



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, OCTOBER 12, 2022
5:30 PM AT CEDAR FALLS COMMUNITY CENTER, 528 MAIN STREET

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes of September 28, 2022

Public Comments

Old Business

New Business

2. **Final Plat – Terraces at West Glen Second Addition (FP22-005)**
Location: South and east of the intersection of W. 12th Street and Union Road
Petitioner: Terraces at West Glen LLC, owner; FEHR Graham, Engineer
Previous discussion: None
Recommendation: *Approval*
P&Z Action: *Discussion and consider making a recommendation to City Council*
3. **College Hill Neighborhood Overlay Design Review – Façade changes (DR22-003)**
Location: 817 W 23rd Street
Petitioner: Omer Noorwala
Previous discussion: None
Recommendation: *Approval*
P&Z Action: *Discuss and consider making a recommendation to City Council*
4. **College Hill Neighborhood Overlay Design Review – New garage (DR22-004)**
Location: 924 W. 19th Street
Petitioner: David Schachterle
Previous discussion: None
Recommendation: *Approval*
P&Z Action: *Discuss and consider making a recommendation to City Council*

Commission Updates

Adjournment

Reminders:

- * October 26 and November 9 - Planning & Zoning Commission Meetings
- * October 17 and November 7 - City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
September 28, 2022
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on September 28, 2022 at 5:30 p.m. at the Community Center. The following Commission members were present: Crisman, Grybovyeh, Hartley, Holst, Larson, Lynch, Moser and Saul. Holst arrived after the minutes were approved. Leeper was absent. Karen Howard, Planning & Community Services Manager, Thomas Weintraut, Planner III, and Jaydevsinh Atodaria, Planner I were also present.

- 1.) Acting Chair Hartley noted the Minutes from the September 14, 2022 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Ms. Saul seconded the motion. The motion was approved unanimously with 7 ayes (Crisman, Grybovyeh, Hartley, Larson, Lynch, Moser and Saul), and 0 nays.
- 2.) The first item of business was a public hearing regarding an Amendment to a Zoning Agreement for Lots 5 and 6 in Midway Business Park. Acting Chair Hartley introduced the item and Mr. Weintraut provided background information. He explained that the Midway Business Park is located off of Greenhill Road at Waterloo city limits. The property is zoned R-4, but is subject to the zoning agreement that restricts the uses to professional offices. The zoning agreement was amended previously to allow development of assisted living or nursing home uses on Lots 7 and 8. A similar request to amend the agreement for Lots 5 and 6 to allow assisted living has now been submitted. Staff recommends approval of the amendment with the provision that a revised Zoning Amendment Agreement signed by all property owners within the Midway Business Park Addition subdivision be submitted for approval by City Council.

Luke Moore, 8206 West Ridgeway, stated that the signatures should be completed in a few days.

Ms. Saul made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 8 ayes (Crisman, Grybovyeh, Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.

- 3.) The next item for consideration by the Commission was a public hearing regarding a zoning text amendment with regard to parking requirements in the Downtown Character District. Acting Chair Hartley introduced the item and Ms. Howard provided background information. She noted that this item was introduced at the last meeting and explained that City Council has petitioned to amend the parking requirements for the Downtown Character District by deleting all requirements for shared parking and increasing the minimum parking requirements for residential in multi-unit and mixed-use buildings from 0.75 spaces per bedroom to one space per bedroom.

Craig Fairbanks, 405 Spruce Hills Drive, stated his support for removing the shared parking and increasing to one space per bedroom.

Mr. Holst asked about the current 0.75 spaces per bedroom and 0.25 spaces shared parking. As that is equal to one, he asked what happens if a developer says they don't want to provide shared parking could they just provide one parking stall per bedroom to get the total parking requirement and not have shared parking. Ms. Howard explained the several different options

to provide shared parking, noting that there is only a certain period of time that parking has to be shared, so if they built all the parking on-site they would have to make at least 0.25 spaces per bedroom available to the public for the minimum amount of time required.

Ms. Moser asked if there have been any complaints from property owners about the code requirements. Ms. Howard stated that she is not aware of any.

Ms. Saul asked why this is coming back to the Commission if the mayor has stated that he will veto the decision if they vote to pass the items. Ms. Howard stated that she believes that he was speaking about a different code amendment being discussed at Council.

Mr. Hartley stated that he has struggled with this item as he understands property owners not wanting to be told what to do with their property, however he also understands the need for parking. Mr. Larson stated that he feels that the Commission has gone over this extensively in the past and feels that it won't help to discuss it all again. He feels that parking isn't as big of an issue based on the parking studies that have been done. He has no problem standing behind the original decision. Mr. Holst stated that the change hasn't had a chance to be tried out and he would like to see how it would work before changing his mind.

Ms. Saul stated concerns what happens if buildings go in and the original plan for shared parking doesn't work. Once it's been done it can't be undone. Ms. Crisman noted that this is a hypothetical problem and the only way to know if there is going to be a problem is if buildings go up. Right now this is more of a matter of opinion. There has been a great deal of discussion and that is the decision that was made based on a lot of time weighing the matter.

Ms. Lynch made a motion to approve deleting all shared parking in the Downtown District. Ms. Saul seconded the motion. The motion failed with 1 aye (Saul) and 7 nays (Crisman, Grybovyeh, Hartley, Holst, Larson, Lynch and Moser).

Ms. Lynch made a motion to approve moving from 0.75 spaces per bedroom to one per bedroom for multi-unit buildings in the Downtown Character District. Ms. Saul seconded the motion. The motion was denied with 1 aye (Saul) and 7 nays (Crisman, Grybovyeh, Hartley, Holst, Larson, Lynch and Moser).

- 4.) The next item for consideration by the Commission was a partial easement vacation for 3718 Apollo Street. Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. It is proposed to vacate a portion of sanitary sewer easement at that address in the Pheasant Hollow 7th Addition. Engineering confirms that there would still be sufficient sanitary and utility easement to maintain and operate the services at that location. Staff notes that all other easements as platted are retained. Staff notes that the legal papers for the vacation must note that all other easements of record shall be retained. It is recommended to approve the vacation with any comments or direction from the Commission.

Travis Stewart, 2317 Richard Road, engineer from CGA, stated that the developer requested that the easement be minimized to make that area more useful.

Steve Bridges, 3816 Trent Lane, Waterloo, is the property owner to the south. He stated that he has no problem with what they're doing but has an issue with the way it has been described. He noted that he believes that the lots mentioned were incorrect. Staff updated that the corrections will be done as needed.

Ms. Lynch made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 8 ayes (Crisman, Grybovyeh, Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.

- 5.) The last item for consideration was a College Hill Neighborhood Overlay Design review for a new garage at 1214 West 20th Street. Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that it is proposed to relocate an existing garage on an adjacent property to the subject property. He discussed review requirements for on-site parking and detached accessory structures, architectural compatibility with surrounding buildings and how it fits in with the neighborhood character. All existing utilities are required to be disconnected and abandoned before the relocation of the existing structure. The applicant will also have to apply for a demolition permit, building permit, floodplain development permit and elevation certificate to execute the proposal on the site. Once the construction is complete a final elevation certificate is required to verify that the home is built to the required elevation above the floodplain. Staff recommends approval subject to comments and directions from the Commission.

Aaron Carolan, 5232 Metz Road, was available for any questions and stated that he would have submitted this proposal at the time they went through the removal of the house, but he didn't realize how much was required for this process.

Mr. Holst made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 8 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.

- 6.) As there were no further comments, Ms. Lynch made a motion to adjourn. Ms. Crisman seconded the motion. The motion was approved unanimously with 8 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.

The meeting adjourned at 6:10 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
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MEMORANDUM Planning & Community Services Division

TO: Planning Commission
FROM: Michelle Pezley, Planner III
Luke Andreasen, PE, CFM Principal Engineer
DATE: October 12, 2022
SUBJECT: Terraces at West Glen Second Addition Final Plat (FP22-005)

REQUEST: Request to approve the Terraces at West Glen Second Addition Final Plat. Case #FP22-005

PETITIONER: Terraces at West Glen LLC., Owner; FEHR Graham Engineering, Engineer

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

PROPOSAL

The petitioner, Terraces at West Glen LLC, is requesting approval of the final plat for the Terraces at West Glen Second Addition. This addition includes three (3) residential lots all located southeast of the intersection of W. 12th Street and Union Road and west of Dry Run Creek.

BACKGROUND

In 2019, the petitioner rezoned an approximately 42-acre parcel at the southeast corner of W. 12th Street and Union Road to a planned residence district (RP) for the development of the New Aldaya Lifescapes campus (see approved master plan to the right). The master plan shows the streets, landscaping, building footprints, stormwater



areas, and is colored coded by construction type (walkout basement (red), basement (teal), and or no basement (mustard)).

A preliminary plat was subsequently approved in July of 2019 that included six (6) residential lots for one- and two-family patio homes along with multi-unit unit structures for a 55-plus retirement community. A final plat of the First Addition was approved in December of 2019, which included one residential lot, an outlot for stormwater management and portions of Sonoma Drive and Keagles Crossing, along with a stub street extended to the south property line.

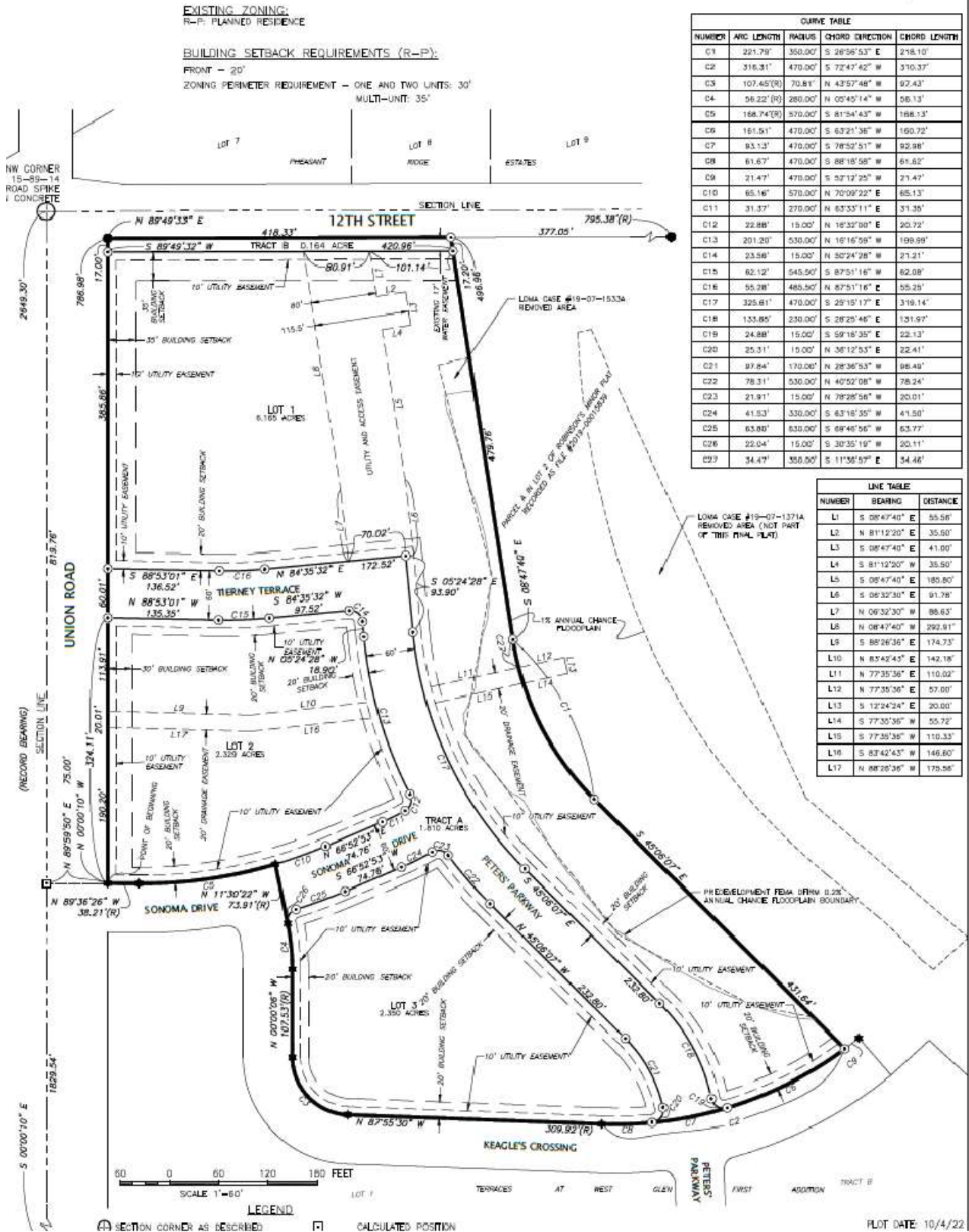
The City Council approved a Developmental Procedures Agreement with the final plat of Terraces at West Glen First Addition. As part of the Developmental Procedures Agreement, the property owner was to apply for a Letter of Map Revision (LOMR) from FEMA (Federal Emergency Management Agency) to provide evidence that no more than 25% of the area of Lot 1 was in the floodplain in compliance with the standard in the Subdivision Code. The floodplain boundaries are shown on the face of the plat. It should also be noted that it was agreed that Planning and Zoning Commission and City Council review and approval of site plans for the multi-unit buildings would be required. Similar to the First Addition, the one- and two-unit dwellings do not require P&Z and Council review and can be approved administratively according to the approved master plan.

ANALYSIS

The petitioner, Terraces at West Glen LLC, proposes the final plat of the Terraces at West Glen Second Addition, comprised of 12.9 acres into (3) lots as shown on the next page. The property is zoned RP Planned Residential. The RP zoning district permits a variety of residential uses from single-family to multi-family dwellings based on the master plan approved at the time of rezoning. The New Aldaya campus is a development for persons aged 55 and over that includes a total of 69 one-and two-units dwellings and two large multi-unit dwellings. The Second Addition includes both of the multi-unit dwellings and 16 of the one-and two-unit dwellings.

As indicated above, the City approved the Preliminary Plat in July 2019. The proposed final plat consists of three lots beginning on the southeast corner of 12th Street and Union Road. The development includes the extension of Peters Parkway from Keagles Crossing north to Tierney Terrace which extends west to Union Road. The development also provides an extension of Sonoma Drive to Peters Parkway. Tierney Terrace and Sonoma Drive are connections to Union Drive. The streets have already been constructed and are 31 feet wide within a 60-foot right of way. The necessary easements are identified on the plat, including a 10-foot-wide utility easement along the street frontages.

The proposed stormwater management plan for the Terraces at West Glen is handled by an open detention basin that was built on Tract B at the easterly edge of the First Addition. This basin will collect the stormwater runoff from the streets and lots on the west side of Dry Run Creek. Storm sewers are installed along the roadway. These storm sewers are installed as a part of this development to accommodate 25-year storm events. This detention basin has a multi-stage outlet to control discharge. The design will treat 1.25" of rainfall for 24 hours for water quality to meet the City's standards. The proposed detention basin will address both the water quantity and water quality of stormwater runoff. The stormwater flow is directed away from the adjoining property owner to the south of the First Addition. In summary, the proposed design of the stormwater management plan for the Terraces at West Glen exceeds the city's ordinance standards.



There is a 30-foot building setback along Union Road, which represents the rear yard area and a 20-foot front building setback along all the internal streets. The setbacks shown on the face of

the plat are consistent with the proposed setbacks from the approved Master Plat and Preliminary Plat. These setbacks also conform to the RP Zoning District requirements.

The submitted Deed of Dedication for this final plat is consistent with the approved Deed of Dedication from the previous addition and has addressed all the necessary requirements.

The floodplain management regulations required that no more than 25% of a lot be located within a 100- or 500-year floodplain. The applicant received a LOMR on June 28, 2019, from FEMA, which increased the water carrying capacity within the floodway and therefore shifted the 100-year flood boundary. 19% of Lot 1 is still within the 500-year floodplain. A floodplain development permit will be required prior to a building permit in areas within the 500-year floodplain.

The City Code states that the final plat must be in substantial conformance with the preliminary plat. Staff finds that the proposed final plat is conforming with the preliminary plat and associated conditions.

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the final plat for the Terraces at West Glen Second Addition. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU.

Cluster mailboxes will be sized and placed in the ROW according to USPS standards. All cluster mailboxes will be located on lower volume streets and situated to prevent undue traffic congestion according to the direction from the City Engineer's office.

All the utilities and internal road connections within the proposed subdivision will be dedicated to the public. The installed internal infrastructure is adequate to serve the platted lots with access to public streets and right-of-way. The installed utilities are available for connection to development on the platted lots. The petitioner's engineer has submitted a stormwater management plan and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City's subdivision requirements. The Engineering Division will oversee the approval of the maintenance bond that is required. All signed legal papers and original signed plats will be required to be submitted to the Planning Office prior to submitting the project for Council approval.

City Code requires that sidewalks be installed along all streets within the subdivision. The petitioner has confirmed that sidewalks, built to City standards, will be constructed along the frontage of all lots at the time of lot development, as per City requirements.

A courtesy mailing was sent to the neighboring property owners on October 4, 2022.

RECOMMENDATION

Staff recommends approval of FP22-005, the final plat of Terraces at West Glen Second Addition, subject to the following conditions:

- 1) Any comments or direction specified by the Planning & Zoning Commission.
- 2) Conformance to all city staff recommendations and technical requirements.

PLANNING AND ZONING

Discussion
10/12/22

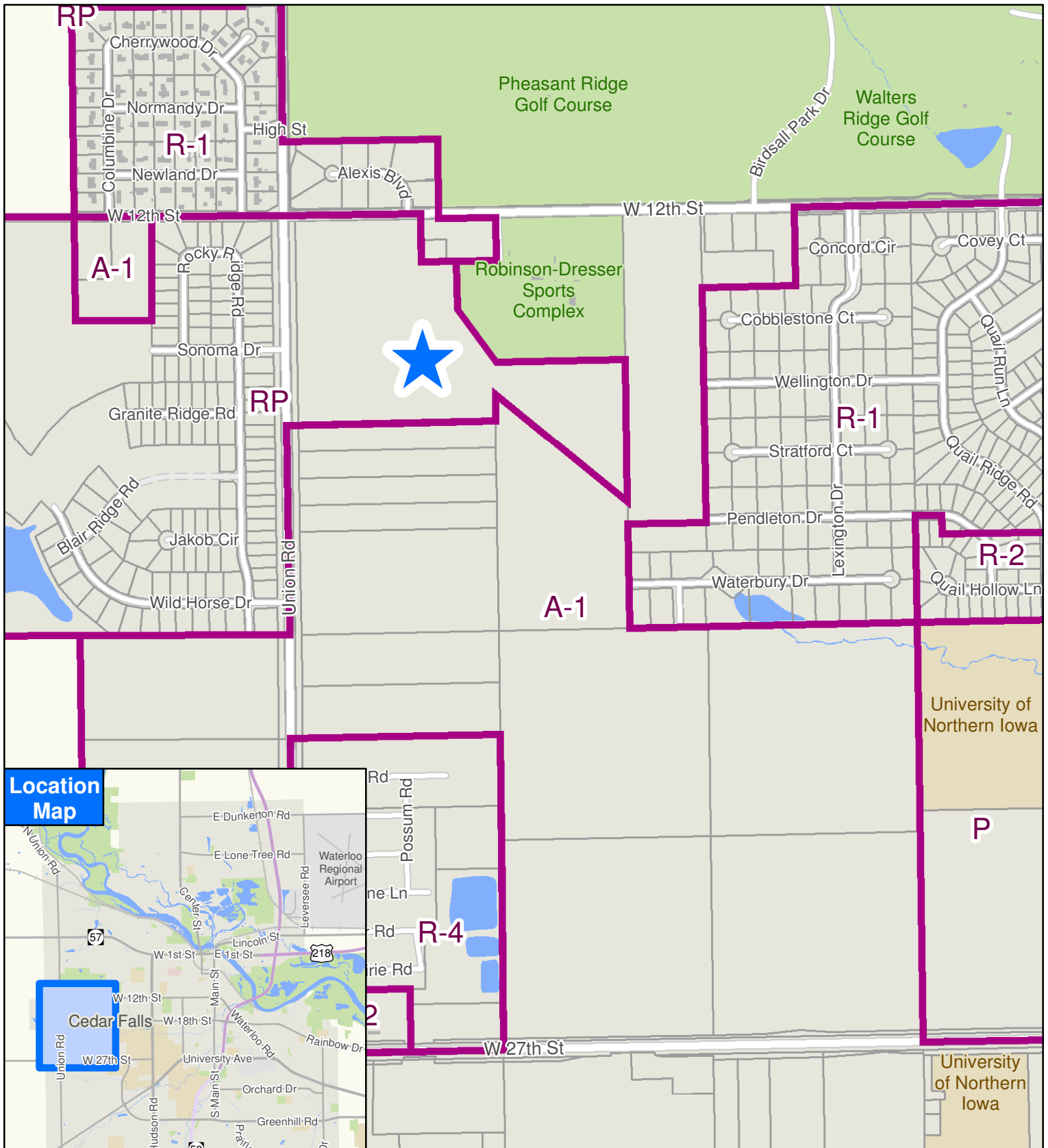
Attachments:

Terraces at West Glen Second Addition Final Plat
Location Map
Deed of Dedication

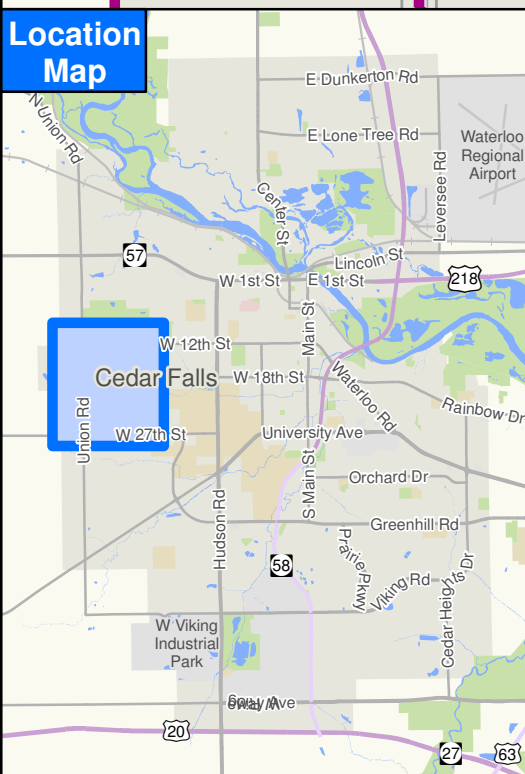
Cedar Falls Planning & Zoning Commission

October 12, 2022

Item 2.



Location Map



The Terraces at West Glen
Plat

DEED OF DEDICATION
OF
TERRACES AT WEST GLEN SECOND ADDITION
CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Terraces at West Glen, L.L.C., an Iowa Nonprofit Corporation, with its principal office in Cedar Falls, Iowa; being desirous of setting out and platting the land described in the attached Certificate of Survey by Lyle G. TeKippe, a Professional Engineer and Licensed Land Surveyor, dated the 23rd day of August, 2022, do 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:

TERRACES AT WEST GLEN SECOND ADDITION
CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, IOWA

all of which is with the free consent and the desire of the undersigned and the undersigned do hereby designate and set apart for public use the street(s) as shown upon the attached plat.

EASEMENTS

The undersigned do hereby grant and convey 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, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying building and maintenance of said services over, across, on and/or under the property as shown on the attached plat. There shall be no fences, buildings, large plantings or other obstructions upon or under any property covered by the easements granted and conveyed herein, so that access is available for any equipment and/or persons necessary for the erection, laying, building, construction, reconstruction or maintenance of said utilities and/or drainage ways.

Any and all drainage easements will be required to follow the "Stormwater Management Plan" and no building structures, fence structures, landscaping structures, private gardens or any other possible obstruction can be built in and over said drainage easements. Owner 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. No structures are to be built or placed in the easements.

RESTRICTIONS

Be it also known that the undersigned do hereby covenant and agree for themselves and their successors and assigns that the real estate is subject to the following restrictions its 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 their successors in interest may hereinafter make for any of said lots and that such restrictions shall run with the land to-wit:

1. Any dwelling erected shall have a minimum setback as indicated on the Final Plat. All minimum setbacks will be required to meet or exceed R-P Zoning.
2. The owner shall keep the real estate free of weeds and debris.
3. All approaches and driveways in said subdivision shall constructed in accordance with applicable Cedar Falls Ordinance.
4. Owner shall comply with all requirements of the US Post Office for mail receptacles.
5. No bus, semi-tractor, RV, fifth-wheel camper, trailer or truck of any kind except what is commonly described as a “pick-up truck” shall be kept or parked on any lot or street in said subdivision for a period not to exceed twenty-four hours, after which said vehicle cannot return to said subdivision for a period of five days, provided, however, that this prohibition shall not apply to such vehicles driven in said subdivision in pursuit of and in conducting their usual business.
6. All buildings erected on the real estate shall be constructed in accordance with the Building, Plumbing, and Electrical Codes of the City of Cedar Falls, Iowa.
7. No animals, livestock, or poultry of any kind shall be raised, bred or kept on the real estate. Household pets only subject to Owner/Developer approval.
8. Sidewalks and trails shall be constructed according to and as reflected on the plat.
9. Tract “A” to be deeded to the City of Cedar Falls, Iowa for street purposes.

PUBLIC IMPROVEMENTS REQUIRED IN PLAT

1. The Street(s) shown on the attached plat, will be brought to City grade and that the street will be thirty-one (31) feet, back of curb to back of curb, with approved hard surface pavement in accordance with the City of Cedar Falls, Standard Specifications unless otherwise specified as per approved construction plans.
2. Sanitary sewer, together with the necessary manholes and sewer service lines to the platted real estate will be provided.
3. That underground utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.
4. That city water will be provided to the platted real estate as required by the Cedar Falls Municipal Utilities,
5. That municipal fire hydrant(s) will be provided as required by the Cedar Falls Public Safety Department.
6. That Storm sewer will be provided as specified by the City Engineer.
7. That handicap ramps will be provided as required by law.

8. All buildings erected on the platted real estate shall be constructed in accordance with the building, plumbing and electrical codes of the City of Cedar Falls.

9. That the public improvements called herein shall be in accordance with the specifications of the City of Cedar Falls, Iowa, and performed under the supervision of the City Engineer. In the event that the developer, Terraces at West Glen, LLC, its grantees and assigns fail to complete said work and improvements called for within five (5) years from the date of the acceptance of said final plat by the City of Cedar Falls, Iowa, the City may then make improvements and assess the costs of the same to the platted real estate. The undersigned, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and agree that the City may install said improvements and assess the total costs thereof against the respective lots. This includes completing the sidewalks within five years of the date of the acceptance of said final plat by the City of Cedar Falls, Iowa.

10. That the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the platted real estate with the same force and effect as though all legal provisions pertaining to the levy of such special assessments 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.

11. The 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.

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

SIGNED and DATED this ____ day of _____, 2022.

Terraces at West Glen, L.L.C.

Millisa Tierney, CEO
Cedar Falls Lutheran Home
n/k/a NewAldaya Lifescapes

STATE OF IOWA, BLACK HAWK COUNTY: ss

On this day of _____, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Millisa Tierney, CEO, Cedar Falls Lutheran Home n/k/a NewAldaya Lifescapes, Member/Manager of Terraces at West Glen, LLC, to me known as the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed on behalf of Terraces at West Glen, LLC.

Notary Public



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 and Zoning Commission
FROM: Jaydevsinh Atodaria (JD), City Planner I
DATE: October 5, 2022
SUBJECT: Façade update of a property in the College Hill Neighborhood Overlay (DR22-003)

REQUEST: To update façades for Astro E-Sports Lounge at 817 W 23rd Street

PETITIONER: Astro E-Sports Lounge, Omer Noorwala: Owner

LOCATION: 817 W 23rd Street

PROPOSAL

The applicant is requesting approval of the submitted façade review application for updating the facades with a wall sign and murals at 817 W 23rd Street to advertise the building's new tenant, Astro E-Sports Lounge. The property is in the College Hill Neighborhood Overlay Zoning district and a review by the Planning and Zoning Commission and City Council is required for exterior mural wall drawings, painted artwork and exterior painting of any structure within the commercial district.

BACKGROUND

The College Hill Neighborhood Overlay District was established for the preservation of neighborhood character and the stabilization of its neighborhoods after a long history of changes and updates to properties that typically increased occupancies and detracted from the original intent of those properties and neighborhoods. This trend and the establishment of the Overlay called for more scrutiny when reviewing changes that may affect the character of the neighborhood. See the location map on the side for reference, the highlighted property in the yellow is the subject property. Typically, signage is not part of the review process unless the review is mandated by Ordinance Section 26-181(6). In this case, exterior mural wall drawings, painted artwork and exterior painting of any structure within the commercial district, the Planning & Zoning Commission and City Council must review and approve the request (26-181(6)(e)).

The criterion listed in the Overlay requires that the following be considered in this design review: scale; context; coloration; appropriateness of the proposal in relation to nearby facades; proposal in relation to the prevailing character of the commercial district; and other provisions as applicable in the code.

ANALYSIS

The applicant is proposing to add a wall sign on the front wall of the building facing W 23rd Street and planning to add a mural/painted artwork that covers an area of both the front and the side wall. The owner is planning to hold a competition and have different artists work together to complete the proposed mural based on a “space theme.” The idea is to attract Astro E-Sports lounge customers creatively and also enhance blank walls. The below illustration will help you analyze the proposal with possible locations of the mural on the building and examples of possible graphics that may be used.



As per the code, a mural wall sign is considered a wall sign. The proposed wall sign cannot exceed one-third of the surface area of any single wall to which the sign is affixed. After calculations, the maximum wall sign/mural area allowed is 146 sq. ft on the front façade and 99 sq.ft. on the side facade as per the wall area. As shown in the graphic above, the mural on the front façade is proposed to be approximately 7' x 10' in size and be painted in the general location as shown on the graphic above. The mural on the side wall will comply with the

maximum sign allowance of 99 square feet and will have a space theme that is a collaboration between the artists chosen in the competition.

The applicant is intending to update the blank wall of the building by adding painted artwork/murals onto the building in a way that is continuous and covers two areas of blank walls that would create some artistic presence. The proposed painted artwork/mural will be placed in a similar location as highlighted in the above illustration, and the graphic work examples would be similar to the ones shown in the above illustration. Staff finds that the proposal is unique and would enhance the exterior look of the business.

TECHNICAL COMMENTS

No comments.

STAFF RECOMMENDATION

City staff has reviewed the submitted design review application (DR22-003) for updating façade at 817 W. 23rd Street and recommends approval, subject to the any comments or directions specified by the Planning and Zoning Commission.

PLANNING & ZONING COMMISSION

Discussion/Vote

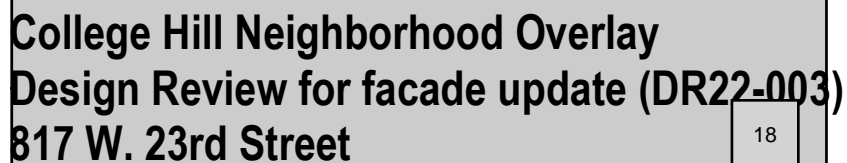
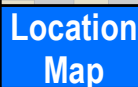
10/12/2022

Attachments:

Details of proposed signage

Letter of Intent

Item 3.



Applicant/Landlord: Omer Noorwala

Contact No: 773-997-3435

Address: 817 w 23rd street cedar falls iowa 50613

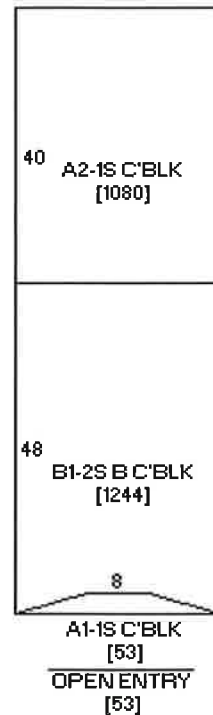
Material: Weatherproof paint

We are setting up a computer/console gaming lounge under the name of ASTRO E-SPORTS LOUNGE and to go with the theme we are planning to get an astronaut mural on the exterior wall (93"x132") attached with the application, having gaming controllers in the hand rather than champagne bottles.

For the side alley wall we would have 4-5 artists do a collab of something along space theme.

Front Wall Size: 93"x132"

Alley Wall Size: 318"x132"





DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Jaydevsinh Atodaria (JD), City Planner I
DATE: October 4, 2022
SUBJECT: College Hill Neighborhood Overlay Design Review for a new detached garage.

REQUEST: Request to approve College Hill Neighborhood Overlay District design review application for adding a new detached garage (#DR22-002)

PETITIONER: David Schachterle, property owner; Action Garage Builders, contractor

LOCATION: 924 W. 19th Street

PROPOSAL

It is proposed to build a new detached garage on the property at 924 W. 19th Street. The existing shed on the property will be demoed, to make room for the new detached garage. The property is located in the College Hill Neighborhood Overlay Zoning District and a review by the Planning and Zoning Commission and City Council is required for reviewing any new construction of a detached accessory structure of more than 300 square feet in base floor area for residential use (substantial improvement) within the district.

BACKGROUND

The College Hill Neighborhood Overlay District was established for the preservation of neighborhood character and the stabilization of its neighborhoods after a long history of changes and updates to properties that typically increased occupancies and detracted from the original intent of those properties and neighborhoods. This trend and the establishment of the Overlay called for more scrutiny when reviewing changes that may affect the character of the neighborhood. See the location map on the side for reference, the highlighted property in the yellow is the subject property.



The subject property is located within the R-4, Multiple Residence Zoning districts (Section 26-167) and the College Hill Neighborhood Overlay Zoning District (Section 26-181). The Overlay Zoning District intends to develop business districts and residential districts in an orderly manner and one that complements the University of Northern Iowa campus and promotes community vitality and safety. As per the code, the new construction of a detached accessory structure over 300 square feet in the base floor area for residential use within the district is termed as a substantial improvement. A substantial improvement requires review and approval by the Planning and Zoning Commission and the City Council. The criterion listed in the Overlay requires that the following be considered in this design review: architectural compatibility; neighborhood character; building materials; detached accessory structure standards; and other provisions as applicable in the code.

The subject property has been equipped with a 3-bedroom single-unit dwelling unit (approx. 1224 sq.ft.) built in 1912. The petitioner/owner of the property at 924 W 19th Street is intending to build a new detached garage, to have a covered parking area. As per the code, the following analysis has been done to review the proposal.

ANALYSIS

On-site parking:

As per the code, the minimum on-site parking required for a one-unit dwelling is two stalls per dwelling unit. Currently, the property at 924 W. 19th Street has a single-wide driveway (approx. 12 feet wide) that widens out to 18 feet. The driveway is sufficient to park two cars. However, the owner of the property is requesting to add a stall detached garage and extend the driveway proportional to the width of the garage opening to have covered parking for the unit. The parking arrangement satisfies the ordinance requirement for this single-family residential dwelling.

Detached Accessory Structure:

As per the CHN Overlay zoning district, a newly constructed detached accessory structure must meet the regulations of detached accessory structure standards (Section 26-126) and must be consistent with the architectural style of the principal residential structure on the property. Also, the proposed detached structure should have similar building materials, colors, rooflines, roof pitch, and roofing materials to the extent possible to a principal structure.

As per the code, a detached accessory structure under 600 square feet in the area can be placed at 2 feet setback from the side and rear lot line if recessed at least 18 feet behind the front line of the principal structure. Also, the proposed detached accessory structure needs to maintain a separation of at least 8 feet from the principal structure. It is proposed that the detached accessory structure to be added on the property at 924 W 19th Street is 16 feet wide and 32 feet in length, in total about 512 Square feet in area, and will be placed at 2 feet setback from the side property line. The proposed detached accessory structure will be about 14 feet high, about 70 feet recessed from the front line of the principal structure and will maintain at least 28 feet of separation from the principal structure. The proposal meets all relevant city codes.

Building Design:

- Building Entrances:

As per the proposal, the detached accessory structure will be accessed through one garage shutter, oriented toward and visible from W. 19th Street and by a door on the side facade. The building design is configured in a way that the garage sits 28 feet south of the principal single-family dwelling unit, 2 feet from the east property line, 48 feet from the

west property line and 14 feet from the south property line.

- **Building Materials:**

As per code, similar building materials, colors, roof lines, roof pitch and roofing materials shall be established on the accessory structure to match as closely as possible those elements on the principal structure. In response, the owner is planning to build a proposed garage with LP Smart siding and black asphalt roofing material. Sidings will be painted to match the existing siding of the single-family unit on the lot at 924 W 19th Street. See the below picture of the proposed garage and existing principal structure on the property at 924 W 19th Street.



Existing house on property at 924 W 19th Street

The roofing on the existing house is black asphalt. The proposed garage will also have similar roofing material as that of the existing house. Vinyl siding is a common material on other homes in the neighborhood, along with brick and wood siding. Staff finds that the building materials of the proposed detached accessory structure is consistent with the principal structure on the property at 924 W 20th Street and meets code requirement.

- **Architectural compatibility with surrounding buildings:**

The majority of houses in the neighborhood represent bungalow-style architecture with a mix of attached and detached garages (See below pictures of existing dwelling units in the neighborhood for reference). The garages on these properties are either in line with the main house façade or are recessed.

The proposed two-stall detached garage will be recessed from the principal single-family unit on the lot and therefore will be compatible with other detached accessory structures on surrounding properties.



- Neighborhood Character:**
 The College Hill neighborhood area is one of the City's oldest and most densely populated neighborhoods and being near the University of Northern Iowa, the preservation of neighborhood character (including uniformity of building size, scale, bulk, varying appearances, etc.) are of primary concerns regardless of the nature of the proposed building use. The proposed detached accessory structure is similar in terms of size and scale compared to other detached accessory structures in the immediate neighborhood. The staff finds that the proposal is appropriate for the site and would be a good addition to the lot to address the owner's need.

TECHNICAL COMMENTS

Notification of this case was sent to adjacent property owners within 200 feet on October 3rd, 2022.

STAFF RECOMMENDATION

City staff has reviewed the proposed design review application for building a new detached garage at 924 W. 19th Street and recommends approval, subject to the following conditions:

1. Any comments or direction specified by the Planning and Zoning Commission
2. Conformance with all City staff recommendations and technical requirements

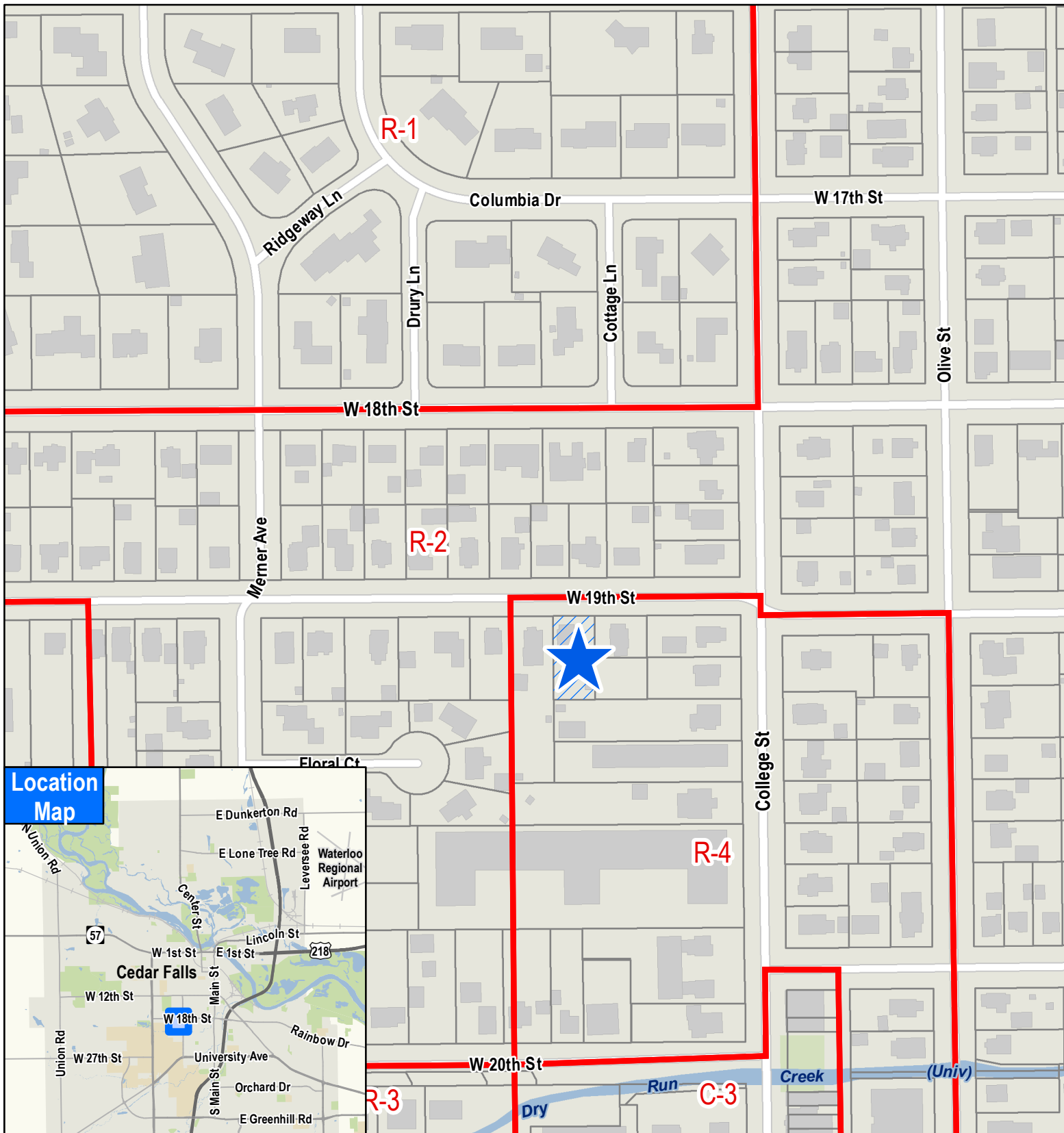
Attachments:

Proposed Site Plan
 Elevations
 Letter of Intent

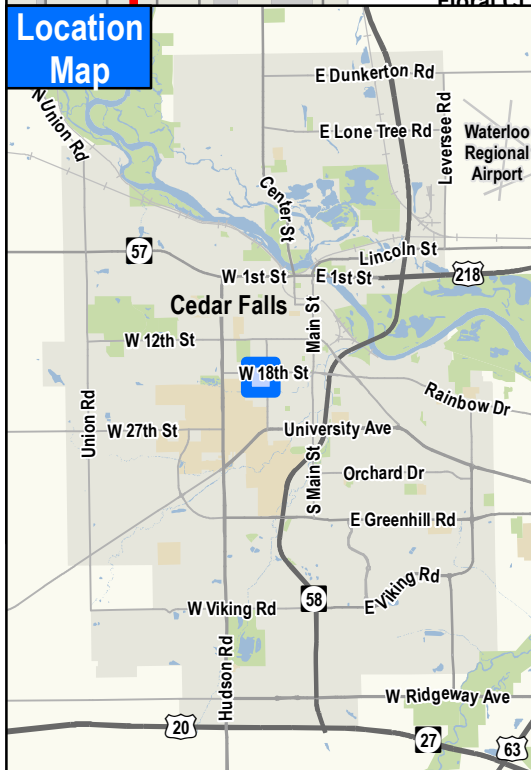
Cedar Falls Planning and Zoning Commission

October 12, 2022

Item 4.



Location Map

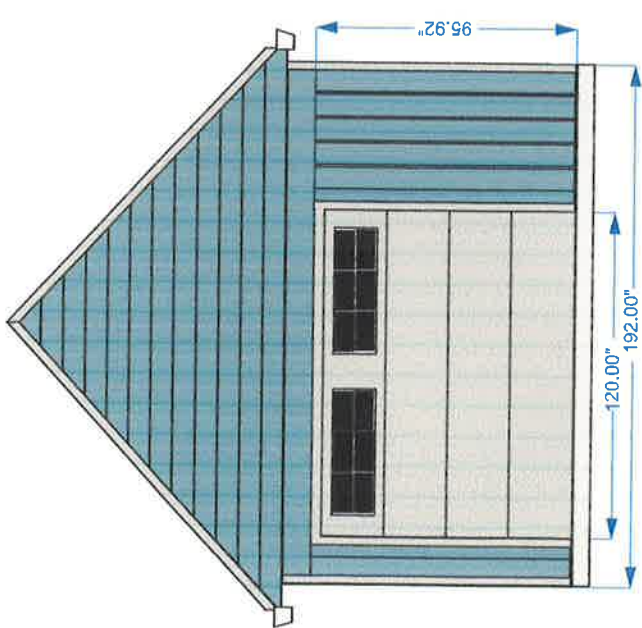


College Hill Neighborhood Overlay
Design Review for a new garage(DR22-004)
924 W 19th Street



yellow overlay is foot print of the New Garage

NORTH

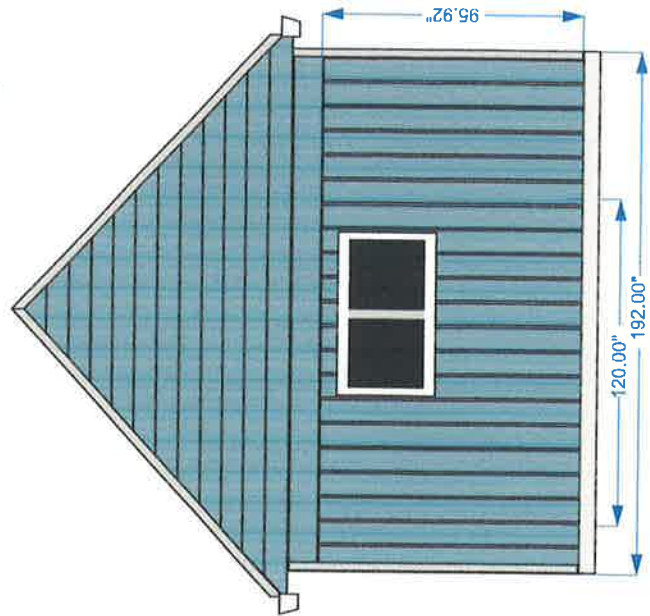


WEST

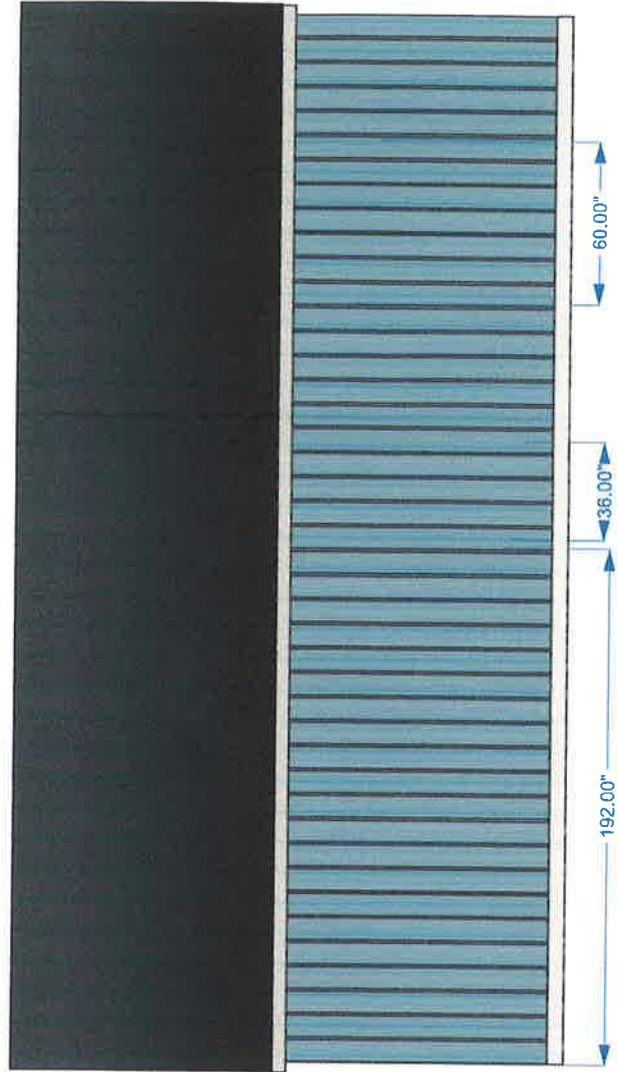


2 sets of 2 double hung
Windows each 26 x 36.5
Roseburg Dura-Temp
1/2" primed plywood siding
or LP smart side 8" siding
4x8 sheets
Lap board on the end peaks

SOUTH



EAST



Item 4.

9/26/2022
924 West 19th St.
Cedar Falls, Iowa

P&Z Letter of intent:

Location: Address of the Property
924 West 19th Street. Cedar Falls, Iowa

Overview : New garage replacing old garage

The existing garage,(14' x 20') was built with the house around 1915. It has a dirt floor, is leaning, and needs to be replaced.

We are proposing a new single stall garage, with wood siding and asphalt roof (16' x 32') . The roof will be black to match the house. The exterior of the garage will be painted blue to match the house. Window and trim will match the house color. The garage will be 2' off the East property line. A concrete drive to the garage door will be 3' off the East property line and connect to the existing cement drive that is next to the house.

See attachments.

Homeowner Contact: David Schachterle 319-269-0382
Contractor: Action Garage Builders 319-240-8080

I approve of this project:

David Schachterle
924 West 19th Street
Cedar Falls, Iowa 50613

Neighboring properties:

1008 West 19th St. Bob & Aleta Kruger (homeowners and occupants to the West)
916 West 19th St. Kroemer Apartments LLC (Rental property to the East)
913 College Street. Kroemer Apartments LLC (rental property to the South)

