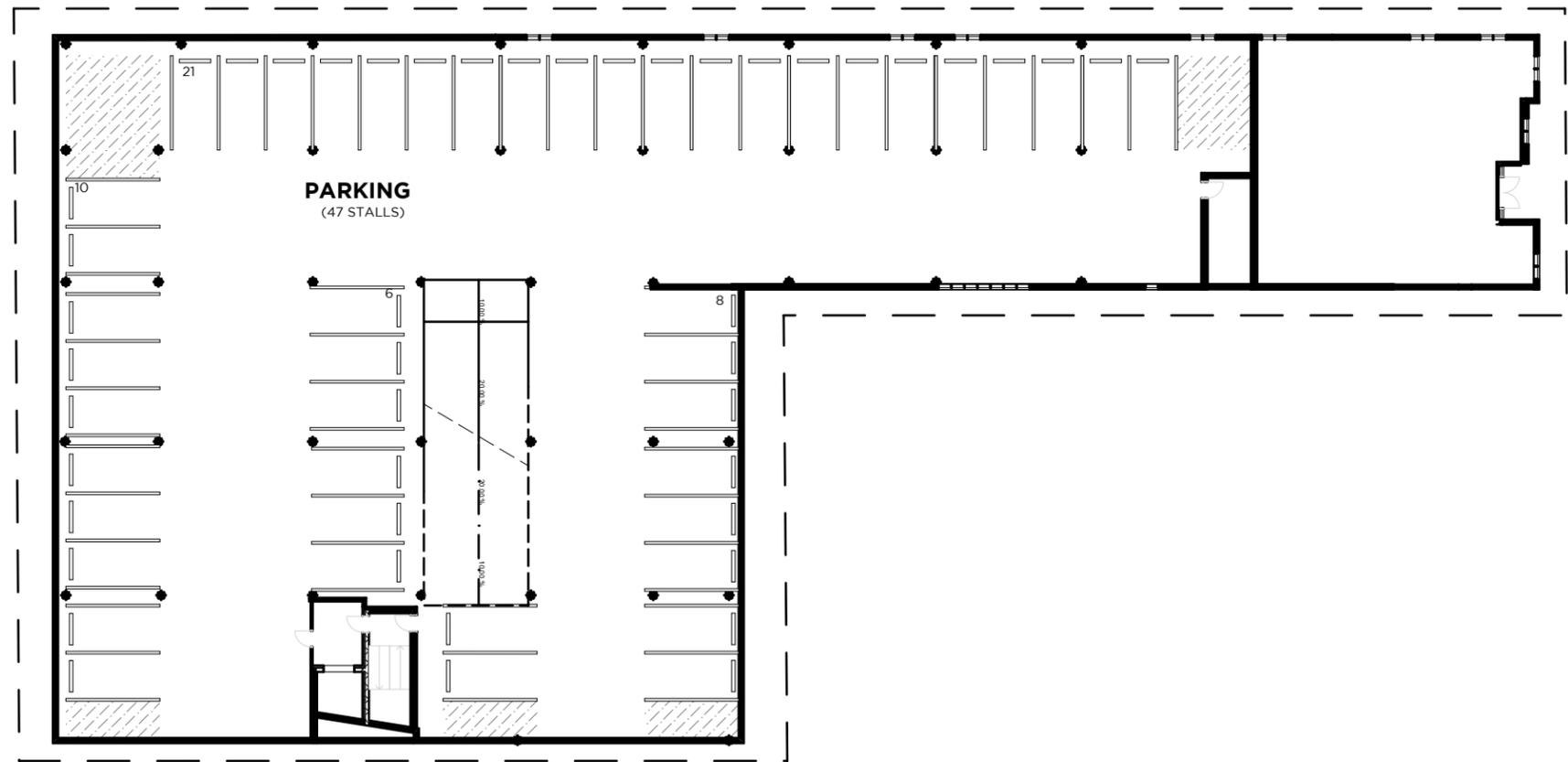
COLLEGE ST.

22ND ST.

COLLEGE HILL

BASEMENT

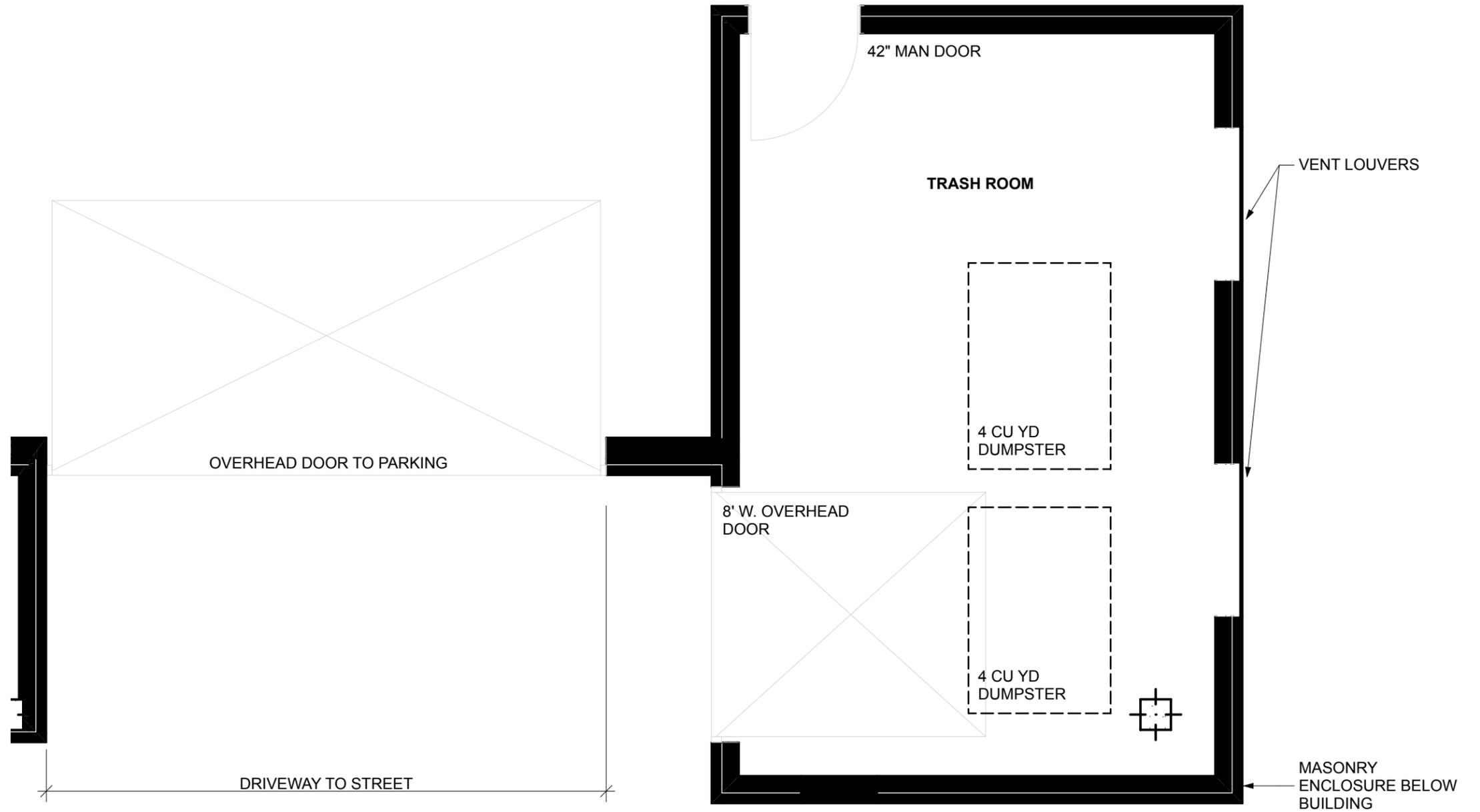
-25-



UNDERGROUND PARKING
SCALE 1/32" = 1'-0"

COLLEGE HILL

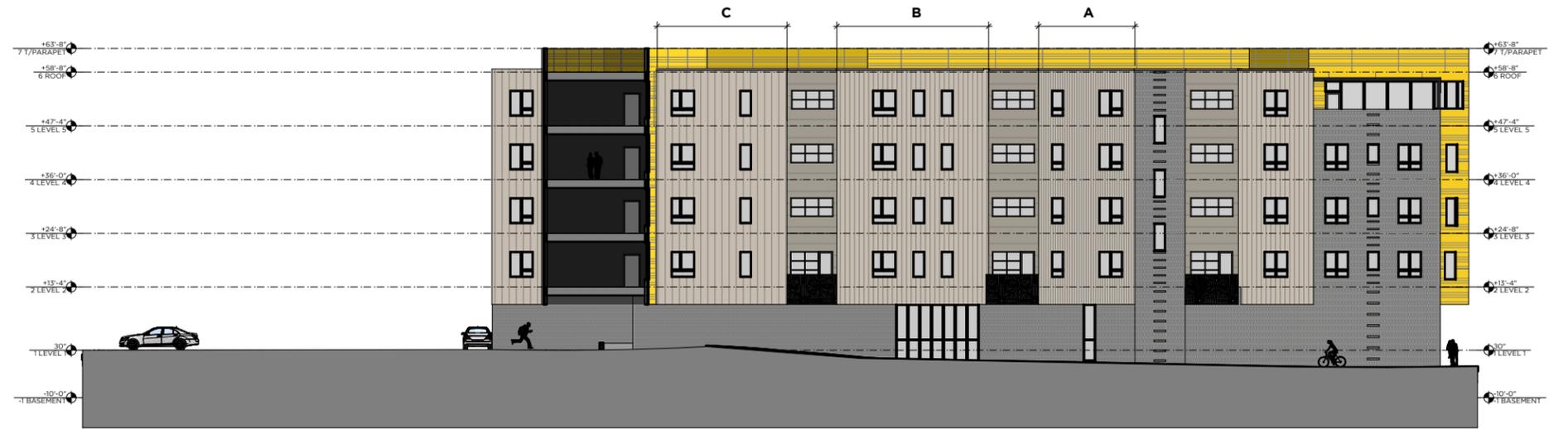
ENLARGED PLAN



-26-

COLLEGE HILL

ELEVATIONS



(6) SOUTH ELEVATION

METAL PANEL @ FRONT FACE = 48.3%
 BRICK @ FRONT FACE = 38.1%
 OPENINGS @ FRONT FACE = 13.6%

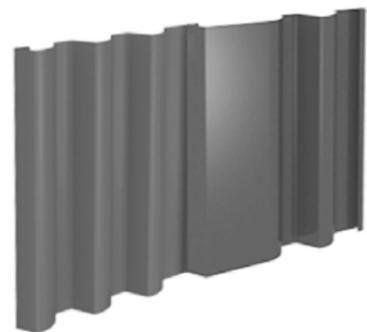
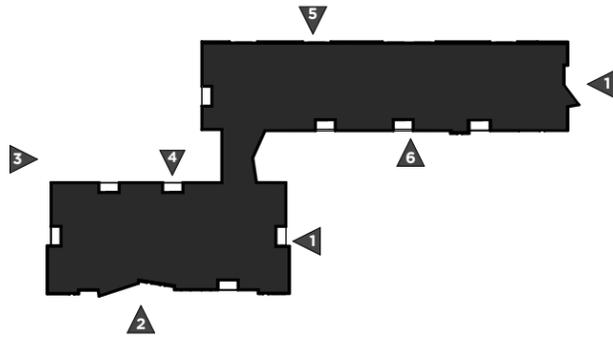


(5) NORTH ELEVATION

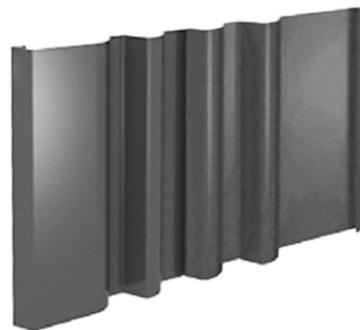
METAL PANEL @ FRONT FACE = 35.9%
 BRICK @ FRONT FACE = 50.2%
 OPENINGS @ FRONT FACE = 13.9%

-27-

KEY PLAN



(A) METAL PANEL



(B) METAL PANEL



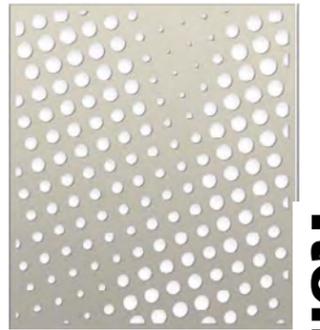
(C) METAL PANEL



METAL PANEL



BRICK



PERFORATED METAL SCI

COLLEGE HILL

ELEVATIONS



(4) NORTH ELEVATION - SOUTH BAR

METAL PANEL @ FRONT FACE = 75.3%
 BRICK @ FRONT FACE = 13.6%
 OPENINGS @ FRONT FACE = 11.1%



(3) WEST ELEVATION

METAL PANEL @ FRONT FACE = 54.6%
 BRICK @ FRONT FACE = 31.5%
 OPENINGS @ FRONT FACE = 13.9%



(2) SOUTH ELEVATION - SOUTH BAR

METAL PANEL @ FRONT FACE = 27.5%
 BRICK @ FRONT FACE = 36.7%
 OPENINGS @ FRONT FACE = 17.5%
 CONCRETE @ FRONT FACE = 18.3%

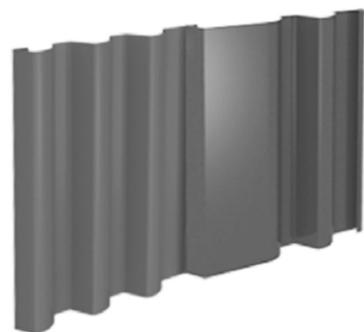
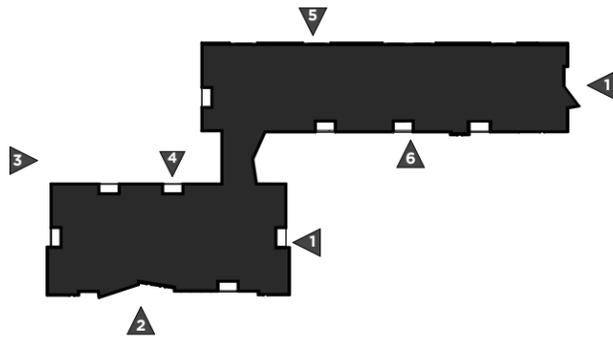


(1) EAST ELEVATION

METAL PANEL @ FRONT FACE = 23.9%
 BRICK @ FRONT FACE = 54.5%
 OPENINGS @ FRONT FACE = 21.6%

-28-

KEY PLAN



(A) METAL PANEL



(B) METAL PANEL



(C) METAL PANEL



METAL PANEL



BRICK
 COLLEGE BRICK: 71%
 22ND STREET BRICK: 43%

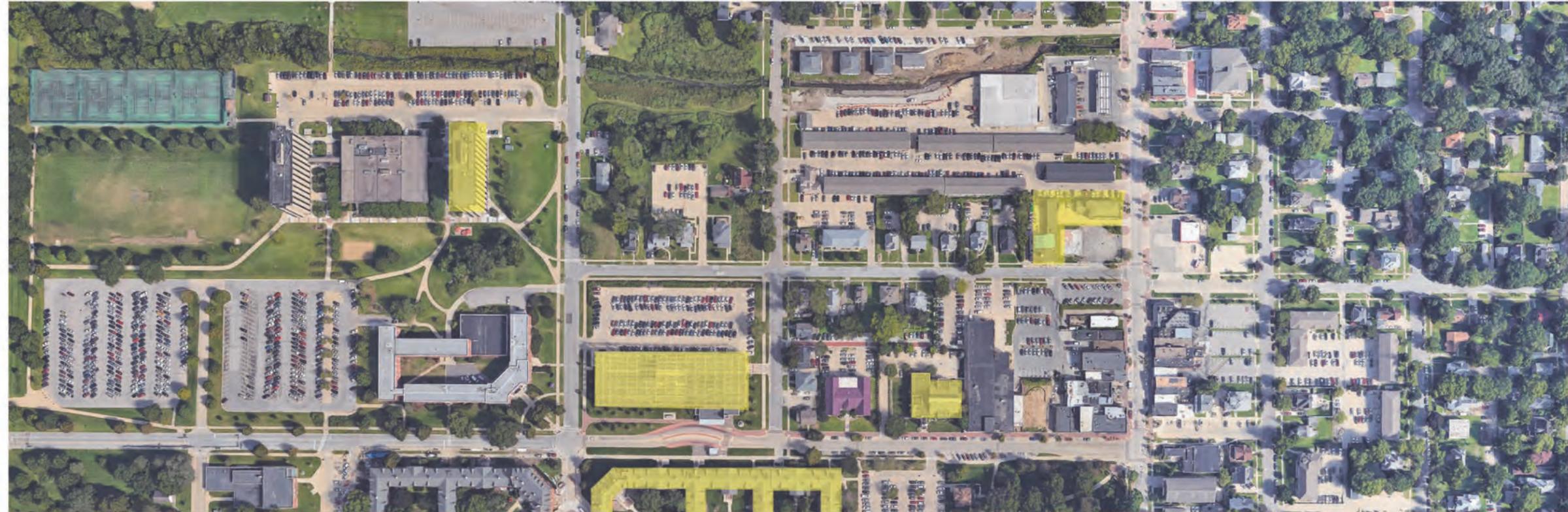


PERFORATED METAL SCREEN

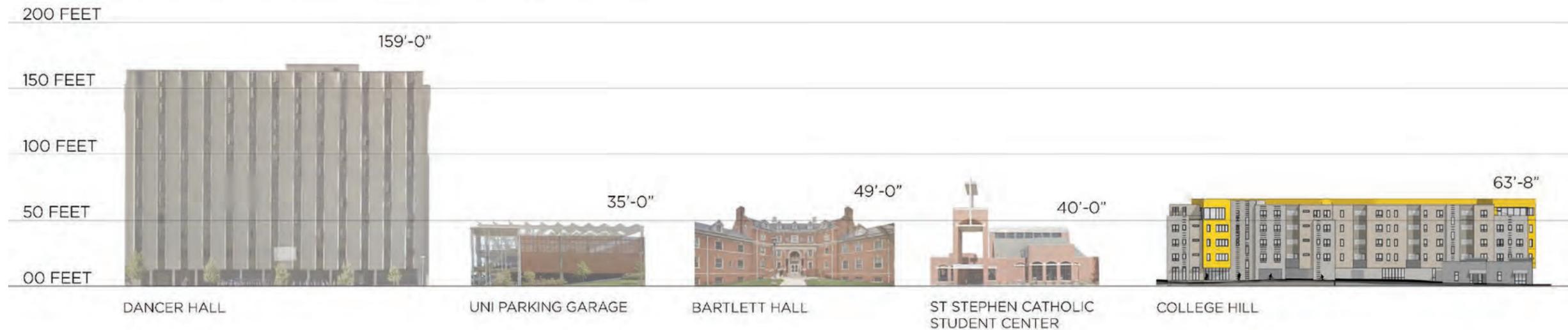
COLLEGE HILL

ELEVATION STUDY

-29-

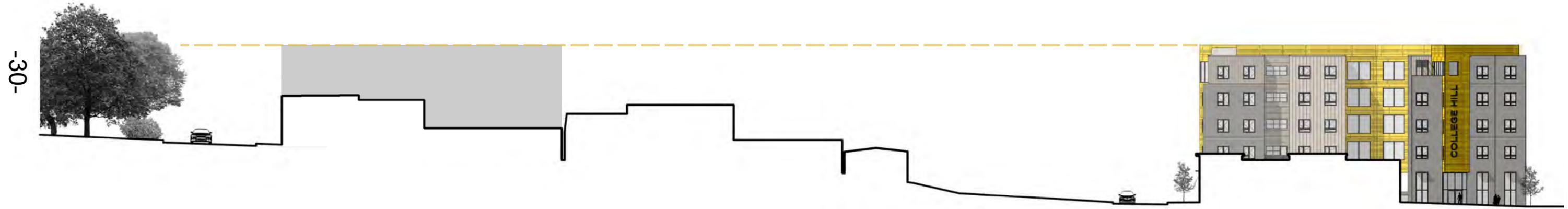


CEDAR FALLS BUILDING HEIGHTS



COLLEGE HILL

STREET SECTION

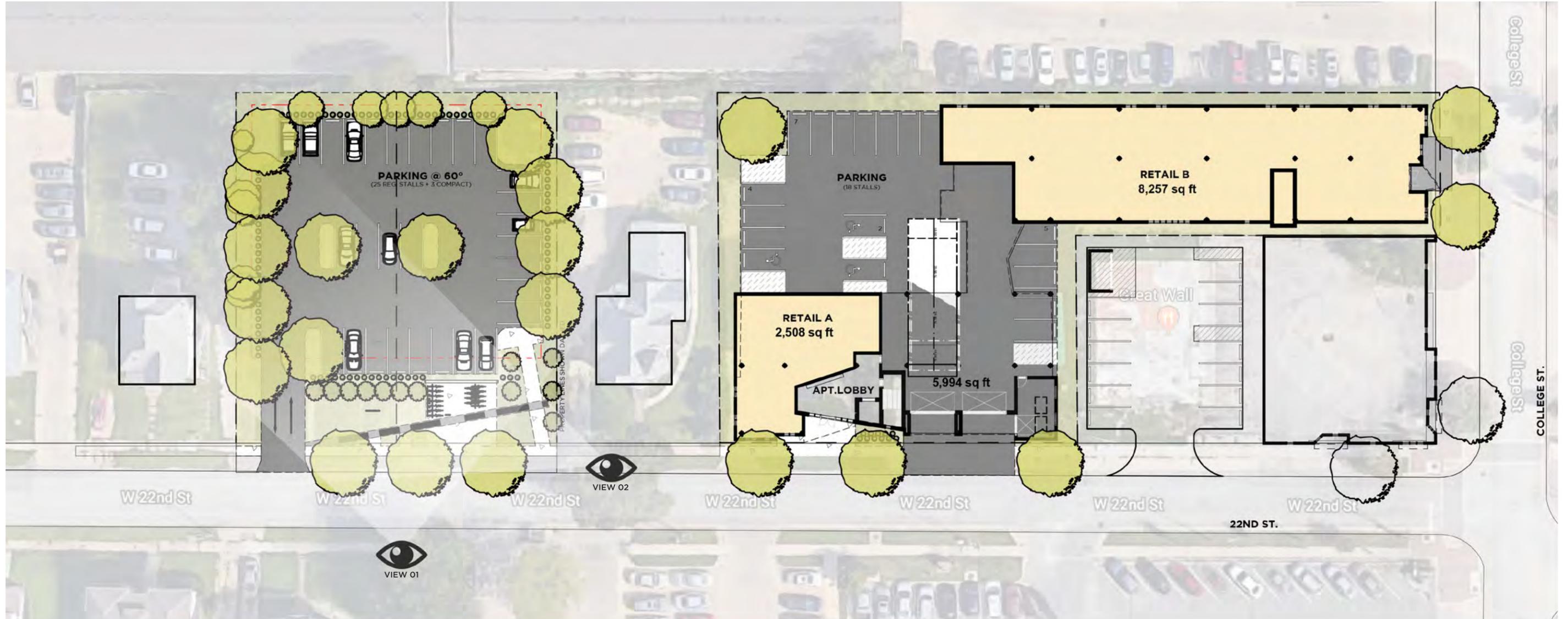


-30-

COLLEGE HILL

SITE PARKING

-31-



GROUND LEVEL PARKING PLAN

SCALE 1" = 40'

COLLEGE HILL

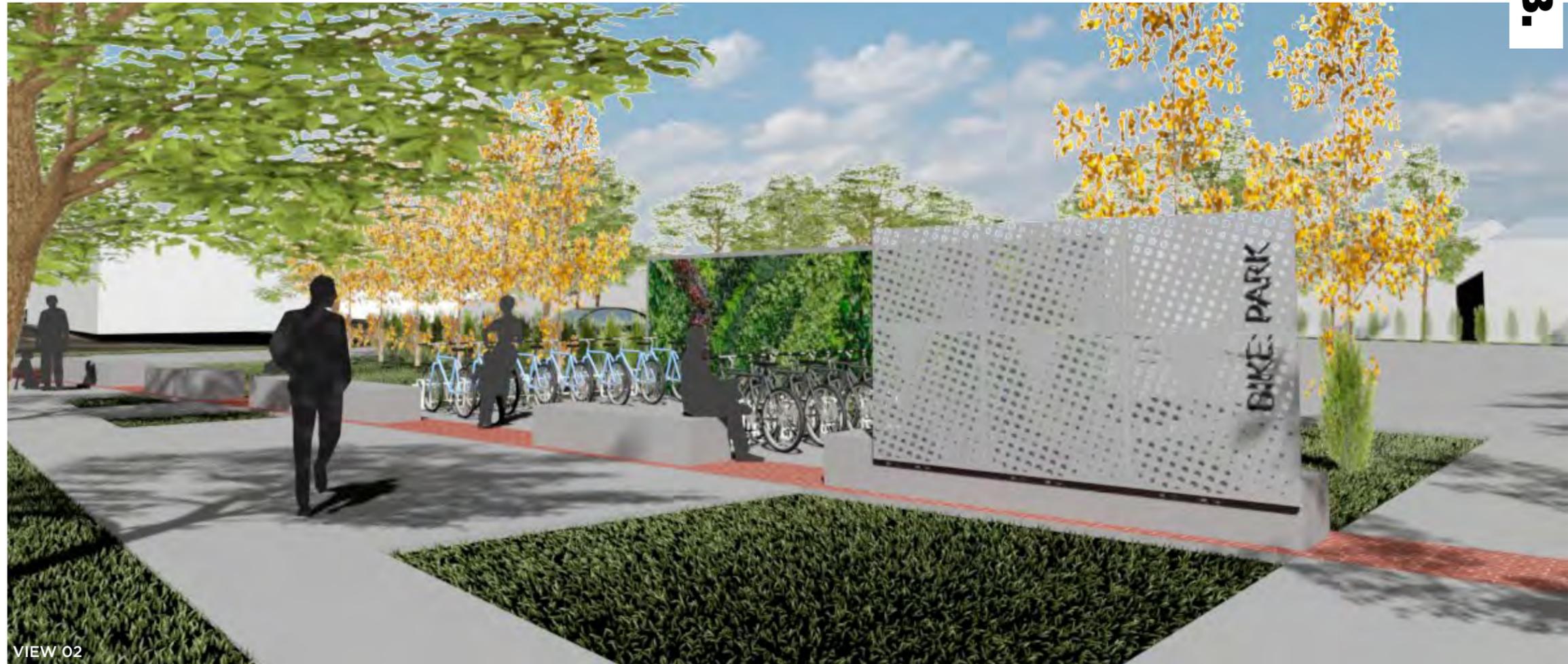
BIKE: PARK

This new mixed-use development at 2119 College Street in the Cedar Hill neighborhood will add vibrancy through pedestrian activity to the streetscape. The concept aligns with the comprehensive plan goal to extend pedestrian activity to the west on 22nd Street.

To address concerns raised about the amount of available parking for future residents of the project, a new plan, **The Bike: Park**, is proposed to convert two nearby properties to a parking area for both cars and bicycles.

Goals for the project are to provide parking onsite for residents that utilize daily parking to get to work or daily activities. The remainder of the parking need is provided through currently available and easily connected nearby parking for students at this location.

-32-



VIEW 02

PERSPECTIVE VIEWS



VIEW 01

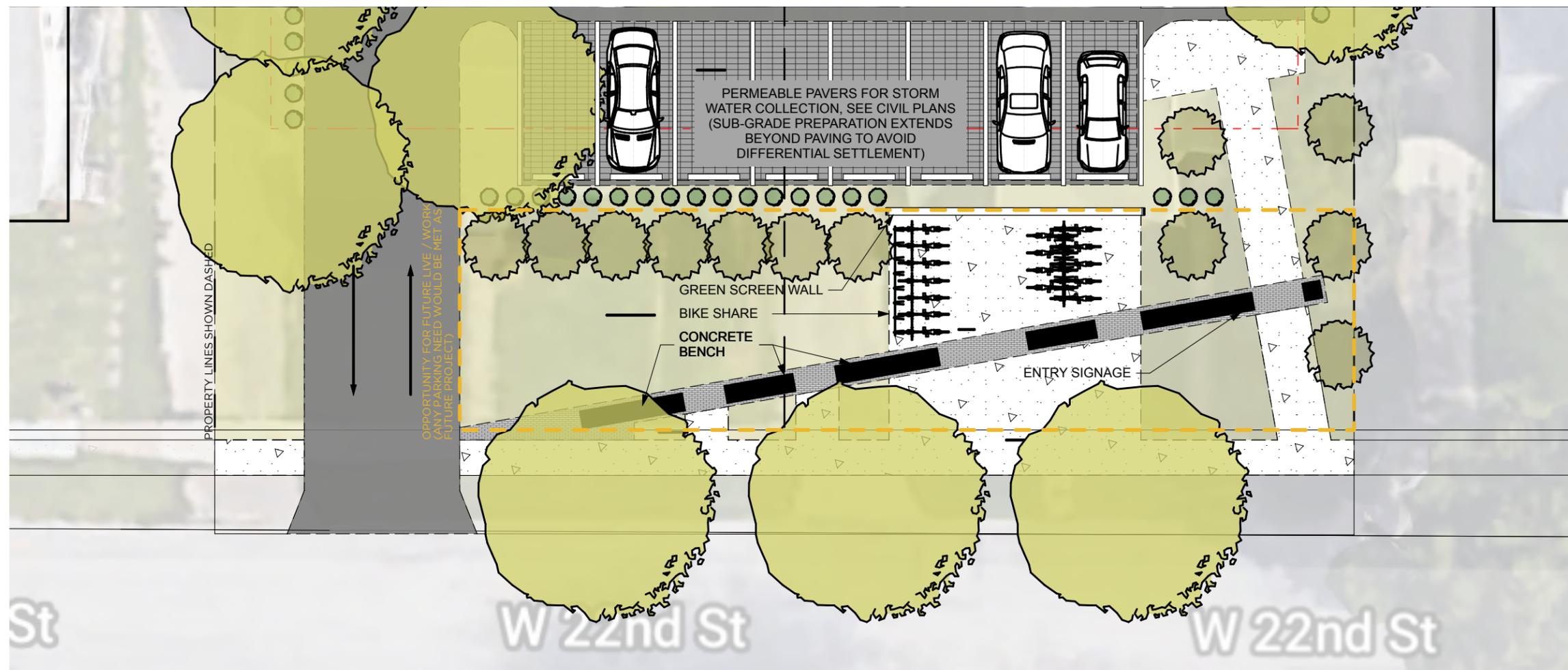
COLLEGE HILL

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-33-

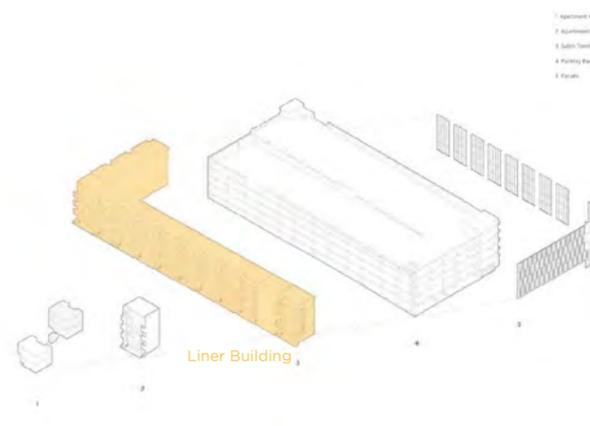
SETBACK STUDY

Precedent Study of Potential Future Liner Infill Buildings

Iowa City Parking Garage
Neumann Monson Architects

Liner building units maintain frontage to urban residential street utilizing minimal depth on the site.

- 5' setback with 25' x 25' unit setback
- Stacked two story units with walk up entry



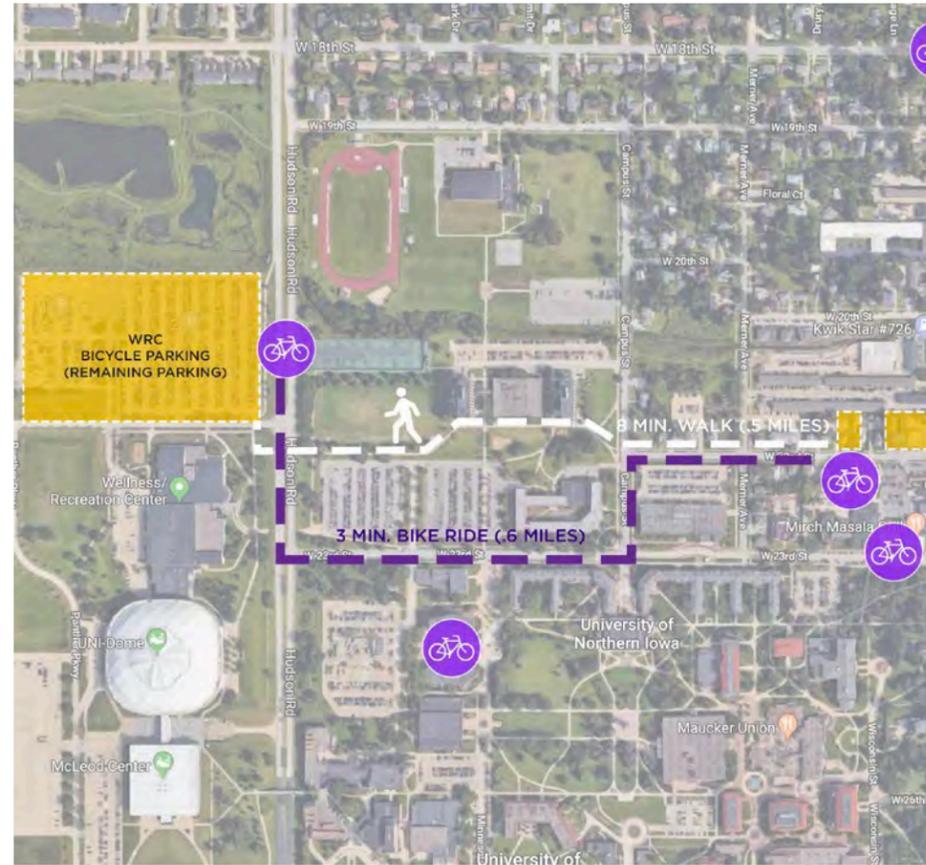
Item 4.B.

COLLEGE HILL

PARKING CONNECTIVITY

Echo Development Group has plans to increase connectivity through a bike share program. Stations will be placed throughout Cedar Falls, and through approval of the UNI student government, locations will be on the UNI campus.

The program will be put into place on or before building occupancy.



22nd Street Vehicle & Bike Parking Diagrams

Bike Share Examples



COLLEGE HILL

22ND STREET



-35-

Item 4.B.

COLLEGE HILL

COLLEGE STREET

-36-



COLLEGE HILL

CORNER VIEW



-37-

Item 4.B.

COLLEGE HILL

VIEW THROUGH
PARKING LOT



-38-

COLLEGE HILL

VIEW AT NORTH SIDE



-39-

Item 4.B.

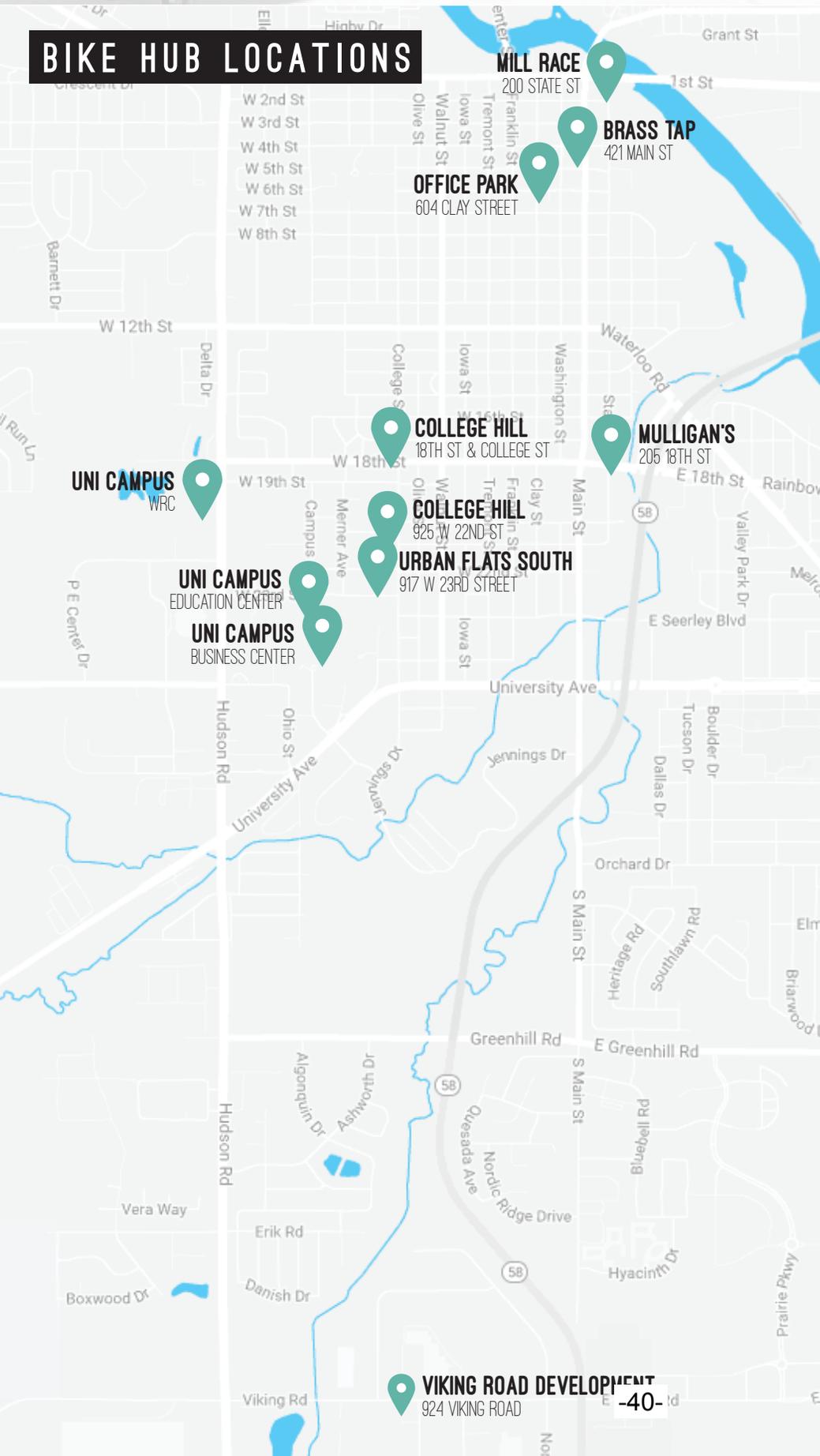
Item 4.B.

CEDAR FALLS SHARED BIKE SYSTEM

BY



BIKE HUB LOCATIONS



SHARED BIKE SYSTEM

Through a shared bike system we can easily create a public transportation system that is easily accessible and inexpensive.

With hubs placed throughout campus, downtown, and around Cedar Falls, a loop is created that puts you within minutes of any hub location.

Using a mobile app, students, tenants, and citizens alike can all gain access to this simple mode of public transportation.

HOW IT WORKS



GPS Tracking



Geofenced Hubs



Bluetooth Lock

The keyless lock is attached to the front of the bike and automatically unlocks from the Koloni app. By pressing the lock, you can secure it around one of the hubs or simply just around the tire.

The Koloni geofenced hubs allows for organization and simplicity. We can customize each geofenced hub location, allowing for the most optimal bike placement, which is the key to success of a bike share program. The hybrid, geofenced model will make sure bikes are rebalanced, easily located and don't end up in suboptimal places.

KOLONI BIKES

The basket in the rear creates better handling for the rider, the step-thru frame makes it able to fit riders of all sizes and the belt drive makes this bike last along time.



CEDAR FALLS SHARED BIKE SYSTEM

BY

koloni

5 BENEFITS OF A SMALL TOWN BIKE SHARE

FROM THE KOLONI BLOG

Small town USA is now seeing the multiple benefits of a bike share in their community. In most cases these communities don't have a congestion problem downtown, their public transportation systems are simple or even nonexistent. They aren't looking to solve the first and last mile complex. So what exactly are the benefits of adding a bike share to your small town?

- 1) Health Initiative** - Communities across the US are always looking for new and creative initiatives to install in their community and yours is no different! While the concept of bike sharing might not be "new", the technology which has been developed and added to bikes can definitely make it creative and fun. The new technology can be used for new creative programs like a Calories Burned Competition or 25 weekly miles challenge. It is also a way to show investment in your community member's health.
- 2) Trail Projects** - Chances are your community has developed a trail system or is in the process of a trails project. Every community would like their trail system to be very popular and highly used. One way to ensure more usage is by creating a bike share system at trailheads, which allows quick and simple access to bikes. Quick access at trailheads will have a positive correlation between biking and trail usage. The more barriers we minimize, the more usage of the trail.
- 3) Tourism** - No matter the size or popularity of the town, we have visitors and tourists. Many will be visiting friends or family and some may just be passing through on a cross-country journey. No matter the purpose of their visit, a bike is a great amenity for them in your community. It gives them the ability to stretch their legs and exercise a bit but also gives them a more intimate way to tour your town. Pedaling through the parks, business district and landmarks is the best way for them to really understand the culture of your town.
- 4) Social** - Quality of life infrastructure is a focus for most communities. Iowa sees every year how bicycling can bring people together. RAGBRAI in July brings thousands of people together to pedal across the state. Your small town bike share can be used in a similar fashion, but a much smaller scale of course. Creating "bike nights" or "bike & shop" events can help create something new and active within the community. Your community fleet can also be used for bicycle safety events or guided group city tours.
- 5) Millennials** - Your small community is not alone when it comes to losing out on the recruitment of millennials. We millennials are looking to reside in a place that has.... Well, the first 4 points in the read. We crave innovative, creativity, things to do and high quality of life. A bike share, no matter the size of the community, can be a great recruiting tool for young people. It shows your community is unique and interesting. A bike small town bike share program could be one of the missing pieces to help make your community cool and hip.

While many of the larger city bike share systems are only focused on the first and last mile of transportation, small community bike shares can be used for a variety of purposes. These small fleets can be a multipurpose investment that has an ROI unlike anything other in a community. I am not saying in this article that a bike share project is a "fix all". But if you want your community to be world class and competitive, you need a bike share program.



NO.	REVISION	DATE	BY	DATE

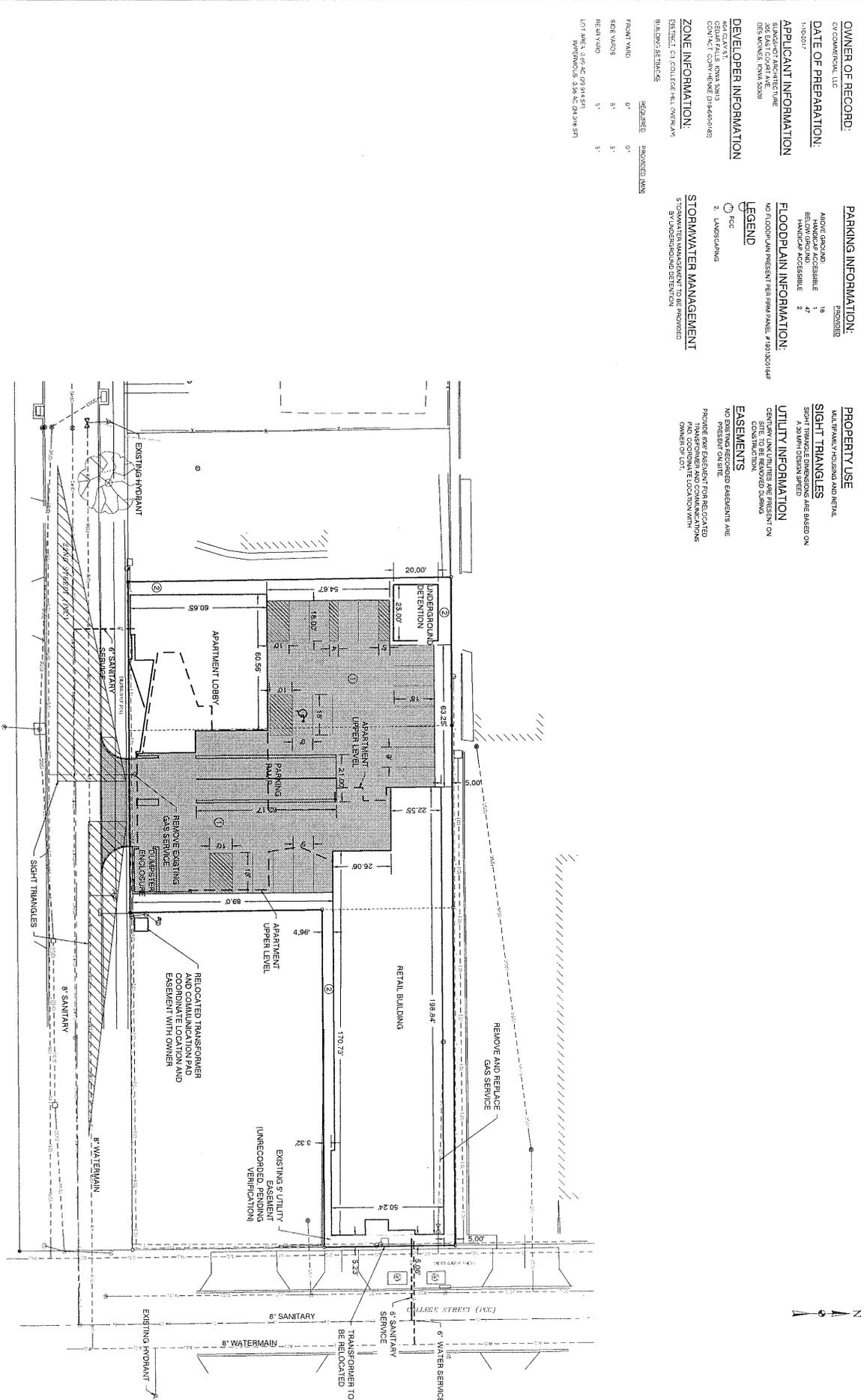
CGA CONSULTING GROUP, INC.
 1000 University Ave, Suite 100
 Cedar Falls, IA 52601
 Phone: 319.251.1111
 Fax: 319.251.1112
 www.cgaconsulting.com

DESIGNED: _____ DATE: _____
 CHECKED: _____ DATE: _____
 APPROVED: _____ DATE: _____

COLLEGE HILL
 CEDAR FALLS, IOWA

LAYOUT PLAN

PROJECT NO: 567234
 SHEET NO: C-200



OWNER OF RECORD:
 COLLEGE HILL, LLC

DATE OF PREPARATION:
 11-10-17

APPLICANT INFORMATION:
 STANISLOV ARCHITECTURE
 206 EAST COLLEGE AVE
 DES MOINES, IOWA 50319

DEVELOPER INFORMATION:
 COLLEGE HILL, IOWA 52601
 CONTACT: COLLEGE HILL, IOWA 52601
 DISTRICT: COLLEGE HILL, IOWA 52601

ZONE INFORMATION:
 DISTRICT: COLLEGE HILL, IOWA 52601
 BUILDING SETBACKS

PARKING INFORMATION:
 PROVIDED: 100

FLOODPLAIN INFORMATION:
 NO FLOODPLAIN PRESENT PER PERM PANEL # 801300184F

LEGEND:
 1. FLOODPLAIN
 2. LANDSCAPING

STORMWATER MANAGEMENT:
 STORMWATER MANAGEMENT TO BE PROVIDED BY UNDERGROUND DETENTION

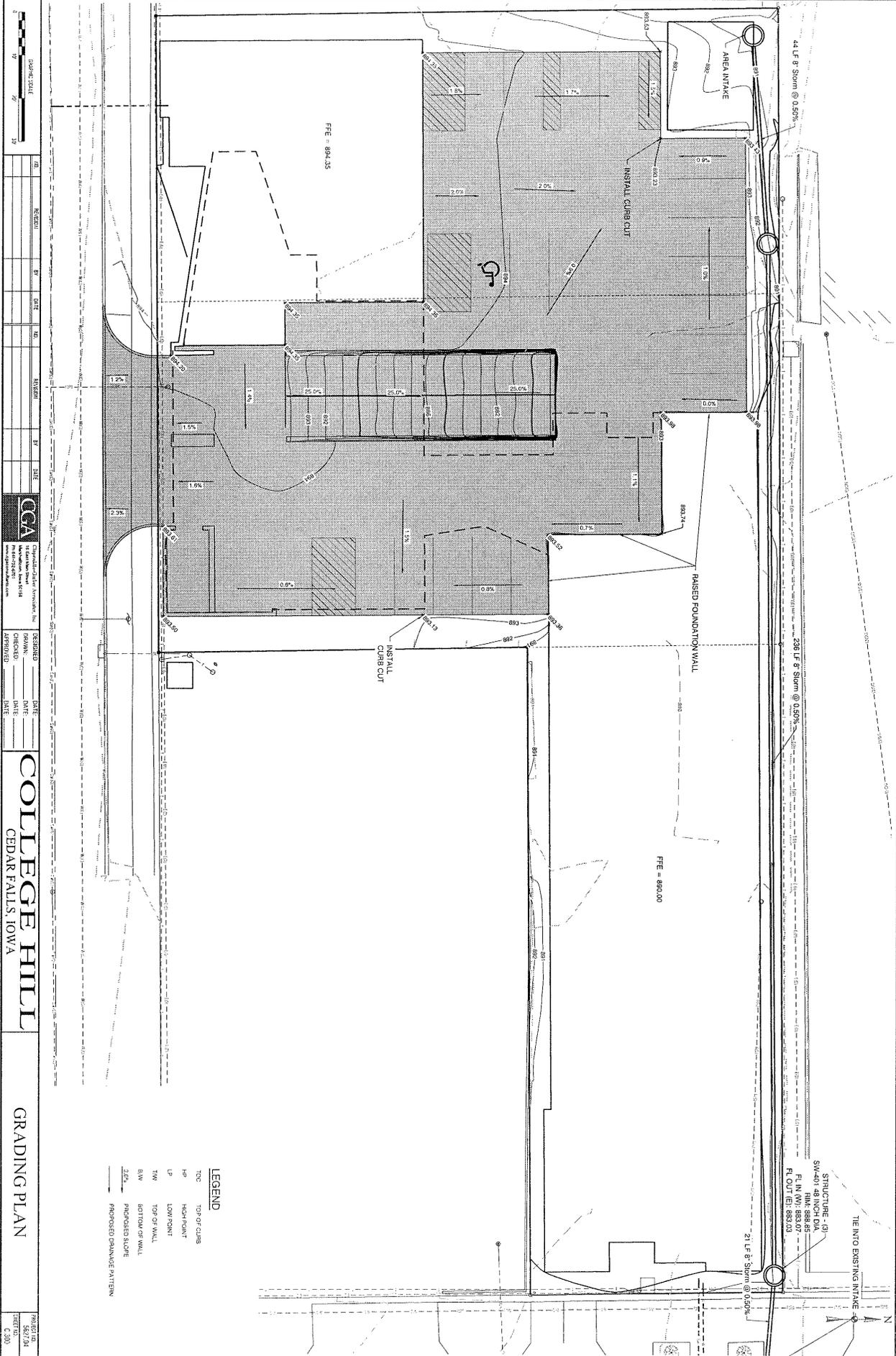
PROPERTY USE:
 MULTIFAMILY HOUSING AND RETAIL

SIGHT TRIANGLES:
 SIGHT TRIANGLES ARE BASED ON 35' MINIMUM CLEARANCE HEIGHT

UTILITY INFORMATION:
 CERTAIN UTILITIES ARE PRESENT ON LOT. SEE UTILITY RECORDS FOR CONSTRUCTION.

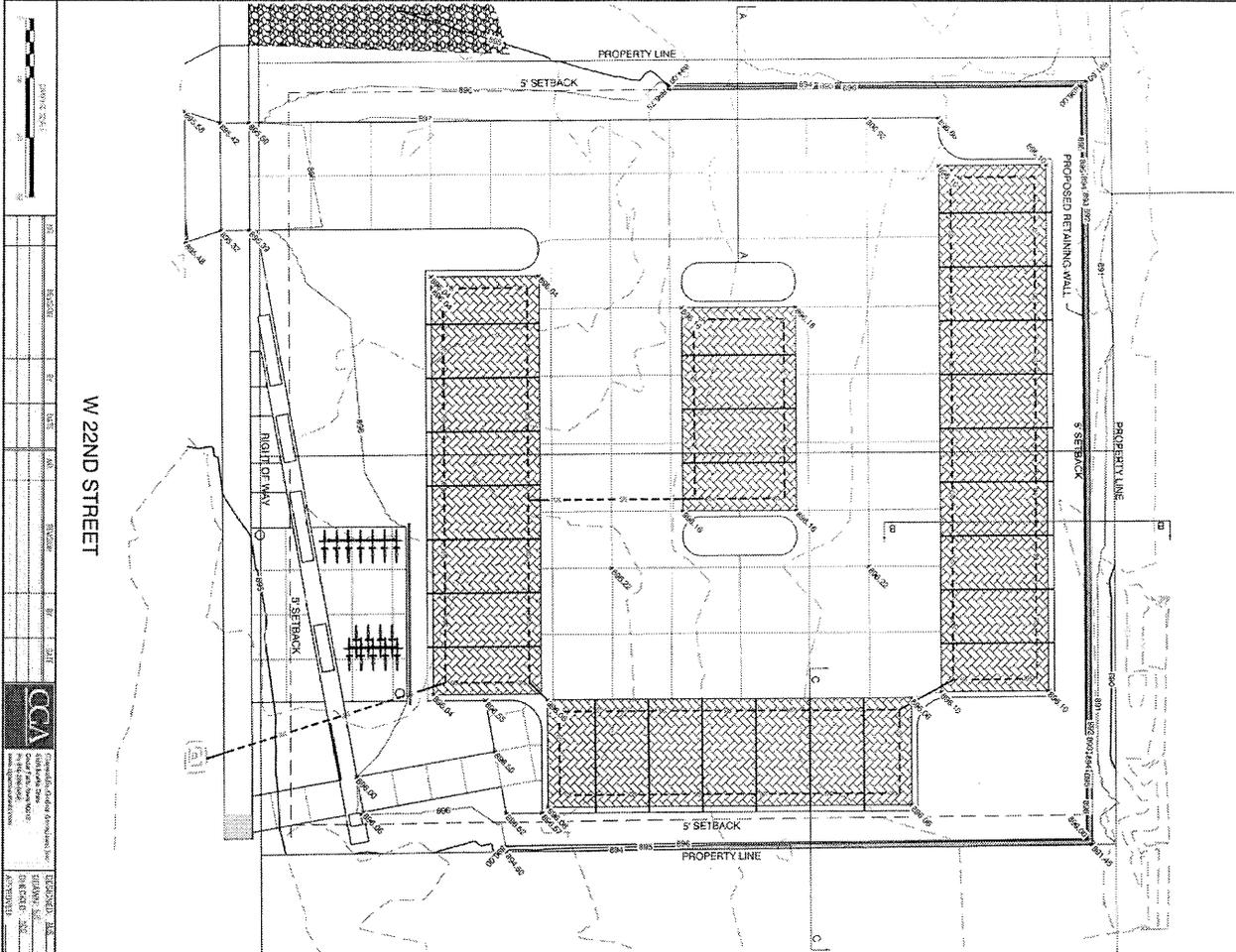
EASEMENTS:
 NO EXISTING RECORDED EASEMENTS ARE PRESENT ON SITE. PROVIDE EASEMENT FOR RELOCATED TRANSFORMER AND COMMUNICATIONS CABLES TO BE LOCATED WITHIN OWNER'S LOT.

1/27/2017 10:57:07 AM - Project: G:\A Plan - 0-31-10 - 17.dwg - 4/3/2017



Item 4.B.

1:102' PLAN SCALE, 1:125' GRADE PLAN, 1:10' SECTION SCALE



W 22ND STREET

CCCA
 Central Iowa
 Civil & Environmental Engineers
 1000 W. 13th St., Suite 200
 Ames, IA 50010
 Phone: 515-281-2200
 Fax: 515-281-2201
 Website: www.ccca.com

DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

COLLEGE HILL - W 22ND ST. PARKING
 CEDAR FALLS, IOWA

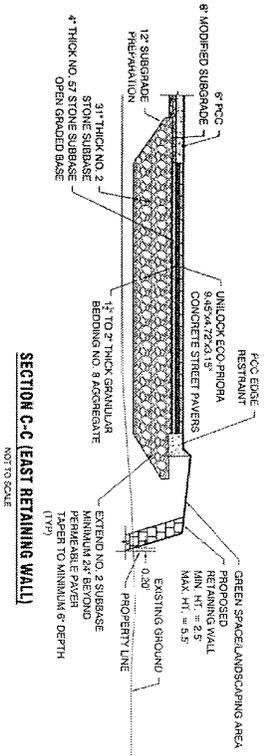
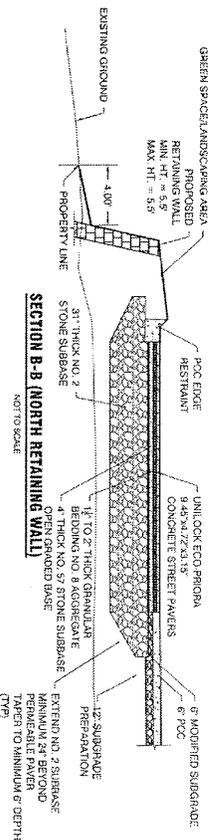
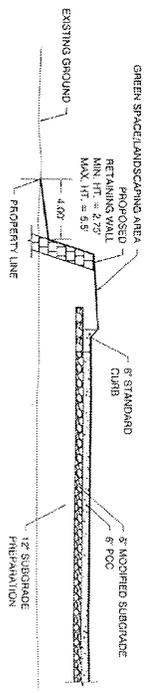
GRADING PLAN

PROJECT NO. 54473a
 DATE 07/20/16
 DRAWN BY EJB

- GENERAL GRADING NOTES**
1. SPICES SHALL NOT BE SPACED HIGHER THAN 11".
 2. GRADE TO BEAT AWAY FROM ALL BUILDINGS.
 3. SUBGRADE DRAIN SLOPES SHALL NOT EXCEED 1%. CONCRECTOR SHALL TARGET 1.5% CROSS SLOPE.
 4. STRIP TOWELS TO MAINTAIN REPAIRS ARE ENCOURAGED TO BE TOPSED AT LEAST 9" DEEP AS PER SPECIFICATIONS.

LEGEND

TOP	TOP OF CURB
HP	HIGH POINT
LP	LOW POINT
TM	TOP OF WALL
BN	BOTTOM OF WALL
2.5%	PROPOSED SLOPE
-----	PROPOSED LANDSCAPE PATTERN



RETAINING WALL NOTES

1. RETAINING WALL SHALL BE ALAN BLOCK OR KEystone SYSTEM WITH NO GEOSYNTHETIC REINFORCEMENT.

COLLEGE HILL
 CEDAR FALLS, IOWA
 LANDSCAPE DETAILS



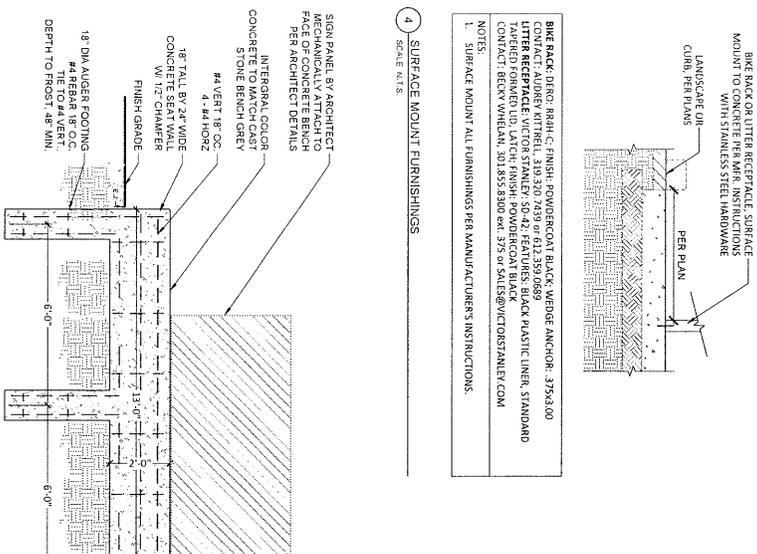
2022 EDWARDS STREET, SUITE 202
 CEDAR FALLS, IA 52601
 Phone (515) 259-2100
 Email: info@boltonandmenk.com
 www.boltonandmenk.com

NO.	DATE	DESCRIPTION
1	11/20/2018	ISSUED FOR PERMIT
2	11/20/2018	REVISED PER COMMENTS
3	11/20/2018	REVISED PER COMMENTS
4	11/20/2018	REVISED PER COMMENTS
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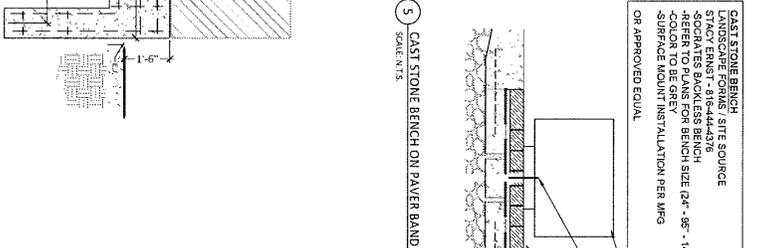
COLLEGE HILL
 CEDAR FALLS, IOWA
 LANDSCAPE DETAILS

Sheet
 L2.0

1 PAVERS OVER CONCRETE SUBBASE
 SCALE: N.T.S.



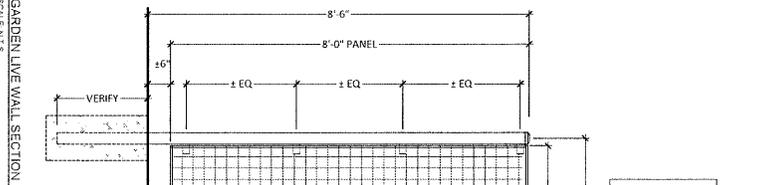
2 SECTION: CONCRETE SIDEWALK / PAVER INTERFACE
 SCALE: N.T.S.



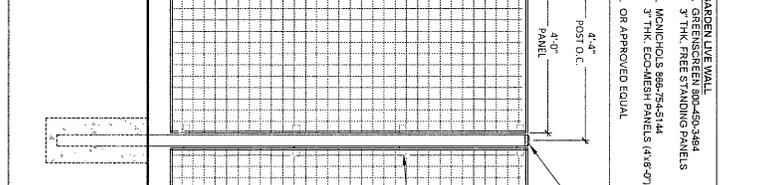
3 SECTION: LANDSCAPE BED / PAVER INTERFACE
 SCALE: N.T.S.



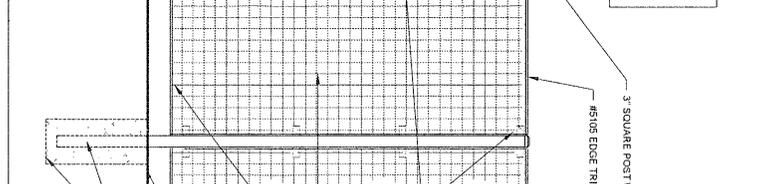
4 SURFACE MOUNT FURNISHINGS
 SCALE: N.T.S.



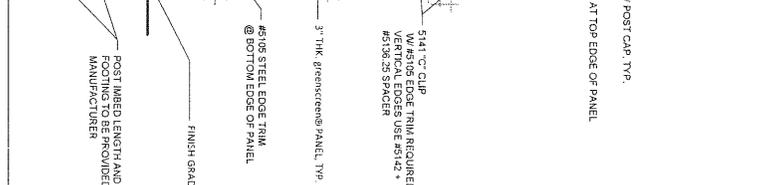
5 CAST STONE BENCH ON PAVER BAND
 SCALE: N.T.S.



6 CAST-IN PLACE CONCRETE BENCH
 SCALE: N.T.S.



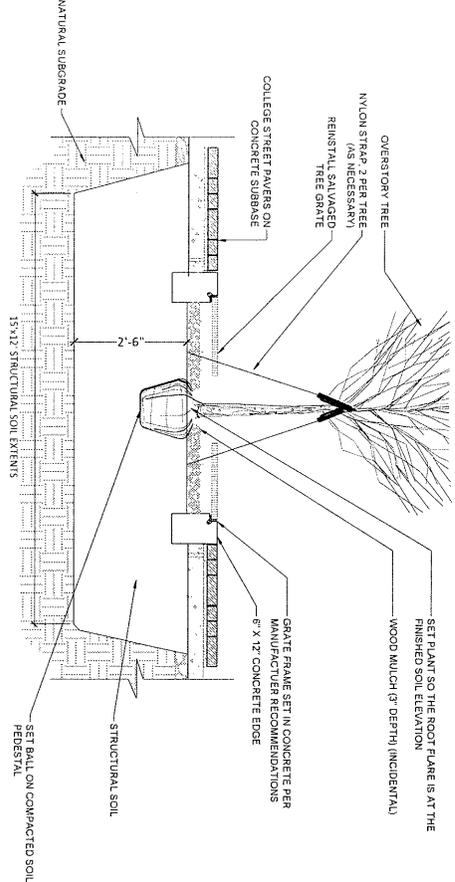
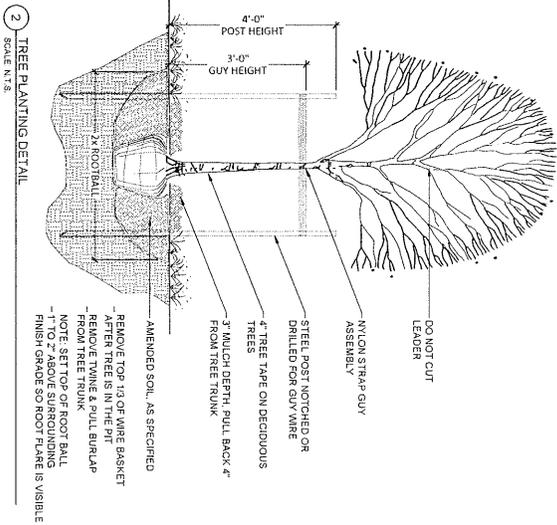
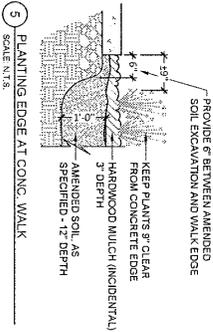
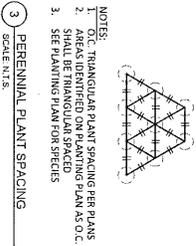
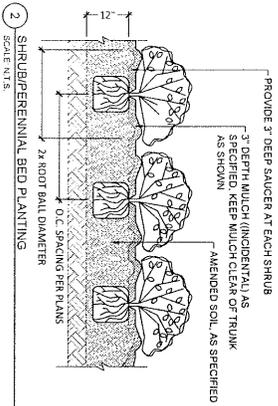
7 GARDEN LIVE WALL SECTION
 SCALE: N.T.S.



Item 4.B.

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- TREE GRATE PLANTING NOTES**
1. CONTRACTOR TO SALVAGE AND REINSTALL TREE GRATE ON COLLEGE AVE FOR INSTALL NEW TREE GRATES TO MATCH EXISTING SIZE AND STYLE
 2. REFER TO MANUFACTURERS SPECIFICATIONS FOR INSTALLATION DETAILS
 3. EACH NEW TREE POT SHALL CONTAIN APPROXIMATELY 17 CY OF STRUCTURAL SOIL (15% 1/2\"/>

- PLANTING NOTES**
1. BEFORE BEGINNING, IT IS REQUIRED BY LAW TO CALL IOWA ONE CALL FOR UTILITY LOCATION.
 2. MASTER PLANT SCHEDULE - ALL TREES, PERENNIALS AND SHRUBS ARE LISTED IN THE MASTER PLANT SCHEDULE. IF THERE IS A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLAN QUANTITIES SHOWN IN THE PLAN SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
 3. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND PROPOSED UTILITY LINES PRIOR TO BEGINNING WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND/OR CONFLICTS TO LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
 4. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z602.1) LATEST EDITION PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, WASHINGTON D.C.
 5. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS UNLESS TO REMAIN FROM PLANTING AND BE LEFT PRIOR TO BACKFILLING WITH PLANTING SOIL.
 6. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY CONDITION AT THE TIME OF DELIVERY TO THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PLANTS AND PROJECT ACCEPTANCE OR IT SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING WORK.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING WORK.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING WORK.
 10. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY CONDITION AT THE TIME OF DELIVERY TO THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PLANTS AND PROJECT ACCEPTANCE OR IT SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
 11. PLANTING LAYOUT SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
 12. PERENNIAL GROUPINGS SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED.
 13. AMENDED SOIL MIX AND SHREDED HARDWOOD MULCH SHALL BE INCIDENTAL TO THE PLANTING AND TREES AND SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - A. FINELY SHREDED OR PROCESSED HARDWOOD BARK GRADED FROM 0.25 IN. - 0.5 IN.
 - B. GREEN OR FRESHLY CHIPPED OR SHREDED MULCH SHALL BE REJECTED.
 - C. MULCH TO BE FREE OF WEEDS, GRAIN, SEEDS, DISEASES, OR OTHER FOREIGN MATERIAL.
- AMENDED SOIL**
- A. CONTRACTOR TO BLEND TOPSOIL, ORGANIC MATTER AND SAND IN THE FOLLOWING RATIOS TO FORM AMENDED SOIL MIXTURE:
- 8\"/>
- C. CONTRACTOR TO BLEND TOPSOIL, ORGANIC MATTER AND SAND IN THE FOLLOWING RATIOS TO FORM AMENDED SOIL MIXTURE:
- 8\"/>
- AMENDED SOIL TO BE WELL-TITLED TO A DEPTH OF 8\"/>

BOLTON & MENK

309 E 5TH STREET, SUITE 202
 IOWA CITY, IA 52242
 Phone: (515) 259-9120
 Email: bolton@boltonmenk.com
 www.boltonmenk.com

NO.	DATE	DESCRIPTION

COLLEGE HILL
 CEDAR FALLS, IOWA

LANDSCAPE DETAILS

SHEET
 L2.0



DEPARTMENT OF COMMUNITY DEVELOPMENT
REZONING APPLICATION

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

Property's Address: 1015 + 1021 W. 22ND ST.

Parcel #: 8914-14-428-020 + 8914-14-428-019

City: CEDAR FALLS State: IA ZIP: 50613

Applicant's Name: STEVE TROSKY - CGA ENGINEERS

Applicant's Mailing Address (if other): 16 E. MAIN ST

City: MARSHALLTOWN State: IA ZIP: 50158

Applicant's Email: STROSKY@CGACONSULTANTS.COM Daytime Phone #: 641-752-6701

Existing Zoning: RZ Present Use: APARTMENTS

Proposed Zoning: C3 Proposed Use: PARKING

A COMPLETE SUBMITTAL INCLUDES A PAPER AND AN ELECTRONIC COPY OF:

- Completed application
- \$500 nonrefundable fee
- Names and addresses of property owners within 300 ft of the requested area (Word or Excel)
- Legal description of property, for use in public notices (Word)
- Letter explaining reason for request and details about future uses (Word)
- Traffic Study, if applicable
- Plat scaled to at least 100 feet per inch (PDF 11x17)
 - Map elements: north arrow, etc.
 - Identified real-estate for which zoning is requested
 - Legal description of property
 - All public streets and highways within 300 ft of the requested area's boundaries
 - All lands, platted or un-platted within 300 ft of the requested areas boundaries
 - Requested and current zoning district
- Any other items specific to the zoning district being requested which may include the following:
 - Comprehensive Development Site Plan
 - Traffic Generation Analysis
 - Developmental Procedures Agreement

To the best of my knowledge the foregoing and attached statements are true and correct, I sign this completed application with the intent of having my property rezoned.

Stephen Trosky Date: 3-2-18
Applicant/Property Owner's Signature:

Karen Howard

From: motocross1 <motocross1@mchsi.com>
Sent: Wednesday, June 20, 2018 5:45 PM
To: Karen Howard
Subject: Rezoning of 1015-1021 W 22nd street

Dear Karen Howard,

I own property at 1123 W. 22nd as well as others and would like to formally object to the rezoning of the property at 1015-1021 W. 22nd street. This parking is not on site of the proposed rental units and should not be allowed. There is virtually no parking for the apartments that were recently built on W. 23rd street. What is the explanation for that? For 20+ years we have been told that parking stalls must be provided on site and rezoning won't happen, you can't combine lots and had our properties zoning downgraded from R-3 to R-2. And now that parking has to be hard surface to boot! There should be no chance of adding one additional resident on the hill that doesn't have a place for a vehicle when adding or building apartments. Those are the rules we have lived by for years and there is no reason to change them now.

Sincerely,

Brian Tressler

[NOTICE: This message originated outside of the City Of Cedar Falls mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Karen Howard, Planning and Community Services Manager
DATE: June 21, 2018
SUBJECT: College Hill Neighborhood Site Plan Review – 1015 & 1021 W 22nd Street and 2119 College Street

REQUEST: Request to approve a College Hill Neighborhood District Site Plan for a new mixed-use building at 2119 College Street and associated off-street parking area located at 1015 and 1021 W. 22nd Street.

PETITIONER: Steve Troskey – CGA Engineers

LOCATION: Mixed Use Building proposed at 2119 College Street, 925 W 22nd Street, and 1003 W 22nd Street. Additional accessory parking area located at 1015 and 1021 W. 22nd Street.

PROPOSAL

The applicant is proposing to construct a new 5-story, mixed-use building on the properties at 2119 College Street, 925 W. 22nd Street, and 1003 W. 22nd Street, which will include two commercial retail spaces totaling 10,765 square feet on the first floor and 83 residential rental units on the second through fifth floors. The proposed building will include 65 parking spaces on-site and an additional 29 parking spaces in an off-site surface parking lot located at 1015 and 1021 W. 22nd Street (see below). The applicant proposed a similar project earlier this year, but it was denied by the City Council largely due to concerns regarding adequate parking to serve the needs of the future residents of the building. The current proposal specifically addresses this concern by adding 29 additional parking spaces on properties at 1015 and 1021 W. 22nd Street in close proximity to the residential entry to the proposed building on 22nd Street.

Item 6.A.



Building view from corner of College Street and W 22nd Street.

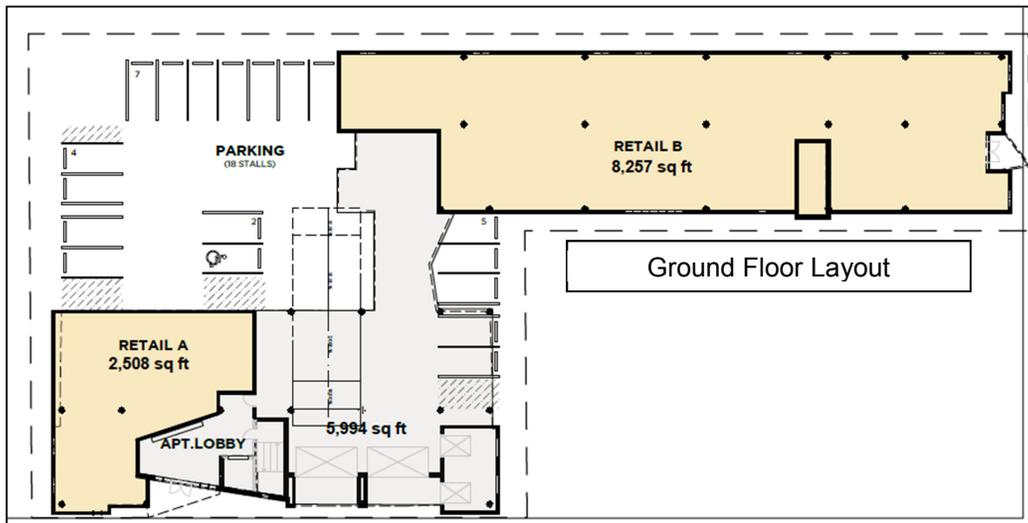
BACKGROUND

The proposed mixed-use project is a redevelopment of three different properties in the College Hill Commercial District, two former multiple unit residential buildings that fronted on 22nd Street (925 and 1003 W. 22nd Street) and one commercial building that fronted on College Street (2119 College Street). The proposed L-shaped building will wrap around the existing commercial building located at the corner of College and 22nd Street. An application for the mixed-use building was discussed at the Planning and Zoning Commission meetings on January 10 and January 24, 2018 with a recommendation for approval sent to the City Council for review on February 5, 2018, at which time it was denied. The current proposal includes additional parking on property located at 1015 and 1021 W. 22nd Street. There is one intervening duplex located between the proposed parking area and the proposed mixed-use building. Approval of this site plan is contingent on approval of an amendment to the Future Land Use Map, which is an integral part of the City's Comprehensive Plan, and the associated rezoning of the properties at 1015 and 1021 W. 22nd Street from R3 Multi-Unit Residential to C3 High Density Commercial District.

ANALYSIS

The property where the proposed mixed-use building will be located is zoned C-3, High Density Commercial District and is located within the College Hill Neighborhood Overlay District. Projects within this district require a site plan review by the Planning & Zoning Commission and City Council, based on the following elements. The newly proposed accessory parking lot on property at 1015 and 1021 W. 22nd Street is also subject to site plan review and is considered an integral part of the proposed mixed use project:

- 1) Proposed Use: The building is proposed to be 5 stories in height, with the ground floor consisting of two retail commercial spaces, a residential lobby area, trash enclosure and partial parking for the residential use. This includes approximately 10,765 square feet of commercial retail space, 735 square feet of lobby area and 5,994 square feet of parking/trash enclosure areas. The ground floor does not contain any residential dwelling units. Approximately 62% of the ground floor space is devoted to the retail commercial space. Approximately 34% of the ground level floor area is used for accessory parking, which is located either behind or beside the retail space and within the walls of the building. A total of 94 parking spaces are proposed for this project: 65 on-site parking spaces and 29 off-site parking spaces.



The building as a whole will have approximately 10,765 square feet of commercial retail space located on the first floor and approximately 50,897 square feet of residential space located on the 2nd through 5th floors. It is generally accepted practice that in mixed-use buildings the ground level floor is devoted primarily to commercial uses, which rely on the visibility and accessibility to the public street to attract customers. Residential uses are typically located on the upper floors to create a buffer and a measure of privacy from the commercial activity at the street level.

In determining principal versus secondary use, staff applied two sections of the zoning ordinance: the Definition section and the College Hill Neighborhood Overlay Zoning District section. The College Hill Neighborhood Overlay Zoning District was originally adopted on November 8, 1993; however the section that relates to the C-3 Commercial District was added to the section on December 12, 2005. Section 29-160 (g) of the zoning ordinance (College Hill Neighborhood Overlay Zoning District) states that within the C-3 district,

Item 6.A.

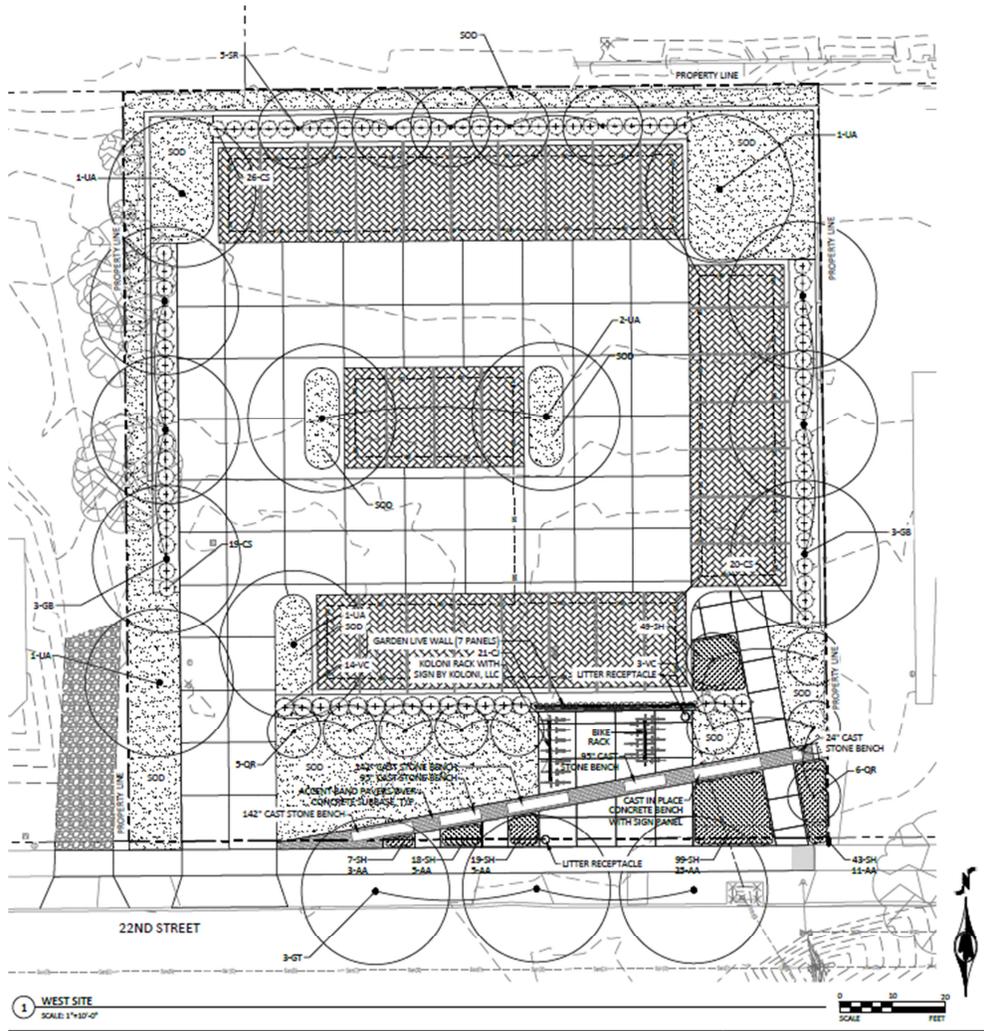
residential uses may be contained within principal commercial uses, and in such cases the residential uses are considered to be secondary or accessory uses to the principal commercial use on the property. Also, Section 29-160 (g) (2) states that secondary or accessory residential uses located on the upper floors of principal permitted commercial uses are allowed, and that no residential use may be established on the main floor or street level of any storefront or commercial shopfront of a principal permitted commercial building structure. In the past, staff has looked at how the first floor or ground floor of a building was utilized when determining its principal or main use. When the main level of a building has over 50% of its first floor area utilized for commercial purposes, staff determined the principal use of the building to be commercial, with uses on the upper floors of the building being considered a secondary use of the building.

Examples of past interpretations for projects located at 2024 College Street (2014), 2215 College Street (2014), 917 W 23rd Street (2016), 200 W 1st Street (2017), and the River Place Development along State Street (2014) had their principal use determined by the amount of commercial area located on the first floor. The site plan shows a majority of the ground floor area of the building dedicated to commercial use (62%).

Based on the past interpretations by staff in determining the principal use of a building, and based on Section 29-160 (g) and 29-160 (g) (2) where it is allowed to establish residential uses on upper floors of principal commercial uses, staff deems this to be a permitted use in the C-3 District and College Hill Neighborhood Overlay Zoning District.

Principal commercial use with secondary residential uses on upper floors is allowed.

- 2) Building Setbacks: The property is zoned C-3 Commercial District. Building setbacks are not required for mixed-use storefront buildings. The site plan shows the building having a 5 foot building setback from College Street and a 2 foot building setback from W 22nd Street. A 6-foot building setback is shown along the west and north lot lines. **Building setbacks are satisfied.**
- 3) Density: Typically, the density requirement for a residential use that is part of a property redevelopment would call for a minimum lot area of 37,350 SF (based on 83 proposed units). The total lot size of this particular property is 30,018 SF, so the density requirement would appear to fall short. However, this is not a principal residential use but rather a principal commercial use, and there are no density requirements for the secondary residential component. **No density limit.**
- 4) Parking: On-site parking would not be required for the commercial component of the project, as it is not a requirement in the C-3 District. The College Hill Neighborhood Overlay District (29-160 (g) (2)) states that on-site parking is not required for secondary residential uses that are located on upper floors of a principal permitted commercial use. The parking section of the zoning ordinance (29-177 (a) (2)) also exempts on-site parking for upper floor/accessory residential uses, where the 1st floor is commercial. Even though parking is not required, the developer has proposed a total of 65 on-site parking spaces located within and beneath the building and 29 off-site parking spaces in a surface lot at 1015 and 1021 W. 22nd Street, for a total of 94 spaces. The site plan for the newly proposed off-site parking lot is shown below.

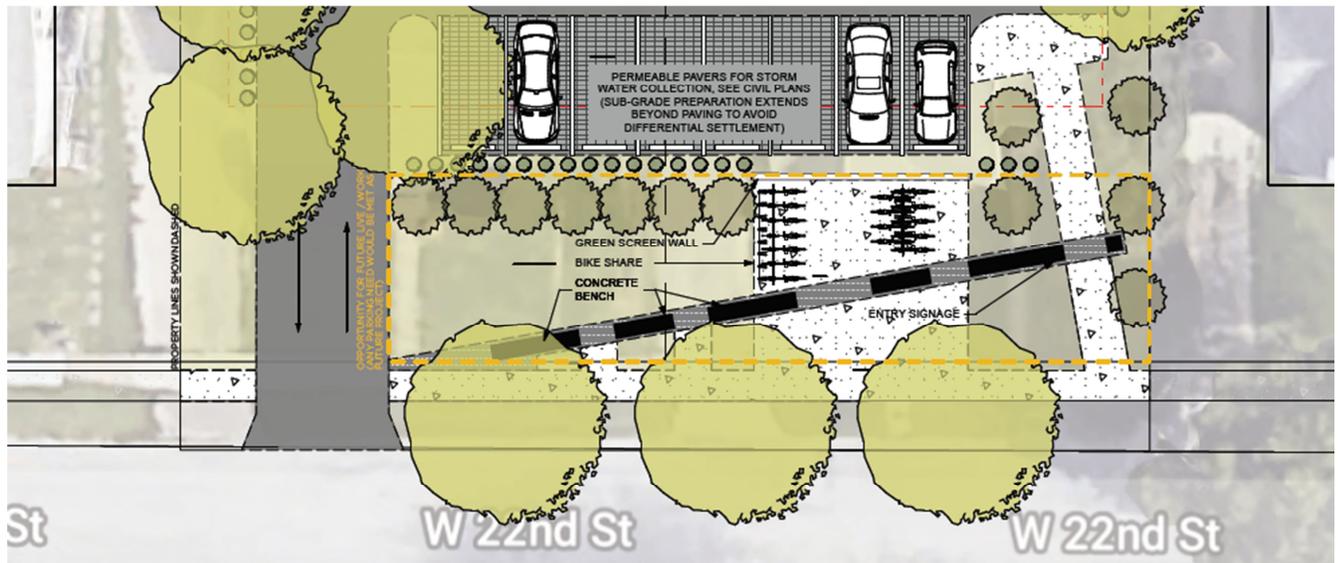


With this additional surface lot, parking is proposed at ratio that exceeds 1 space per dwelling unit and will provide one parking space for approximately 78% of the bedrooms in the building. **Parking is not required for this use within the C-3 District, but the developer is providing 94 parking spaces that will be reserved for the use of the residents. In addition, bicycle parking and bike share opportunities will be provided to promote alternative modes of transportation. Parking lot design and setback standards are met.**

- 5) **Open Green Space: The C-3 District does not have any open green space area requirements.** However, the provided site plan does show some open space along the west and north property line, where grass and landscape plantings will be provided. More significantly, the newly proposed surface parking lot at 1015 and 1021 W. 22nd Street will be set back from the street approximately 25 feet. This buffer area will be landscaped with trees and shrubs and a planted screenwall to soften the view of the parking area from the public sidewalk. In addition, this small greenspace will include low concrete bench seating and a plaza space dedicated to bicycle parking for public use and docking station for bike share bicycles. The applicant describes the proposed bike share program in the submittal documents. While surface parking lots are required to be screened with landscaping, the additional setback area will provide a pocket of usable greenspace within the College Hill

Item 6.A.

Commercial District for both residents and visitors. This open space amenity is illustrated below.



- 6) Landscaping: The College Hill Neighborhood Overlay District does require landscaping along the periphery of the parking area. The landscaping plan submitted with the site plan indicates that street trees and parking lot screening will be provided in front of the mixed use building on both College Street and 22nd Street and along the side lot line to screen the open parking area at the northwest corner of the site. A landscaping plan for the off-site parking lot was also submitted and satisfies the street tree and parking area screening requirements in the code. **Landscaping requirement is met.**
- 7) Building Design: The College Hill Neighborhood Overlay District states that the architectural character, materials, and textures of all buildings shall be compatible with those primary design elements on structures located on adjoining properties and also in consideration of said design elements commonly utilized on other nearby properties on the same block or within the immediate neighborhood. Comparable scale and character in relation to adjoining properties and other nearby properties in the immediate neighborhood shall be maintained by reviewing several design elements. These are noted below with a review on how each element is addressed.

Maintaining Similar Roof Pitch:

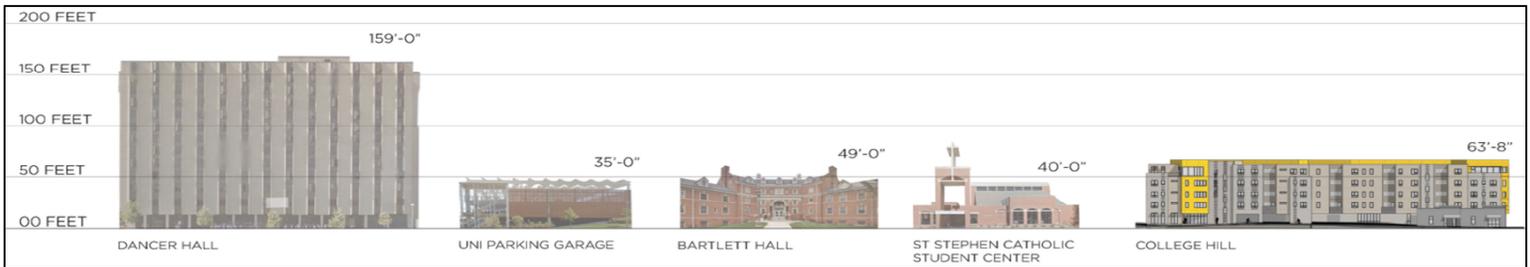
Flat roofs are used in this area. The proposed building also uses a flat roof.

Maintaining Similar Building Height, Building Scale and Building Proportion:

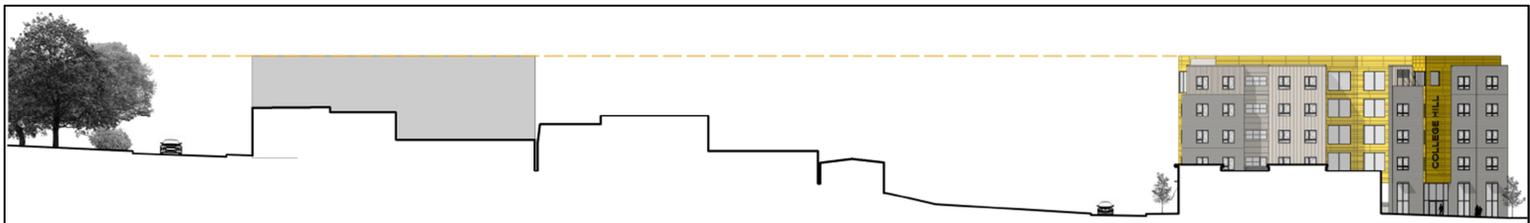
Most of the buildings in this immediate area are either one-story or two-story in height. The proposed building will be 5 stories in height. The property is zoned C-3 Commercial District, which has a building height limitation of 165 feet or three times the width of the road that the building faces. In this case College Street is 40 feet in

width, meaning that the maximum building height allowed would be 120 feet (40 feet x 3). As this structure would be 63 feet 8 inches in height, it would meet the height requirement of the Zoning Ordinance. This property is also located within the College Hill Neighborhood Overlay Zoning District. This overlay district does not have a specific height limitation for buildings, but it does call for reviewing the scale of a proposed building in relation to adjoining properties and other nearby properties within the immediate neighborhood.

The applicant has provided a diagram which shows several other buildings within a 2-3 block area, which are taller than the proposed building (see attached diagram for building locations). In the diagram, it shows the proposed building with a height of approximately 64 feet. Other buildings in the area and their heights include the St. Stephen Catholic Student Center on W 23rd Street at 40 feet in height, Bartlett Hall on the UNI campus on W 23rd Street at 49 feet in height, the UNI parking garage on W 23rd Street at 35 feet in height, and Dancer Hall on Campus Street on the UNI campus at 159 feet in height. Also, the applicant has provided a side elevation diagram which shows the street section of buildings located on College Street and their height comparison to the proposed building. Based on the diagrams presented below, staff feels that the building scale and height will not be out of character for the area, as there are other structures within the neighborhood that are comparable in scale and height to the proposed building.



Building Height Comparisons



Street Section along College Street

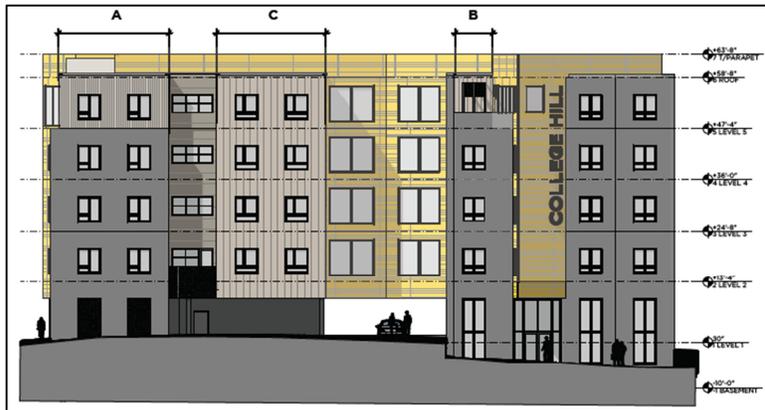
Item 6.A.

Use of Materials Comparable and Similar to Other Buildings on Nearby Properties in the Immediate Neighborhood:

Most of the buildings in this immediate neighborhood are constructed with brick materials. University Book and Supply, which is located to the south of this property, is constructed mainly with limestone tiles.

The proposed building will have a more modern look, as it will be constructed with a mix of metal paneling, sandblasted concrete, brick and perforated metal screens. Each of the four sides of the building will have a slightly different design in relation to the amount and type of materials used. Please see the table below which breaks down the use of materials by building side.

Side of Building	Brick	Metal Paneling	Concrete	Openings
North	50.2%	35.9%	0%	13.9%
South (W 22 nd St)	36.7%	27.5%	18.3%	17.5%
East (College St)	54.5%	23.9%	0%	21.6%
West	31.5%	54.6%	0%	13.9%



East (College Street) Elevation



South (W 22nd Street) Elevation

In addition to the design of the building, the overlay district looks at building scale, in that the maximum width of the front façade shall not be wider than 40 feet. If a building were to have a larger width than 40 feet, the façade of the building must be broken into modules that give the appearance of smaller, individual buildings.

Each individual module should adhere to the following guidelines, in order to give the appearance of separate, individual buildings:

1. Each module shall be no greater than 40 feet and no less than 10 feet in width.
2. Each module should have a corresponding change in roof line for the purpose of architectural identity.
3. Each module should be distinguished from the adjacent module by at least one of the following means:
 - a. Variation in material colors, types and textures

- b. Variation in the building and/or parapet height
- c. Variation in the architectural details such as decorative banding, reveals, stones or tile accent
- d. Variation in window pattern
- e. Variation in the use of balconies and recesses

The L-shaped building has approximately 50 feet of frontage along College Street and 130 feet of frontage along 22nd Street, with a portion of the recessed long side of the building partially visible behind the surface parking lot associated with the commercial building located at the corner of College and 22nd, which is not a part of this project. The building façade is articulated and modulated with projecting bays with corresponding changes to the building materials, window pattern, and colors that help break up the horizontal mass of the building. On the vertical plane, the roofline varies in parapet height in a manner that corresponds to the modulation of the façade. **Building material, articulation and modulation standards are met.**

- 8) Trash Dumpster Site: The site plan shows a dumpster enclosure contained within the parking area at the entrance along W 22nd Street. New details have been submitted which shows two trash dumpsters completely located within the building, just before entering through the overhead door to get into the parking area. **Trash enclosure is acceptable.**
- 9) Lighting: The C-3 District and College Hill Neighborhood Overlay District regulations do not have specific lighting design guidelines. A lighting plan has been submitted, which details the exterior lighting to be placed along the faces of the building along W 22nd Street and College Street. This lighting will light up the faces of the building, highlighting the masonry materials without producing light spill onto other properties. The lighting in the parking areas will be oriented behind beams and soffits so that the light source is concealed while still providing adequate lighting. This will also help to stop any light spill onto adjacent properties. **Lighting plan is acceptable.**
- 10) Signage: Wall signs are illustrated on the building renderings along the south side and east side of the building (facing College Street and W 22nd Street). These signs will indicate the name of the development. The proposed wall signs appear to be well within the District limitations of no larger than 1/3rd of the surface area of the single wall area to which the wall sign is attached, however this will be reviewed in detail at the time a sign permit is requested. **Signage is acceptable, subject to detailed review with a sign permit.**
- 11) Sidewalks: A minimum 5 foot paved sidewalk exists in front of the property along both College Street and W 22nd Street. The site plan shows additional decorative paving located near the entrance along W 22nd Street. Sidewalk and additional streetscape amenities are proposed in front of the off-site surface parking lot on 22nd Street as described above. **Sidewalk requirements are met.**
- 12) Storm Water Management: Storm water will be collected on site via an underground detention area underneath the parking lot and piped to the storm sewer along College Street. The newly proposed off-site parking lot will also have pervious pavers and an underground catchment basin that will release into the storm sewer along 22nd Street. City Engineering Staff has reviewed initial designs and stormwater calculations and have

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indicated that final review will be completed prior to the meeting on July 25. **Review of stormwater management facilities will need to be completed and approved by the City Engineer prior to approval.**

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, note that the developer will be responsible to extend all utilities to the site and abandon existing utilities and cap as necessary for the proposed off-site parking lot on 22nd Street.

STAFF RECOMMENDATION

Gather any comments from the Planning & Zoning Commission and public, and continue the hearing on July 11, 2018.

PLANNING & ZONING COMMISSION

Introduction
6/27/2018

Vote
7/11/2018

Attachments: Location map
 Site Plan
 Supporting documents, including plan view and perspective drawings and narrative description of the project.