



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 24, 2018
5:30 PM AT CITY HALL - COUNCIL CHAMBERS

1. **Call to Order and Roll Call**

2. **Approval of Minutes**

3. **Public Comments**

4. **Old Business**

A. Nominating Committee Report – Election of Officers for 2018

B. College Hill Neighborhood Site Plan Review – 2119 College Street

Location: 2119 College Street, 925 and 1003 W. 22nd Street

Applicant: CV Commercial, LLC

Previous Discussion: November 21, 2017 and January 10, 2018

Staff Recommendation: Approval.

P&Z Action Needed: Recommend approval and forward to City Council.

5. **New Business**

A. Zoning Ordinance – Central Business District Overlay Amendments Introduction

B. Zoning Ordinance – Discussion on Principle and Accessory/Secondary Use

6. **Adjournment**

Reminders:

- February 14th and 28th Planning & Zoning Commission Meeting
- February 5th and 19th City Council meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
January 10, 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, January 10, 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, Hartley, Holst, Leeper, Saul and Wingert. Oberle was absent. David Sturch, Planner III and Shane Graham, Planner II, were also present.

- 1.) Acting Chair Oberle noted the Minutes from the December 13, 2017 regular meeting are presented. Mr. Leeper made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Arntson, Giarusso, Hartley, Leeper, Saul and Wingert), 1 abstention (Holst) and 0 nays.
- 2.) The first item of business was the College Hill Neighborhood District Site Plan Review for 2119 College Street. Acting Chair Holst introduced the item and Mr. Graham provided background information. He explained that the request came to the Commission in November for initial discussion and review. At that time the project was presented as a five-story, multi-use building that was deemed a principal residential use. The property is located in a C-3 zoning district near College and 22nd Street within the College Hill Neighborhood Overlay Zoning District. Mr. Graham showed the differences being proposed from the original plan with regard to the number of units, commercial vs. residential percentages and parking. He also showed renderings of the proposed building and materials, and discussed additional site plan review elements. He noted that one of the biggest issues that have been discussed is the determination of use. He indicated that based on the new submittal and consistence with several past cases, staff deems this use a principal commercial use. He also explained that staff would like to bring the item to the Commission for continued discussion only at this time.

Mr. Holst opened the discussion to the public, asking that everyone be concise and not repeat items that have already been addressed. Dan Manning, attorney representing concerned citizens in the College Hill area, stated their opposition. He sees it as a violation of the City zoning ordinance. He believes that the ordinance was designed to protect all citizens in the development of property, and feels that the proposed building is primarily residential and should not be considered to be commercial. He doesn't feel the building conforms to the rules and regulations in one of the most regulated areas in the City. Mr. Manning stated that the citizens are not saying that nothing should be built in this area, but the Commission should not rely on what he feels is a "faulty interpretation" of the code. He discussed the parking issues and the standards that need to be met in the area.

Dave Deibler, 1616 Campus Street, expressed his support for the project, stating that he believes the City needs this development. He would like to see College Hill developed and grow.

Kara Bigelow Baker, 1826 Quail Run Lane, does business at the Razor's Edge at 2211 College Street. She stated that she is all for development but doesn't believe it is responsible to have this kind of building without adequate parking. She noted that she followed up with UNI regarding parking and discovered that there is no parking permit available for off campus residents to park overnight in the lot. The information that was provided to the City originally

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was false. She discussed the number of parking permits sold to students and stated that the ratio of students with vehicles is much higher than the developer suggested. She noted that the website advertising the building at the Urban Flats building has changed its parking information since it was opened. It originally stated that with a "B" pass they would be eligible to park in the lot north of the building. As of the last meeting they changed the advertisement to "off-street parking available." It now says nothing about parking. She feels that the City should consider amendments to the parking rules for the lots.

Dan Drendel, Slingshot Architecture, architect for the project, feels that the zoning aligns perfectly with the master plan. He displayed renderings of the building showing the height relation to the other buildings, including the Urban Flats building. They feel they have addressed the issues properly in accordance with the ordinance. He also discussed trash enclosures and how they will keep the dumpsters out of view.

Chris Wernimont, 415 ½ Washington Street, pointed out that in the code the principal use does not mention the first floor. It also states that in case of conflict, the most restricted provision shall cover, and he noted that he has concerns about the overall height. He noted concerns by the College Hill Partnership, including height and parking issues.

Brian Sires, 1939 College Street, noted that there should be a single definition of what constitutes the principal use in a building, which is defined as the major use of the building. He's not against development, but believes everyone has to follow city ordinances. He believes it's the Commission's obligation to follow the law.

Mr. Graham wanted to note, on record, the letters that were received from different members of the community. He went through and named the people who sent comments or letters.

Mr. Wingert asked about the parking on the ground floor and noted that precedent is a big part of the law, and that he has to follow that as opposed to interpretation.

Mr. Leeper spoke to the scale of the project, stating that he feels density is a good thing in an underdeveloped part of town.

Mr. Arntson stated there is a bit of a cloud because of Urban Flats, and feels there needs to be some research with the parking issues. He believes that the estimates of people with cars in the area is low and needs to be taken into consideration. He feels the project looks good overall, but parking needs to be addressed.

Mr. Holst agreed with the sentiments of Mr. Arntson and has issues with the parking. He feels that it is a residential building and it should be treated as such. Ms. Giarusso and Ms. Saul also agreed that they have an issue with the parking.

The item was continued to a future meeting.

- 3.) The next item for consideration by the Commission was the Kwik Star Convenience Store. Acting Chair Holst introduced the item and Mr. Sturch provided background information. He discussed the revised site plan and the detached car wash, the landscaping plan, building and canopy design, and noise level study information. He also provided information about the lighting design, roadway improvements, signage plan, stormwater detention plan and utility easement vacation/dedication. Staff recommends the approval of the item subject to stipulations and comments or direction from the Commission.

Penny Popp, 4805 S. Main Street, asked that the Commission take no action on the item tonight and asked to have a neighborhood meeting where representatives are present to

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speak to questions regarding the project. She stated that traffic concerns remain paramount and need to be addressed. She also had questions regarding the lighting, building materials and noise levels.

In a point of order, Mr. Leeper made a motion to remove the item from the table. Ms. Giarusso seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Arntson, Giarusso, Hartley, Leeper, Saul and Wingert), 1 abstention (Holst) and 0 nays.

Steve Ephraim, 327 Balboa, noted additional pedestrian traffic and emergency vehicles should be included in studies. He asked that other options (such as a public meeting) be considered.

Jill Fisher, 203 Cordoba Avenue, stated her traffic concerns and asked that the construction of the buildings be tabled until improvements are completed.

Lynn Barnes, 118 Cordoba Avenue, asked that the voting record be left on the screen for an extended time.

Rosemary Beach, 5018 Sage Road, asked if the Commission has driven out to the area at different times of day to see the traffic issues. She also discussed traffic patterns she's noticed where people are trafficking through Western Home to avoid Greenhill Road. She suggested more time be taken to review the item.

Dave Nedrow, 4201 Stewart Lane, feels that they should be relocated to a more retail oriented area. He feels that the Commission should explore other options within the community to locate the Kwik Star and Fareway. He also feels that the infrastructure should be put in place sooner than later to avoid traffic and safety concerns.

John Dutcher, 1238 Clark Drive, head maintenance person and part owner of Balboa Point Properties, spoke to common sense and what people want. He brought in petitions with over 200 signatures from people in the neighborhood who are in favor of the project. He did note that the people he spoke to were concerned about the traffic. Mr. Dutcher would like the project to move forward.

Craig Lohmann, 205 Alvarado Avenue, stated that he thinks it's a great project and would like to have the convenience.

Kyle Helland, 228 Alvarado Avenue, stated that Greenhill Road was created to allow for citizens to travel from Hudson Road to Cedar Heights without dealing with lights. He discussed the changes that have happened over the years and the traffic issues that have been there long before there was consideration of Kwik Star or Fareway. He feels it would be a shame not to allow the businesses to come because of it and that the traffic issues should be handled and the new construction should be approved.

Jerry Dixon, 218 Spruce Hills Drive, discussed contamination and gas spills.

Mr. Leeper asked staff to clarify when the City allowed this use. Mr. Sturch stated around 2006 the zoning changed. He also discussed several site plans that were considered in the interim and many things that never came to fruition. Around 2014 the Master Plan was reconsidered, and although the usage has been allowed since 2006 according to the zoning, the mix and location of uses in this MU District was changed in 2014, reflecting commercial use at this corner. Mr. Leeper also asked about the lighting plan. Wade Dumont from Kwik Star, explained that the city standard has to be one foot candle or less at the property line to keep the light from spilling into other areas. On the site more light is needed for security and ability to see the pumps. Very specific fixtures are selected to allow them to adjust the light as

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needed.

Mr. Arntson noted that he has visited the Kwik Star on Ansborough to look at the lighting and while the lights are very well aimed, with very little bleed over, he asked about a bright red banner that goes around the canopy. Mr. Sturch clarified that the plan shows that the banner goes all the way around the canopy. Mr. Arntson asked if there would be a way to dim that lighting, or not put the band on the north side as a compromise.

Mr. Holst stated that the Commission's primary task is to review the site plan to ensure it follows code. As this project meets all City requirements, he doesn't feel it should be denied. Mr. Arntson noted that the Commission is taking everyone's concerns into consideration, but also discussed the duties of the Commission. He asked about traffic on South Main Street and its future increase. Mr. Resler explained that there may be increase in traffic, but does not believe it will be significant in that portion of the roadway.

Mr. Wingert made a motion to approve. Ms. Saul seconded the motion. The motion was approved unanimously with 6 ayes (Arntson, Giarusso, Hartley, Leeper, Saul and Wingert), 1 abstention (Holst) and 1 nay (Adkins).

Mr. Sturch noted that the proposed project will be sent to City Council and notifications will be sent out to neighbors at that time.

- 4.) The Commission then considered the Fareway Grocery Store. Acting Chair Holst introduced the item and Mr. Sturch provided background information. He explained that this item was introduced for discussion at the last Planning and Zoning meeting and he reviewed the details of the site plan and proposals. He discussed the various requirements and design elements and stated that staff recommends approval subject to the submittal of a storm water maintenance and repair agreement prior to City Council approval, conformance with technical comments and any additional comments or direction from the Planning and Zoning Commission.

Jill Fisher, 230 Cordoba Avenue, stated concern with the traffic. She feels that there will, in fact, be an impact on traffic. She feels the infrastructure should be finished before 2020.

John Dutcher, 1238 Clark Drive, reiterated that there is a great deal of the neighbors want the Fareway brought to the area.

Garrett Piklapp, Fareway Stores, commented on the photometrics, said that the suggested bike trail connection was accommodated, and noted that Fareway is just as eager to address traffic improvements as well as everyone else.

Mr. Arntson stated that it is appropriate for the Planning and Zoning Commission to stress to City Council that the intersection at Greenhill Road and South Main Street be a priority.

Ms. Saul agreed that this is a great project and that the traffic needs to be a priority.

Ms. Saul made a motion to approve the site plan and easement and to make Greenhill Road and South Main Street a priority. Mr. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Arntson, Giarusso, Hartley, Leeper, Saul and Wingert), 1 abstention (Holst) and 0 nays.

- 5.) The next item of business was the River Place Development (MU2 building). Acting Chair Holst introduced the item and Mr. Graham provided background information. He explained that this is a Central Business District site plan review that was initially introduced to the

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Commission in December. The site plan for this building was approved in 2016, and the applicant would like to increase the building height by 8 feet to add a dedicated second floor for office space. He showed renderings of the original three-story building in comparison to the proposed building and discussed the proposed parking plan. Staff recommends approval subject to the construction of River Place Plaza as indicated on the River Place Master Plan which was previously approved by the Commission, as well as any additional comments or direction the Commission may have. Mr. Graham also noted that they received letters and communication from different people with comments regarding the request.

Trace Steffan, 807 W. 13th Street, has an office at 200 State Street and is excited about the additional office space and potential for growth. He stated that he doesn't have any issues with parking.

Nick Hash, 2614 Green Creek, is also in favor of the project as he has a business downtown and is happy about the additional office space in that area. He feels it is a great location and likes the idea of more office space downtown. He also doesn't feel there is an issue with parking.

Dan Drendel, Slingshot Architecture, noted that they have addressed the issue with the building scale, and also noted that he believes that the parking is working out well in the current buildings so he feels that will not be a problem.

Julie Shimek, 104 Main Street, read a letter on behalf of Dawn Wilson, the owner of Cup of Joe (102 Main Street). The letter stated concerns with added employees and additional residents creating more parking issues. Ms. Shimek also commented that the tenants and employees downtown will need a place to park.

Don Blau, 527 Jessica Lane, landlord for a building at 120 Main Street, noted his concerns with a lack of parking. He also felt that the building height takes away from the character of the downtown area.

Brent Johnson, 621 Clay Street, stated that he is supportive of the original project, but has reservations about adding the extra floor. He believes that the parking will be a big issue. He also feels that the City is building too fast.

Mr. Leeper felt that there seems to be more of a perception problem with regard to parking. He feels that people just aren't used to having to walk an extra block or two like they would have to in other cities.

Mr. Arntson noted that he isn't sure how much more building downtown can take. He feels that the bigger picture should be considered.

Mr. Holst also feels the parking is very dense in the 100 block and is concerned that the businesses will suffer.

Mr. Wingert agreed with Mr. Leeper, stating that he understands that there are people who may have difficulty walking longer distances, but he feels that most people just aren't accustomed to walking a little further.

Mark Kittrell, Eagle View Properties (developer), noted that he feels that the downtown is a very successful area and that they try to be sensitive to balancing the different views and comments from surrounding businesses. He stated that there is a requirement in the lease that all employees park in one of their designated lots. They are given parking passes for those vehicles to be in the lot. Mr. Kittrell stated that employees will not be parking in City lots.

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Ms. Giarusso asked if it is time to do another parking study, as there has been a great deal of growth downtown. Ms. Sheetz discussed some of the options that are being considered and noted that there will be a joint City Council and Planning and Zoning meeting coming up where they will be discussing some parking items in the Capital Improvements Plan (CIP).

Ms. Saul asked about the potential height issue and where the building will be in relation to the buildings around it. Mr. Drendel showed a rendering to illustrate the height variation.

Mr. Artson asked about the intended use of the building and the area, including the plaza and public restrooms. Mr. Kittrell stated they are continuing to work with the public amenities. They are currently working to find funding for the public restrooms.

Mr. Leeper asked if the employees are, in fact parking in the designated spaces, or are they using public parking. Ms. Shimek stated that she couldn't be sure, as she is further away.

Mr. Wingert made a motion to approve. Mr. Arntson seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Arntson, Giarusso, Hartley, Saul and Wingert), 1 abstention (Holst) and 1 nay (Leeper).

6.) The next item for consideration by the Commission was the Gateway Business Park at Cedar Falls Preliminary Plat. Acting Chair Holst introduced the item and Mr. Graham provided background information. He stated that the property is located on 46 acres on the northeast corner of the intersection of West Ridgeway Avenue and Hudson Road. The property is zoned HWY-1 and is located near the Industrial Park. There are six lots that will be commercially developed with recreation trails added. Mr. Graham also provided renderings showing street connectivity and stormwater management. At this time, staff would like to submit this item for discussion only and continue discussion at the January 24, 2018 Planning and Zoning meeting. Staff answered brief questions by the Commission regarding the traffic study and turn lanes, as well as curb cuts. The item was continued to the next meeting.

7.) The Commission then considered a College Hill Site Plan Review for 2128 College Street. Acting Chair Holst introduced the item and Mr. Sturch provided background information. He explained that it is proposed to add a drive up window to Bani's Liquor and Tobacco Outlet. All requirements are met for the project and staff recommends approval.

Mr. Leeper made a motion to approve. Mr. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Arntson, Giarusso, Hartley, Leeper, Saul and Wingert), 1 abstention (Holst) and 0 nays.

8.) The next item of business was a Central Business District Façade review at 115 E. 4th Street. Acting Chair Holst introduced the item and Mr. Sturch provided background information. He explained there is a new projecting wall sign proposed for Far Side Games. All requirements are met and staff recommends approval.

Mr. Hartley made a motion to approve. Mr. Adkins seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Arntson, Giarusso, Hartley, Leeper, Saul and Wingert), 1 abstention (Holst) and 0 nays.

9.) Mr. Sturch noted that a nominating committee would need to be formed to select the Chair and Vice Chair for 2018. Ms. Saul and Mr. Arntson volunteered to be on the committee.

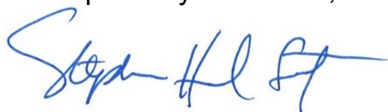
10.) As there were no further comments, Mr. Wingert made a motion to adjourn. Mr. Leeper

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seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Saul and Wingert), 1 abstention (Oberle) and 0 nays.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,



Stephanie Houk Sheetz
Director of Community Development



Joanne Goodrich
Administrative Assistant



DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Shane Graham, Planner II
DATE: January 19, 2018
SUBJECT: College Hill Neighborhood Site Plan Review – 2119 College Street

REQUEST: Request to approve a College Hill Neighborhood District Site Plan Review for a new multi-use building at 2119 College Street.

PETITIONER: Slingshot Architecture

LOCATION: 2119 College Street, 925 W 22nd Street, and 1003 W 22nd Street

PROPOSAL

It is proposed to demolish the existing multi-family dwellings currently located at 2119 College Street and 1003 W 22nd Street, and the existing commercial building located at 925 W 22nd Street, in order to construct a new 5-story multi-use building, which will include two commercial retail spaces on the first floor and 82 residential rental units on the second through fifth floors. The original plan submittal called for a total of 63 residential units, but the developer has provided an updated plan, which now shows a total of 80 residential units (see tables below for differences between original and revised submittal).

Unit Type	Original Submittal	Revised Submittal
Studio	24	60
2 Bedroom	16	16
3 Bedroom	16	None
4 Bedroom	7	7
Total Units	63	83
Total Beds	132	120

Ground Floor	Original Submittal	Revised Submittal
Commercial Area	3,060 SF	10,765 SF
Commercial %	13%	64%

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

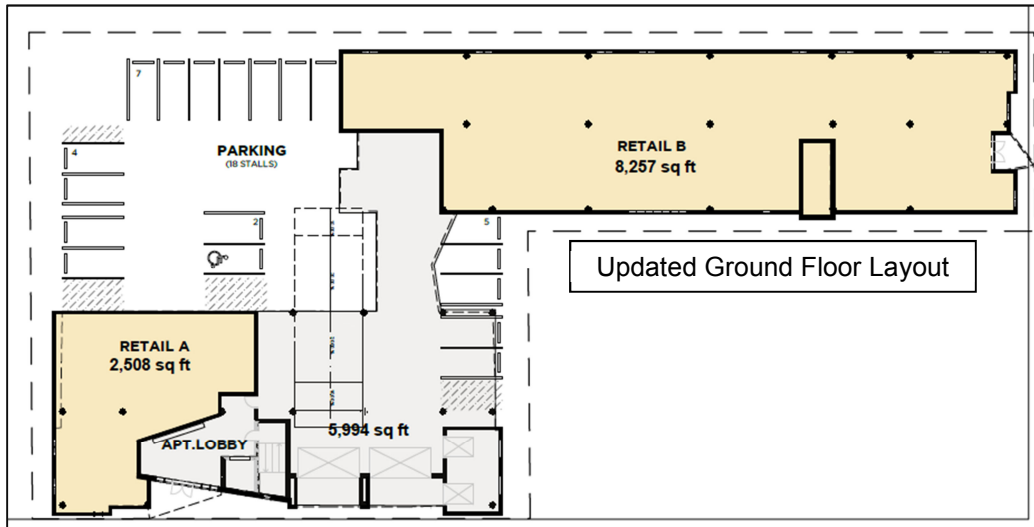
BACKGROUND

The two multi-family dwellings on the property were constructed in 1900, while the commercial building was constructed in 1972. The developer has owned the multi-family dwellings since 2016, and the commercial building since 2012. All three of the buildings will be demolished and a new 5-story multi-use building will be constructed in its place. An application for this site plan was originally submitted on January 25, 2017, with a resubmittal on February 13, 2017. The Planning & Zoning Commission introduced the item at its November 21, 2017 meeting and continued its discussion on January 10, 2018.

ANALYSIS

The property 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:

- 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, and partial parking for the residential use. This includes approximately 10,765 square feet of commercial retail space, and 5,994 square feet of residential lobby area and residential parking. That equates to 64% of the ground floor area dedicated for commercial use, while 36% of the ground floor is dedicated for residential use. The initial submittal showed approximately 87% of the ground floor area being dedicated for residential use, while approximately 13% of the ground floor area was dedicated for commercial use.



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. This would equate to an overall ratio of 17% commercial space and 83% residential space.

When the developer submitted the initial site plan, staff deemed the use primarily residential based on the fact that a majority (over 50%) of the ground floor was dedicated to a residential use. However, the revised site plan does show a majority of the ground floor area dedicated to commercial use (64%). Past interpretations on site plans 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) have determined their principal use based by the first floor area. Therefore, staff deems this to be a principal commercial use.

A principal commercial use with a residential use located on the upper floors is allowed in the C-3 District and College Hill Neighborhood Overlay District, subject to site plan approval by the Planning & Zoning Commission and City Council. **Principal commercial use with accessory residential uses on upper floors is allowed.**

- 2) **Building Setbacks:** The property is zoned C-3 Commercial District. Principal commercial uses within this district are allowed to have 0 foot setbacks. 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 accessory residential component. **No density limit.**

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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. Also, the College Hill Neighborhood Overlay District states that on-site parking is not required for secondary, accessory residential uses that are located on upper floors of a principal permitted commercial use. As indicated in item 1 above, past interpretations on previously approved site plans have determined their principal use based on the first floor area. Even though parking is not required, the developer has shown a total of 65 on-site parking spaces. 47 of the parking spaces would be located underground, and 18 parking spaces would be located on the ground level. **Parking is not required for this use within the C-3 District, but the developer is providing 65 on-site parking spaces.**

5) Open Green Space: The C-3 District does not have any open green space area requirements.

The provided site plan does show some open space along the west and north property line, where grass and landscape plantings will be provided. **No open green space requirement.**

6) Landscaping: The College Hill Neighborhood Overlay District does require landscaping along the periphery of the parking area.

A revised landscaping plan has been submitted, which shows plantings along W 22nd Street and along the periphery of the parking lot. **Landscaping plan is acceptable.**

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.

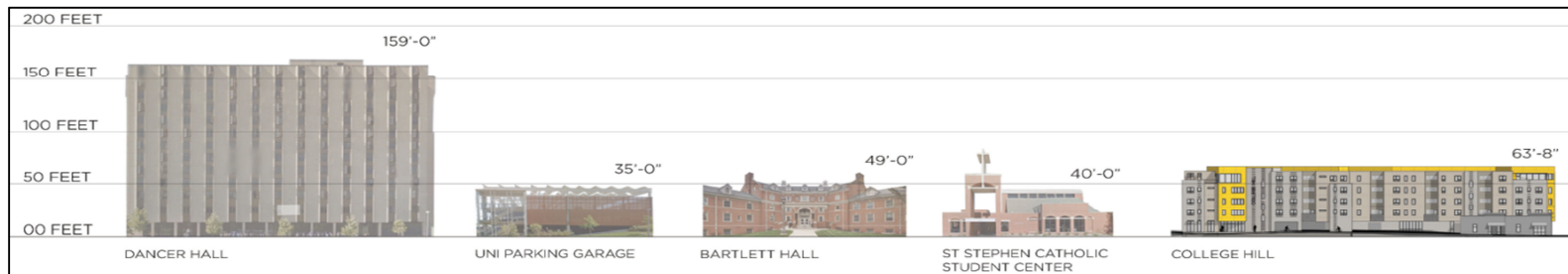
Maintaining Similar Building Height, Building Scale and Building Proportion:

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, which would replace two existing two-story structures and one existing single story building that are currently on the property. 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

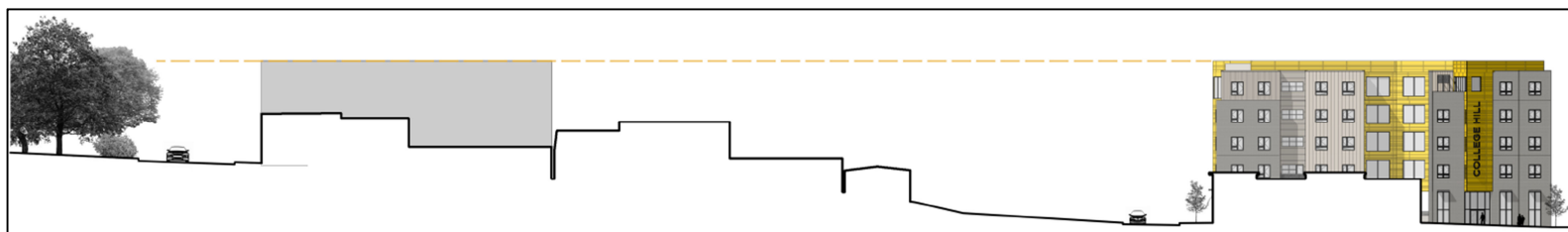
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height, it would meet the height requirement of the Zoning Ordinance. This property is also located within the College Hill Neighborhood Overlay Zoning District. This overlay district does not have a specific height limitation for buildings, but it 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 that 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

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

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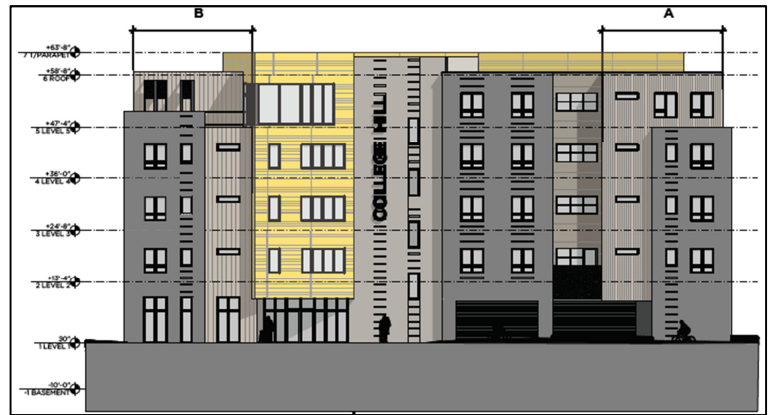
south of this property, is constructed mainly with limestone tiles.

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 building has a width of 50 feet, however it would appear that the building scale requirements for this building would meet the above requirements, as there would appear to be individual modules, colors, varying materials, textures, and recesses.

- 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 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. City Engineering Staff has indicated that they will need to see the final details on the system once they are designed by the developer's engineer. This request will not move forward to the City Council until all stormwater management items have been approved by the Engineering Department. **Stormwater requirements will need to be reviewed and approved once final design is completed.**

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, have few comments on the proposed item. The developer will be responsible to extend all utilities to the site.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the College Hill Neighborhood District Site Plan for a new multi-use building at 2119 College Street with the following stipulation:

- 1) Any additional comments or direction specified by the Planning & Zoning Commission.

Item 4.B.

PLANNING & ZONING COMMISSION

Discussion Ms. Oberle introduced the item and Mr. Graham provided background
11/21/2017 information. Staff has determined it to be a principal residential use. Based on the zoning ordinance, the on-site parking requirements are not met and there are potential height and setback issues. Staff is recommending that the applicant address comments from the staff report and the Commission to bring back for further discussion and review at a future meeting.

Mr. Graham noted that a letter was received from an attorney representing the concerned citizens of College Hill that addresses three concerns. Brent Dahlstrom, developer (5016 Samantha Circle), came forward and discussed issues with zoning and parking and asked questions with regard to requirements. Mr. Sturch provided explanation to the questions Mr. Dahlstrom presented with regard to buildings on State Street. There was discussion regarding the amount of commercial use in the building. Mr. Dahlstrom asked for recommendations from the staff so he can proceed.

Mr. Holst stated that while he appreciates that Mr. Dahlstrom wants to do the project, he cannot support it as it is. He feels that it fundamentally violates the C-3 zoning. He feels that when residential units are put in, the parking has to come with it. Mr. Dahlstrom argued that there is no parking required and that his last project at 917 W. 23rd Street has no parking stalls. Mr. Graham clarified that an agreement was made to provide parking in the UNI parking lots in the lease at that property. The Planning and Zoning Commission discussed the parking issue at length, noting that the 917 W. 23rd Street project was approved based on the agreement to provide offsite parking. Staff has assumed that those specifications are being enforced as was agreed upon.

Cara Bigelow Baker (1826 Quail Run Lane), works at 2211 College Hill and stated her concern with parking on College Hill. She feels there is not enough parking to support the residents of the building at 917 W. 23rd and there will be even more parking issues if the new building comes without designated parking.

Chris Wernimont, 415½ Washington Street, has rental properties in the area and is concerned about the parking issues that would be created by having that volume of residents with no parking. In his experience, 90% of his student tenants have vehicles and there will be nowhere for people to park.

Andy Fuchtman (422 N. Ellen Street), owner of Sidecar Coffee, stated that he would like to find a way to move toward more progress and would like to see the project move ahead.

Kyle Dehmlow (2113 Vera Way), owns businesses on College Hill. He feels that parking has been less of an issue recently. He has his employees park further away to allow for customer parking. He would like to see more focus on College Hill and would like to see more development.

PLANNING & ZONING COMMISSION

Discussion 1/10/2018 Mr. Holst opened the discussion to the public, asking that everyone be concise and do not repeat items that have already been addressed. Dan Manning, attorney representing concerned citizens in the College Hill area, stated their opposition. He sees it as a violation of the City zoning ordinance. He believes that the ordinance was designed to protect all citizens in the development of property, and feels that the proposed building is primarily residential and should not be considered to be commercial. He doesn't feel the building does not conform to the rules and regulations in one of the most regulated areas in the City. Mr. Manning stated that the citizens are not saying that nothing should be built in this area, but the Commission should not rely on what he feels is a "faulty interpretation" of the code. He discussed the parking issues and the standards that need to be met in the area.

Dave Deibler, 1616 Campus Street, expressed his support for the project, stating that he believes the City needs this development. He would like to see College Hill developed and grow.

Cara Bigelow Baker, 1826 Quail Run Lane, does business at the Razor's Edge at 2211 College Street. She stated that she is all for development but doesn't believe it is responsible to have this kind of building without adequate parking. She noted that she followed up with UNI regarding parking and discovered that there is no parking permit available for off campus residents to park overnight in the lot. The information that was provided to the City originally was false. She discussed the number of parking permits sold to students and stated that the ration of students with vehicles is much higher than the developer suggested. She noted that the website advertising the building at the Urban Flats building has changed its parking information since it was opened. It originally stated that with a "B" pass they would be eligible to park in the lot north of the building. As of the last meeting they changed the advertisement to "off-street parking available." It now says nothing about parking. She feels that the City should consider amendments to the parking rules for the lots.

Dan Drendel, Slingshot Architecture, architect for the project, feels that the zoning aligns perfectly with the master plan. He displayed renderings of the building showing the height relation to the other buildings, including the Urban Flats building. They feel they have addressed the issues properly in accordance with the ordinance. He also discussed trash enclosures and how they will keep the dumpsters out of view.

Chris Wernimont, 415 ½ Washington Street, pointed out that in the code the principal use does not mention the first floor. It also states that in case of conflict, the most restricted provision shall cover, and he noted that he has concerns about the overall height. He noted concerns by the College Hill Partnership, including height and parking issues.

Brian Sires, 1939 College Street, noted that there should be a single definition of

Item 4.B.

what constitutes the principal use in a building, which is defined as the major use of the building. He's not against development, but believes everyone has to follow city ordinances. He believes it's the Commission's obligation to follow the law.

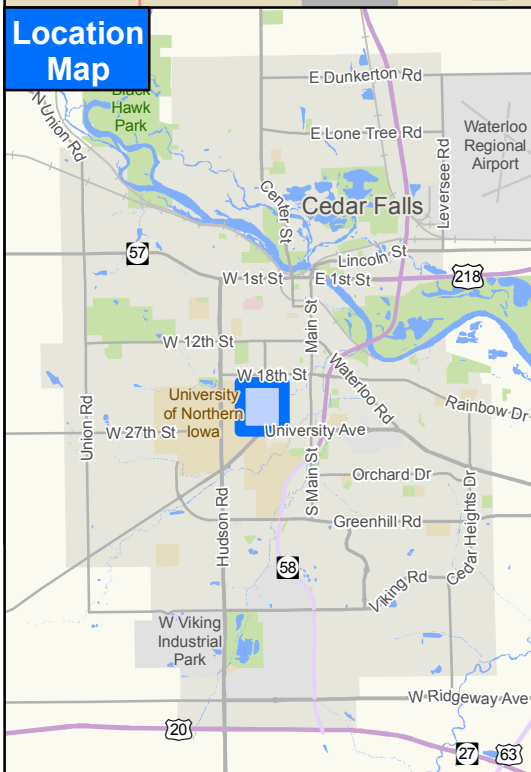
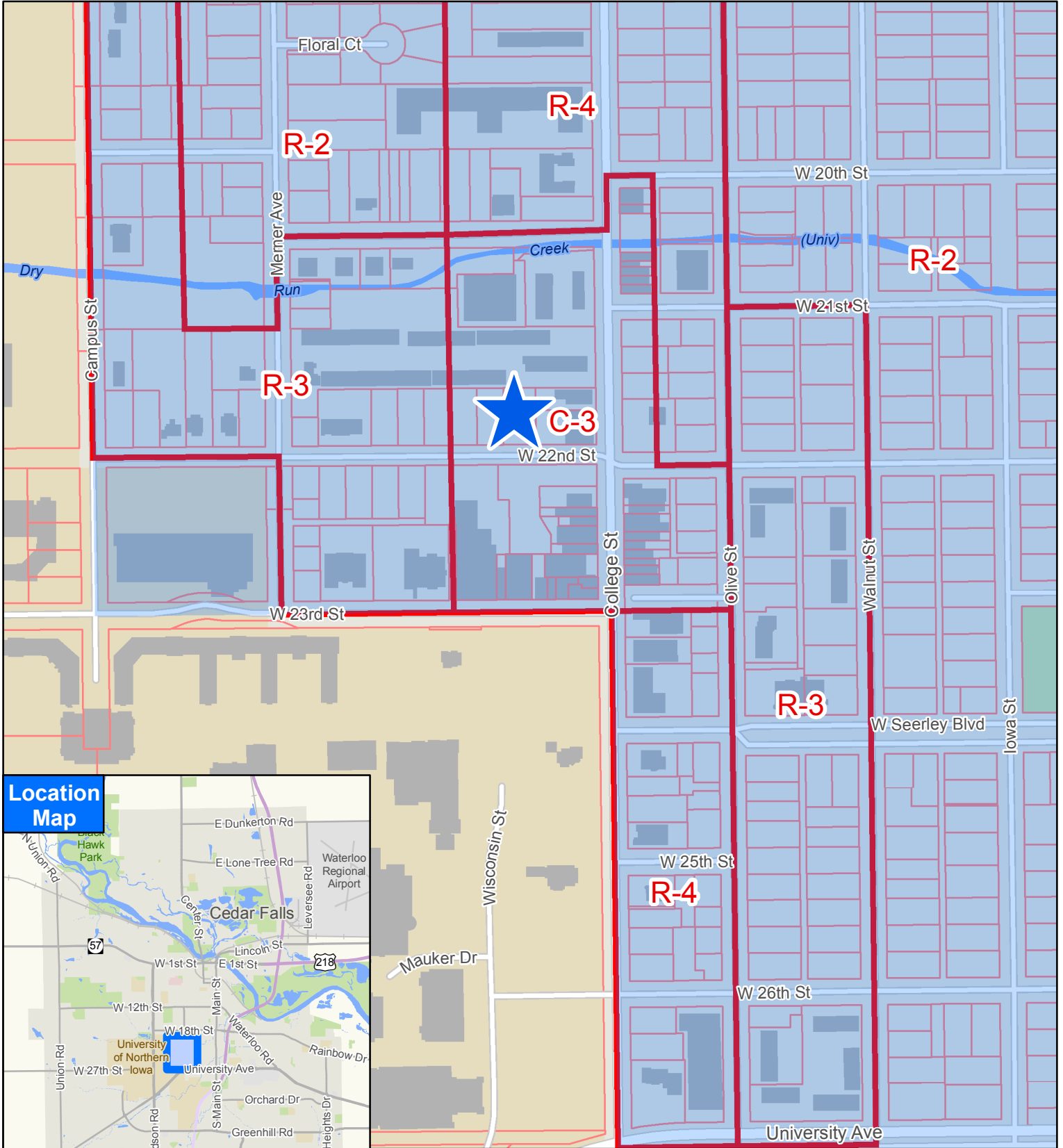
Mr. Graham wanted to note on record the letters that were received from different members of the community. He went through and named the people who sent comments or letters.

Mr. Wingert asked about the parking on the ground floor and noted that precedent is a big part of the law, and that he has to follow that as opposed to interpretation.

Mr. Leeper spoke to the scale of the project, stating that he feels density is a good thing in an underdeveloped part of town.

Mr. Arntson stated there is a bit of a cloud because of Urban Flats, and feels there needs to be some research with the parking issues. He believes that the estimates of people with cars in the area is low and needs to be taken into consideration. He feels the project looks good overall, but parking needs to be addressed.

Mr. Holst agreed with the sentiments of Mr. Arntson and has issues with the parking. He feels that it is a residential building and it should be treated as such. Ms. Giarusso and Ms. Saul also agreed that they have an issue with the parking.



College Hill Neighborhood Overlay
District Site Plan Review

OWNER OF RECORD:

CV COMMERCIAL, LLC

DATE OF PREPARATION:

1-10-2017

APPLICANT INFORMATION

SLINGSHOT ARCHITECTURE
305 EAST COURT AVE.
DES MOINES, IOWA 50309

DEVELOPER INFORMATION

604 CLAY ST.
CEDAR FALLS, IOWA 50613
CONTACT: CORY HENKE (319-640-0182)

ZONE INFORMATION:

DISTRICT: C3 (COLLEGE HILL OVERLAY)

BUILDING SETBACKS

	REQUIRED	PROVIDED (MIN)
FRONT YARD:	0'	0'
SIDE YARDS:	5'	5'
REAR YARD:	5'	5'
LOT AREA: 0.69 AC (29,914 SF) IMPERVIOUS: 0.56 AC (24,316 SF)		

PARKING INFORMATION:

	PROVIDED
ABOVE GROUND:	18
HANDICAP ACCESSIBLE	1
BELOW GROUND:	47
HANDICAP ACCESSIBLE	2

FLOODPLAIN INFORMATION:

NO FLOODPLAIN PRESENT PER FIRM PANEL #19013C0164F

LEGEND

- 1. PCC
- 2. LANDSCAPING

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT TO BE PROVIDED BY UNDERGROUND DETENTION

PROPERTY USE

MULTIFAMILY HOUSING AND RETAIL

SIGHT TRIANGLES

SIGHT TRIANGLE DIMENSIONS ARE BASED ON A 30 MPH DESIGN SPEED

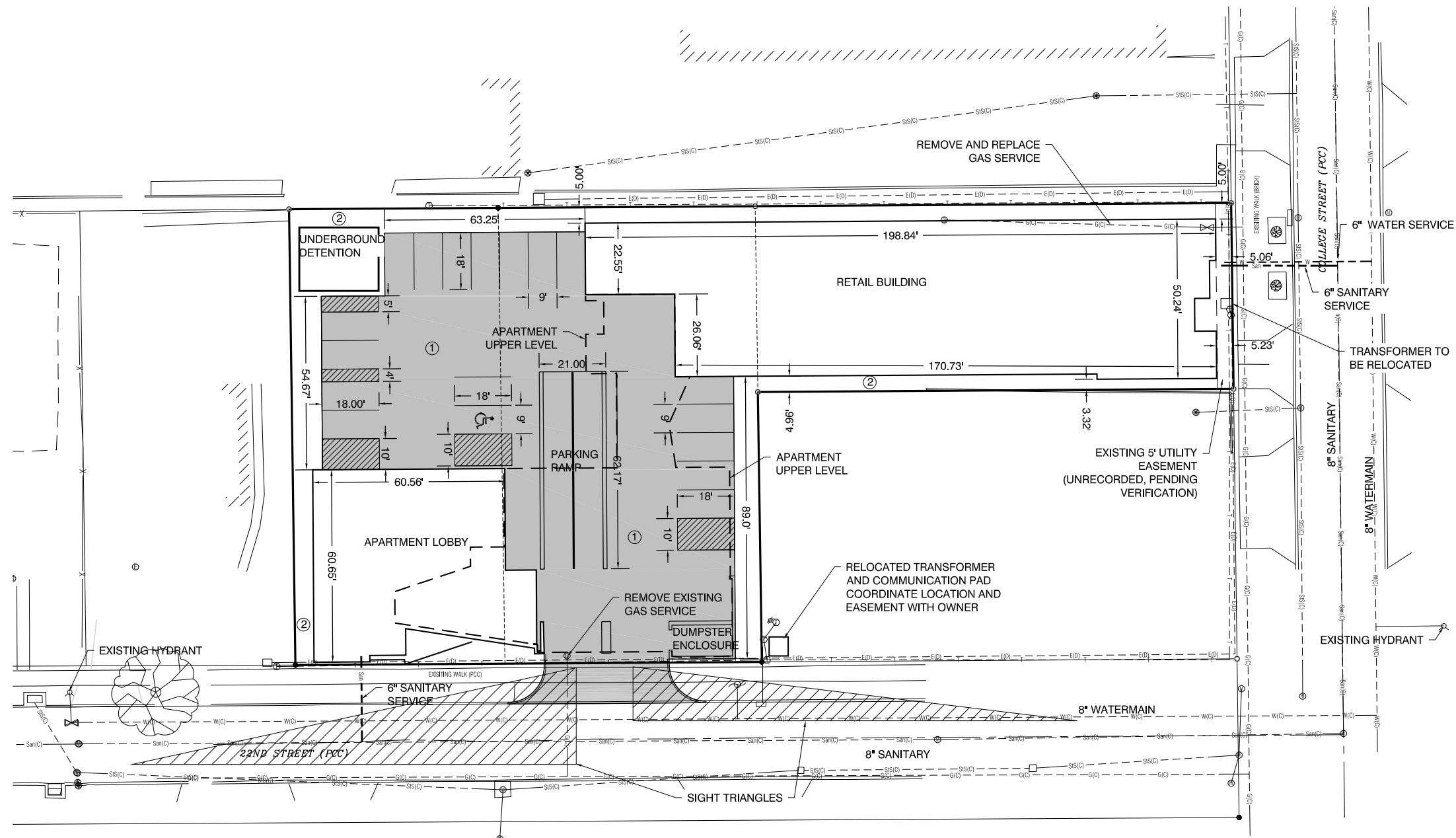
UTILITY INFORMATION

CENTURY LINK UTILITIES ARE PRESENT ON SITE. TO BE REMOVED DURING CONSTRUCTION.

EASEMENTS

NO EXISTING RECORDED EASEMENTS ARE PRESENT ON SITE.

PROVIDE 6'X6' EASEMENT FOR RELOCATED TRANSFORMER AND COMMUNICATIONS PAD. COORDINATE LOCATION WITH OWNER OF LOT.



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\\s627\img\Sheets\627 - Layout.dwg - CGA Plan - 01-10-18 - 1:57pm - BUC293

Item 4.B.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-4701
www.cgaconsultants.com

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

COLLEGE HILL
CEDAR FALLS, IOWA

LAYOUT PLAN

PROJECT NO. 5627.04
SHEET NO. C.200

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		
PARKING PROVIDED	65 (1 ACCESSIBLE STALL)		

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"

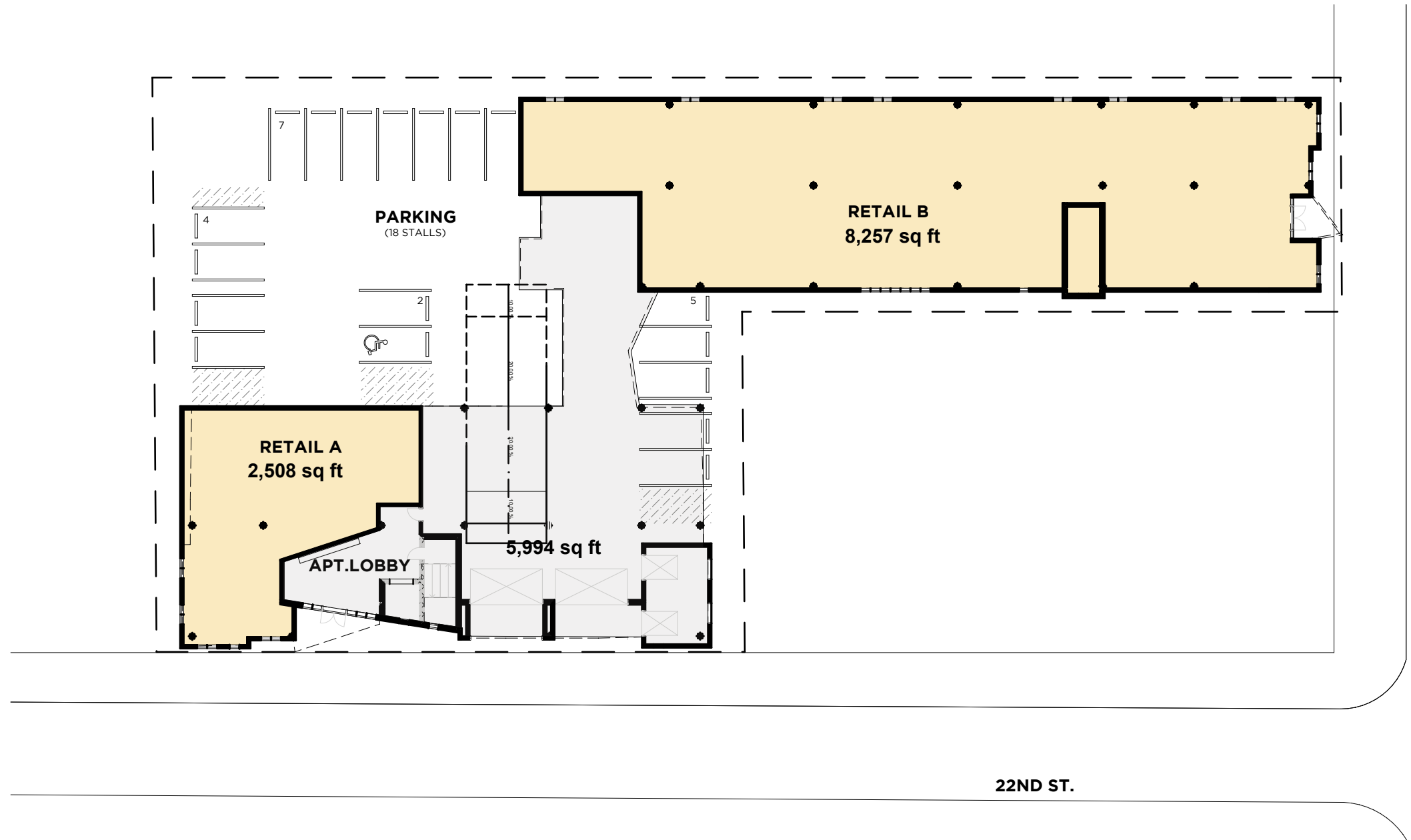
ZONE LEGEND

- RESIDENTIAL UNITS
- CIRCULATION
- RETAIL/AMENITY

COLLEGE HILL

GROUND FLOOR

Item 4.B.



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

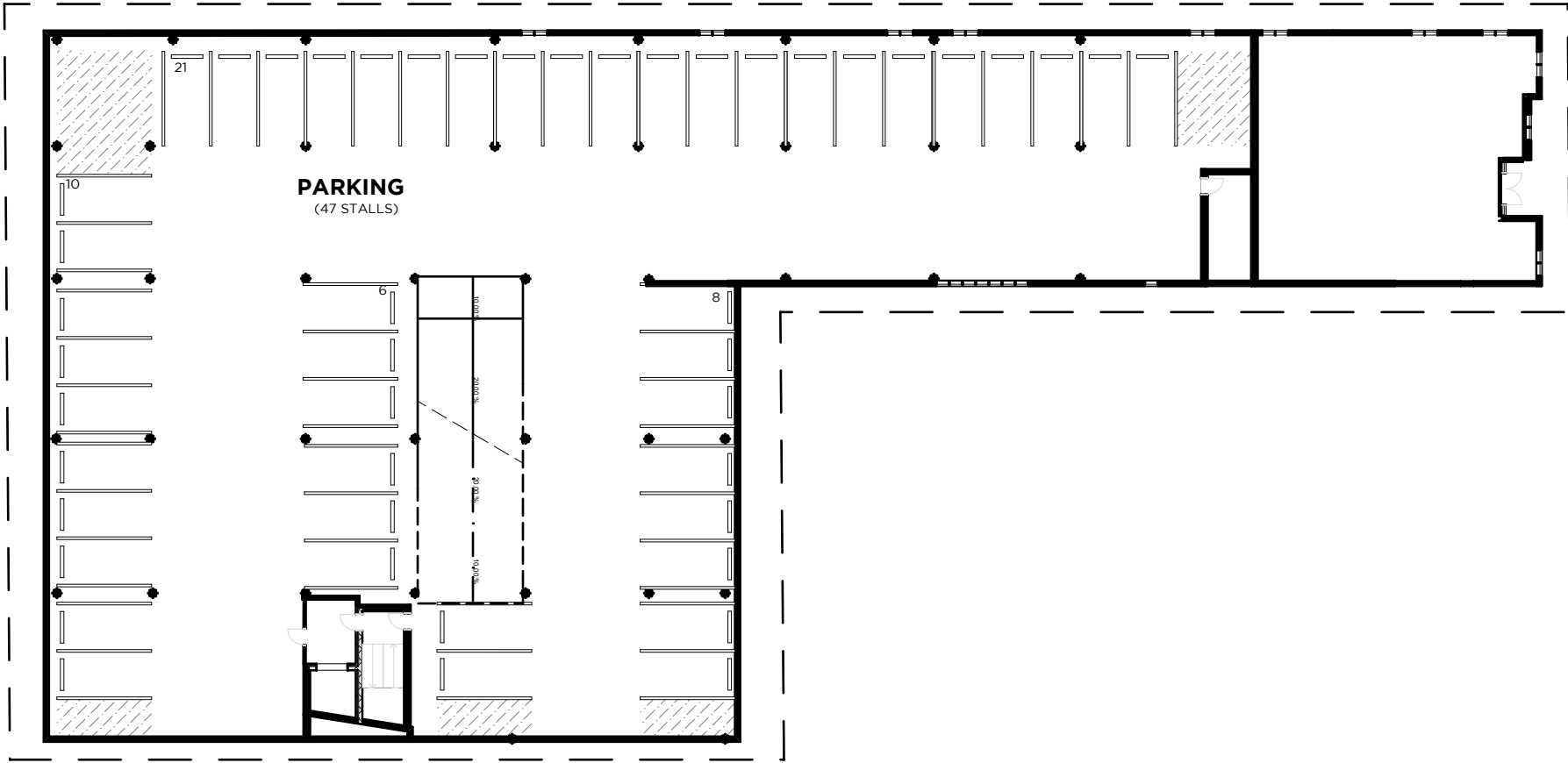
LEVEL 1 - RETAIL + PARKING

SCALE: 1/32" = 1'-0"

COLLEGE HILL

BASEMENT

-25-

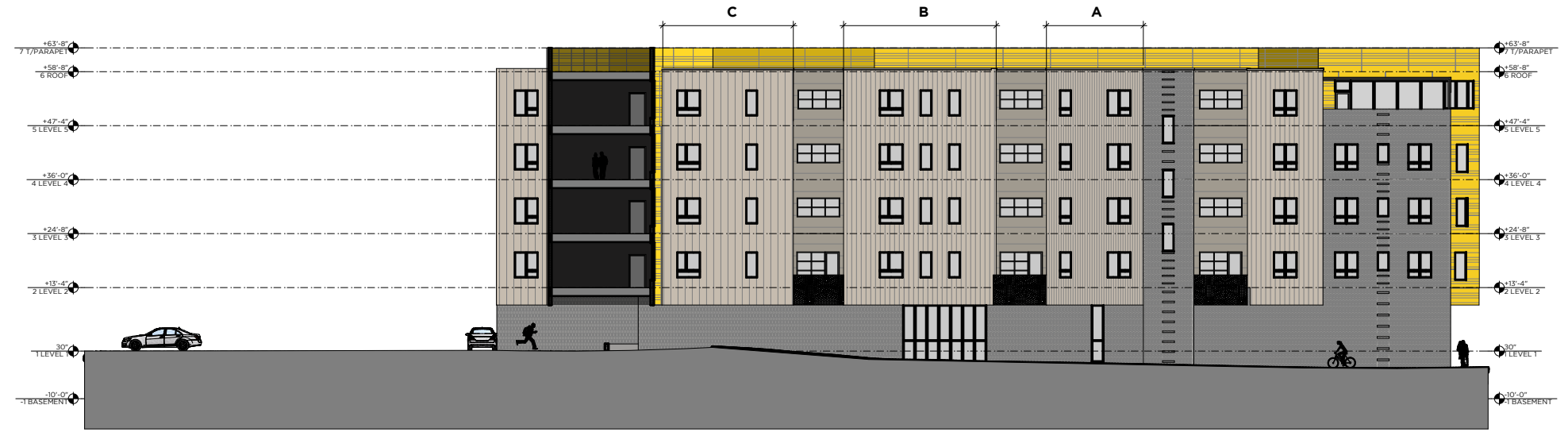


UNDERGROUND PARKING

SCALE: 1/32" = 1'-0"

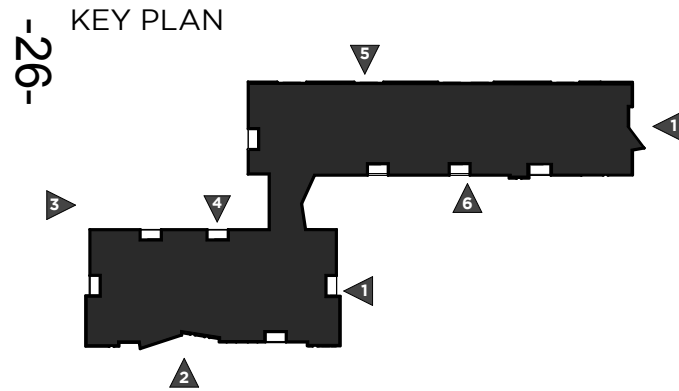
COLLEGE HILL ELEVATIONS

Item 4.B.



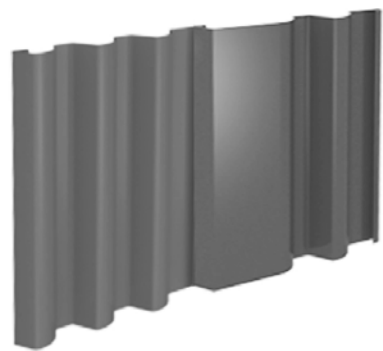
(6) SOUTH ELEVATION

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

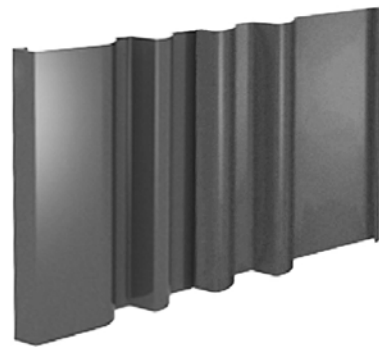


(5) NORTH ELEVATION

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



(A) METAL PANEL



(B) METAL PANEL



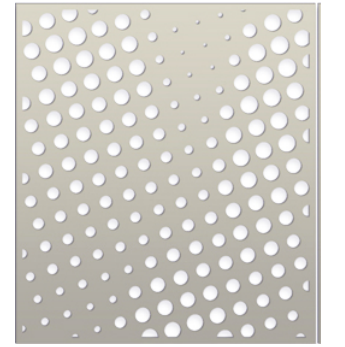
(C) METAL PANEL



METAL PANEL



BRICK



PERFORATED METAL SCREEN

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%



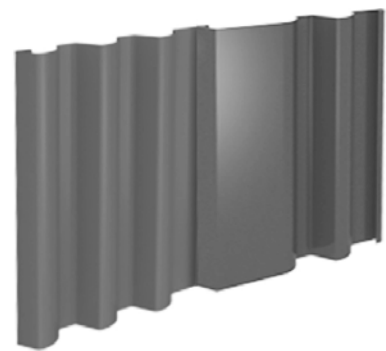
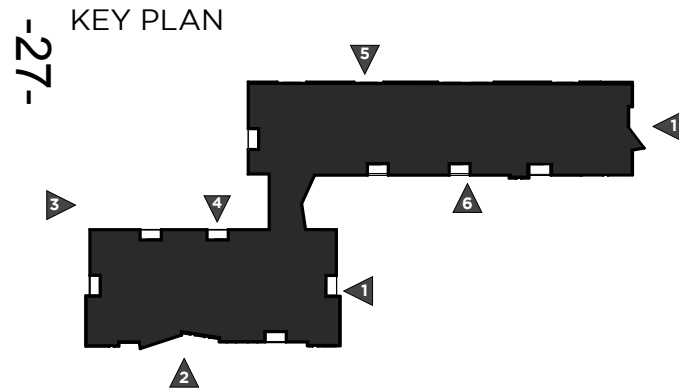
(2) SOUTH ELEVATION - SOUTH BAR

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

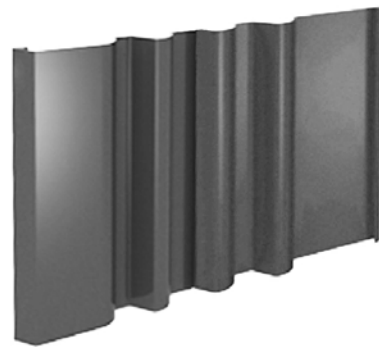


(1) EAST ELEVATION

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



(A) METAL PANEL



(B) METAL PANEL



(C) METAL PANEL



METAL PANEL



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



PERFORATED METAL SCR

COLLEGE HILL

22ND STREET



-29-

COLLEGE HILL

COLLEGE STREET

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COLLEGE HILL

CORNER VIEW



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COLLEGE HILL

VIEW THROUGH PARKING LOT

Item 4.B.



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COLLEGE HILL

VIEW AT NORTH SIDE



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CEDAR FALLS BUILDING HEIGHTS

200 FEET

150 FEET

100 FEET

50 FEET

00 FEET

159'-0"



DANCER HALL

35'-0"



UNI PARKING GARAGE

49'-0"



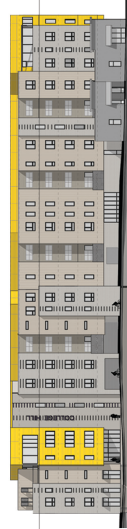
BARTLETT HALL

40'-0"



ST. STEPHEN CATHOLIC STUDENT CENTER

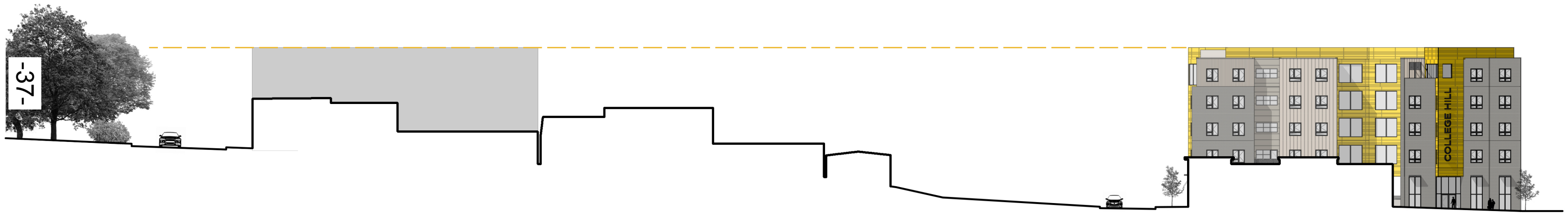
63'-8"

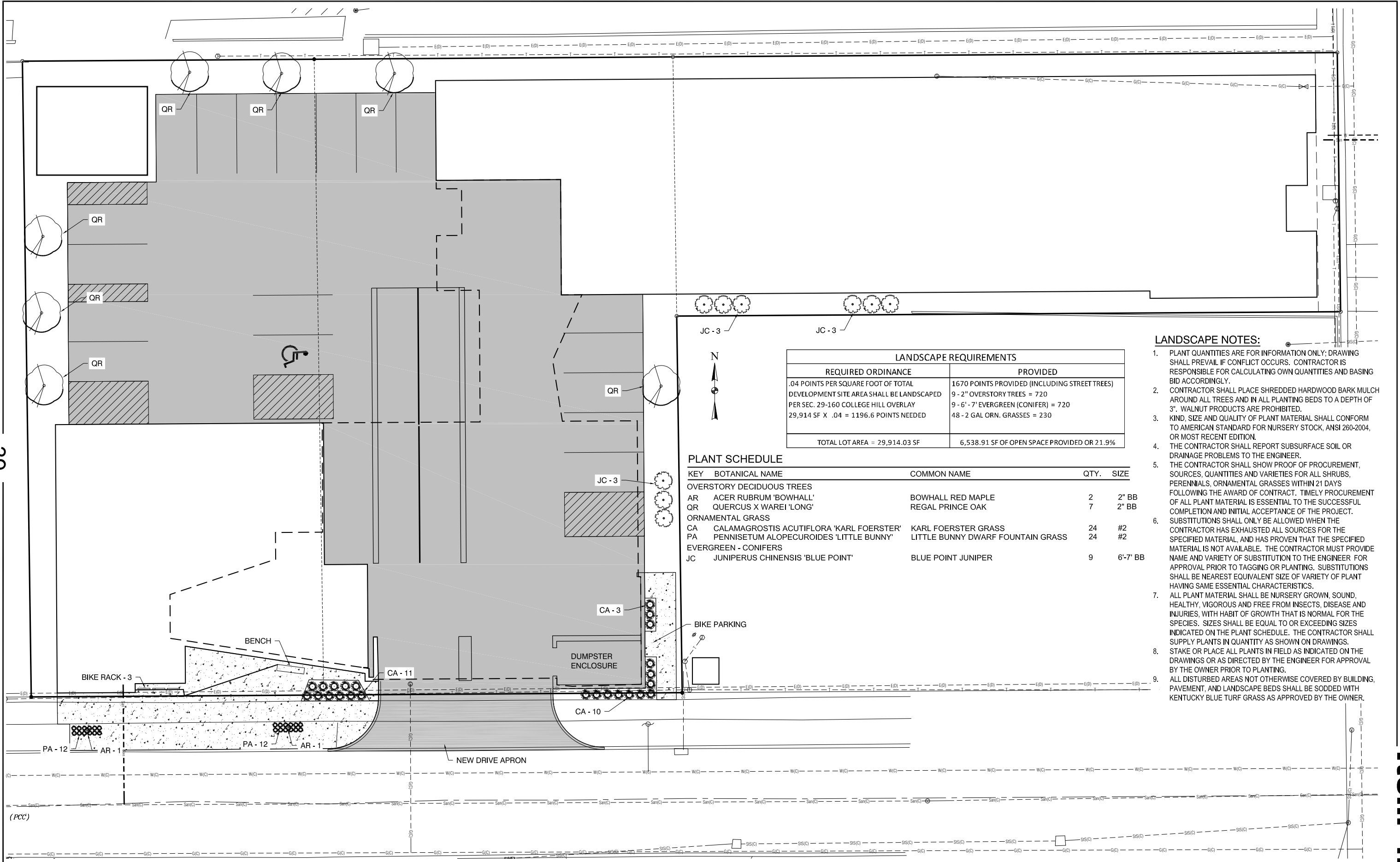


COLLEGE HILL

COLLEGE HILL

STREET SECTION





LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
.04 POINTS PER SQUARE FOOT OF TOTAL DEVELOPMENT SITE AREA SHALL BE LANDSCAPED PER SEC. 29-160 COLLEGE HILL OVERLAY	1670 POINTS PROVIDED (INCLUDING STREET TREES)
29,914 SF X .04 = 1196.6 POINTS NEEDED	9 - 2" OVERSTORY TREES = 720 9 - 6' - 7" EVERGREEN (CONIFER) = 720 48 - 2 GAL ORN. GRASSES = 230
TOTAL LOT AREA = 29,914.03 SF	6,538.91 SF OF OPEN SPACE PROVIDED OR 21.9%

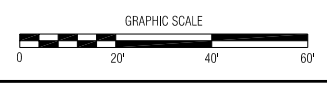
PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
OVERSTORY DECIDUOUS TREES				
AR	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2	2" BB
QR	QUERCUS X WAREI 'LONG'	REGAL PRINCE OAK	7	2" BB
ORNAMENTAL GRASS				
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	24	#2
PA	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	24	#2
EVERGREEN - CONIFERS				
JC	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	9	6'-7" BB

LANDSCAPE NOTES:

1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
2. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
3. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI 260-2004, OR MOST RECENT EDITION.
4. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE ENGINEER.
5. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
6. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE ENGINEER FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
8. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
9. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS SHALL BE SODDED WITH KENTUCKY BLUE TURF GRASS AS APPROVED BY THE OWNER.

J:\6627\wg\Sheets\6627 - Landscaping.dwg - CGA Plan - 01-08-18 - 4:20pm - BUC293



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

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

COLLEGE HILL
CEDAR FALLS, IOWA

LANDSCAPING PLAN

PROJECT NO. 5627.04
SHEET NO. L100

Item 4.B.

SLINGSHOT
ARCHITECTURE

2018.01.12

Shane Graham
City of Cedar Falls
Planning and Community Services
Cedar Falls, IA 50613

RE: College Hill Project - Exterior Building Lighting

Shane:

In follow up to the staff comments on the project, we also wanted to provide a narrative for the exterior lighting design of the project. Two primary strategies will be implemented and are described below.

First, the faces of the building that front the public streets to the south and east will be washed with vertical, narrow beam sconces. The intent is to light up these active faces of the building to add to the character and safety of the neighborhood. By washing the surfaces of the building, the masonry materiality of the building will be highlighted without producing light spill on to other properties.

For the parking areas, the goal will be to provide safety without producing unnecessary light spilling on to other properties or shining into any residential windows of neighboring properties. The linear fixture will be oriented behind beams and soffits so that the light source is concealed while lighting the parking area to an average of approximately 10 foot candles. All site lighting of the parking lot will meet minimum requirements and limit the light levels at the property line to a maximum of 1 foot candle.

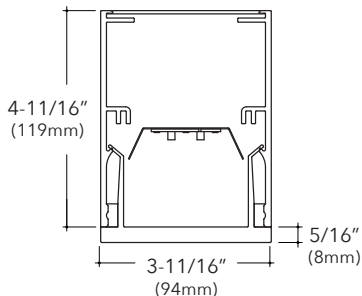
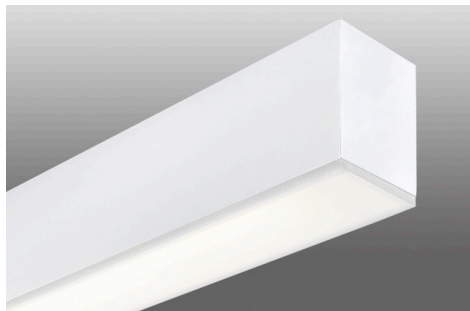
Cut sheets for each lighting type described above are attached for reference.

Please let us know if you have any questions on the items above.

Respectfully submitted,



Dan Drendel, AIA
Slingshot Architecture



EDGE EX3WET

3" Suspended Direct Linear WET

Key Features

- Approved for wet location unless otherwise noted. IP65 and IK10 rated
- 6063-T5 Extruded aluminum housing
- Highly reflective die-formed white painted reflector
- All-inclusive module houses all LED system components in one compact unit
- Unit easily releases from the housing for room-side maintenance
- Wiring access available through bottom of housing
- 5-year limited warranty covers LED, driver and fixture
- UL and cUL listed
- Buy American Act compliant



Example Part #: EX3-WET-N-830HO-8'-IND-AC48G1-U-OL1-1-0-W

EX3 - **WET** - **N** - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

DIRECT SHIELDING INDIRECT SHIELDING CRI, CCT & OUTPUT LENGTH MOUNTING VOLTAGE DRIVER CIRCUITING BATTERY & EMERGENCY FINISH FIXTURE OPTIONS

WET	N			
DIRECT SHIELDING	INDIRECT SHIELDING	CRI, CCT & OUTPUT	LENGTH ¹	
WET - Satine Wet Lens Shielding pg. 2	N - None Shielding pg. 2	27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K CL - Custom Lumens CW - Custom Watts Lumen Output pg. 2 Example: 830HO is 8 = 80 CRI; 30 = 3000K; HO = High Output; Blank = Standard Output	- Individual Fixture Length pg. 2	
POSITION ²	MOUNTING ³	VOLTAGE	DRIVER	
IND - Individual Fixture BOR - Beginning of Row MOR - Middle of Row EOR - End of Row Position pg. 3	PP_JB - Pendant to J Box PP_ST - Pendant to Structure WA - Wall Mount S - Surface Mount Mounting pg. 3	U - Universal (120 thru 277V) 1 - 120V 2 - 277V 3 - 347V Voltage pg. 3	OL1 - Osram (10%, 0-10v, standard) OL2 - Osram (1%, 0-10v) OL3 - Osram 347v (10%, 0-10v) EE1 - eldoLED ECOdrive (1%, 0-10v) EE3 - eldoLED ECOdrive (1%, DALI) PL2 - Philips Xitanium (1%, 0-10v) PS1 - Philips Xitanium (50%/100%) LH1 - Lutron Hi-lume (1%, EcoSystem) LH3 - Lutron Hi-lume (1%, 3-wire) L51 - Lutron 5-Series (5%, EcoSystem) ND - Non-Dimming Driver pg. 3	
CIRCUITING	BATTERY & EMERGENCY ⁴	FINISH	FIXTURE OPTIONS	CONTROLS
1 - Single Circuit M - Multi Circuit E - Emergency (entire fixture) N - Night Light (entire fixture) Circuiting pg. 4	0 - None P - Philips Bodine 10W I - Iota 10W Integral IC - Iota 10W Integral (CEC Listed) E - Emergency Section N - Night Light Section L - Life Safety Section G - Philips Bodine GTD Battery and Emergency pg. 4	W - White S - Metallic Silver BL - Textured Black BR - Bronze GR - Graphite CC - Custom Color Finish pg. 4	GLR - Internal Fast Blow Fuse EPF - End Power Feed CC-C - Custom Color Canopy CC-P - Custom Color Pendant Fixture Options pg. 5	Pinnacle is able to accommodate different control solutions from different manufacturers. Consult Factory for more information.

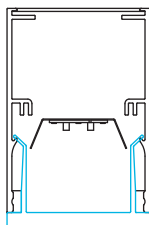
¹ Individual fixtures come in nominal 2', 3', 4', 5', 6', 7', & 8' lengths, see pg. 2 for actual lengths. ² Specify position of fixture. Use IND for an individual fixture, use BOR, MOR, or EOR for building connected rows. ³ Specify pendant length of either 12", 18" or 24". ⁴ Enter quantity for Battery and Emergency, Example 2P.

Specifications and dimensions subject to change without notice. Specification sheets that appear on pinnacle-ltg.com are the most recent version and supersede all other previously printed or electronic versions.



Direct Shielding

WET
Satine Wet Lens



Indirect Shielding

N
None

Output

- Specify either 80 or 90 CRI
- Longer lead-time may apply for 90 CRI. Consult factory
- 80 CRI = R9≥19 and 90 CRI = R9≥61

Custom Output- Lumens OR Wattage

CL _____ Specify CRI, CCT and desired lumens (i.e. CL835500) *Specify lumens between standard offering listed below. Lumens are specified per color temp*

CW _____ Specify CRI, CCT and desired wattage (i.e. CW9407) *Specify watts between standard offering listed below*

80 CRI

	Color	Output	Watts <i>per foot</i>	Shielding WET Satine Wet <i>Lumens/ft</i>	<i>LPW</i>
830	3000K	Standard	4.7	319	67.9
830HO	3000K	High	8.7	593	68.6
835	3500K	Standard	4.7	328	69.8
835HO	3500K	High	8.7	610	70.5
840	4000K	Standard	4.7	335	71.3
840HO	4000K	High	8.7	622	71.9

90 CRI

927	2700K	Standard	4.7	252	53.6
927HO	2700K	High	8.7	469	54.2
930	3000K	Standard	4.7	294	62.6
930HO	3000K	High	8.7	547	63.2
935	3500K	Standard	4.7	295	62.8
935HO	3500K	High	8.7	549	63.5
940	4000K	Standard	4.7	299	63.6
940HO	4000K	High	8.7	555	64.2

Length

2	3	4	5	6	7	8
Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture
27-1/8" (689mm)						
	39" (991mm)					
		50-3/4" (1289mm)				
			62-5/8" (1591mm)			
				74-5/8" (1895mm)		
					86-1/2" (2197mm)	
						98-3/8" (2499mm)

Specifications and dimensions subject to change without notice. Specification sheets that appear on pinnacle-ltg.com are the most recent version and supersede all other previously printed or electronic versions.



Position

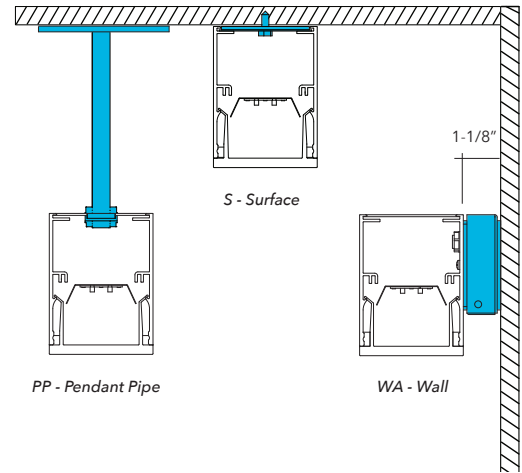
- When making rows with EDGE Wet, the rows must be ordered as individual units with a position specified
- Positions can either be "BOR" - Beginning of Row, "MOR" - Middle of Row, or "EOR" - End of Row
- The connection between fixtures is less than 1/8"
- For single, non-connected units, specify as "IND" for individual

IND	BOR	MOR	EOR
Individual Fixture	Beginning of Row	Middle of Row	End of Row

Mounting

- 1/2" diameter rigid stem pendant and wall mount available
- Specify overall pendant length of 12", 18" or 24"
- Specify pendant length in ordering code (PP12JB)
- Utilize Surface Mount for in-wall application. Building surface waterproofing by others
- End trims and power cord attached at factory
- Canopies and pendants are painted white unless otherwise specified
- Canopy and pendant color specified on Fixture Options page
- Approved for wet location unless otherwise noted
- Refer to installation instructions during installation at the jobsite

PP_JB	Pendant Pipe to J-Box
PP_ST	Pendant Pipe to Structure
WA	Wall Mount
S	Surface



Voltage

- Some EDGE Wet configurations will not accommodate all voltage options; consult with factory

U	Universal
1	120 volt
2	277 volt
3	347 volt

Driver

- Standard Driver Option = OL1
- Driver Lifetime: 50,000 hours at 25°C ambient operating conditions
- For more driver options see Pinnacle Resource Guide
- Some EDGE Wet configurations will not accommodate all driver options; consult with factory

OL1	Osram Optronic 10%, 0-10v
OL2	Osram Optronic 1%, 0-10v, nominal 1% dimming range
OL3	Osram Optronic 347v 10%, 0-10v, requires 347v option
EE1	eldoLED ECOdrive 1%, 0-10v Logarithmic
EE3	eldoLED ECOdrive 1%, DALI Logarithmic
PL2	Philips Advance Xitanium 1%, 0-10v
PS1	Philips Advance Xitanium Step Dimming 50%/100%
LH1	Lutron Hi-lume Soft-on, Fade-to-black 1%, EcoSystem, LDE1
LH3	Lutron Hi-lume 1%, 3-wire, Lutron-L3DA3W
L51	Lutron 5-Series 5%, EcoSystem, LDE5
ND	Non-Dimming



How to specify Circuiting, Battery and Emergency

1

- Select fixture circuiting from options below
- Some EDGE Wet configurations will not accommodate all circuiting options, consult with factory

Circuiting

1	Single Circuit
M	Multi Circuit
E	Emergency Circuit only
N	Night Light Circuit only

2

+

3

- Battery and emergency section options are available in addition to fixture circuit
- Select battery and emergency section options below; factory shop drawing required
- Some EDGE Wet configurations will not accommodate all circuiting options, consult with factory

Battery and/or Emergency *If Required*

0	No battery or specific emergency section required
----------	---------------------------------------------------

Battery

- Select battery section type if required, indicate total QTY. *Example 2P*
- 90 minute battery runtime; test button is integral to fixture
- No battery option available for 2' lengths
- Entire direct fixture housing is on battery for lengths up to 5'
- Half of direct fixture is on battery for 6', 7' or 8' housing lengths
- For more battery options available, see Pinnacle Resource Guide

0	No battery
_P	Philips Bodine 10w Integral
_I	lota 10w Integral
_IC	lota 10w Integral <i>CEC Listed</i>

Emergency

- Select emergency section type if required, indicate total QTY. *Example 1E*
- Combine battery and emergency section ordering codes if both options are selected

_E	Emergency circuit section
_N	Night Light circuit section
_L	Life Safety circuit section NO THROUGH WIRE
_G	Philips Bodine GTD, Generator Transfer Device section

For Approximate Battery Lumen Output

- Multiply battery wattage X fixture LPW shown on Lumen Table
- 92.3 (LPW) x 10 (watts) = 923 battery lumen output

Battery OR Emergency Ordering Examples

- Single circuit, 10w Integral Battery Ordering Code: 1-1P
- Emergency only, 10w Integral Battery Ordering Code: E-1P
- Single circuit, GTD required Ordering Code: 1-1G

Combination Section Ordering Examples

- Single circuit, (1) 10w battery, (1) emergency section Ordering Code: 1-1P1E
- Multi circuit, (2) 10w battery, (2) emergency sections Ordering Code: M-2P2E
- Single circuit, (1) night light section Ordering Code: 1-1N

Finish

- Standard powder-coat textured white, metallic silver, textured black, graphite or bronze painted finish; consult factory for chip of standard paint finishes
- Selecting a fixture finish other than white may impact lumen output; consult factory for more information

W	White
S	Metallic Silver
BL	Textured Black
GR	Graphite
BR	Bronze
CC	Custom Color



Fixture Options

- Specify CC-C or CC-P to match housing. If not specified, canopy will be standard matte white.

GLR	Internal Fast Blow Fuse
EPF	End Power Feed
CC-C	Custom Color Canopy
CC-P	Custom Color Pendant

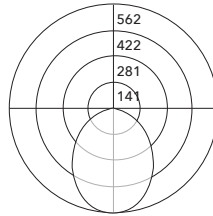
Controls

- Pinnacle is able to accommodate different control solutions from different manufacturers. Consult Factory for more information.

Photometrics

Satine Wet Lens

Test #	ITL86499
Catalog #	EX3-WET-N-840-4
Lumens	1338 lm
Watts	18.8 W
Efficacy	71 LPW



Candela Distribution

Vert Angle	Horizontal Angle				
	0	22.5	45	67.5	90
0	562	562	562	562	562
5	559	558	558	557	557
10	547	545	544	541	540
15	529	525	522	518	514
20	504	495	491	484	479
25	471	461	453	444	438
30	432	423	414	401	395
35	391	382	371	357	351
40	347	339	327	313	307
45	303	296	284	271	265
50	259	254	243	231	225
55	216	212	204	194	190
60	175	173	166	159	156
65	137	137	132	127	125
70	101	103	101	98	97
75	68	72	72	72	73
80	41	45	49	51	52
85	18	24	30	34	35
90	2	8	15	19	21

Luminance Data (cd/sq.m)

Angle In Degrees	Average 0-Deg	Average 45-Deg	Average 90-Deg
45	3516	3122	2855
55	3086	2690	2436
65	2635	2277	2074
75	2131	1863	1780
85	1625	1615	1669

Applications & Certificates

Construction 6063-T5 extruded aluminum housing with welded ends. Internal lens gaskets seal housing to prevent moisture and debris from entering the fixture. Pressure equalizing vent allows fixture to "breathe" preventing condensation.

Shielding Solid acrylic diffuse snap-in lens with matte finish with an EPDM gasketed for complete wet seal.

Mounting Fixtures can be installed individually or connected for a continuous run appearance. IND fixtures are individual fixtures and have no joining holes. IND fixtures cannot be joined. BOR fixtures are used for beginning of row and have joining holes on non-power end of fixture. MOR fixtures are used for middle of row and have joining holes on both ends of fixture. EOR fixtures are used for the end of a row and have no joining holes on power end of fixture. Consult factory for detailed installation instructions.

LED 25°C test environment. Lumen output/wattage has a margin of +/- 5%. All luminaire configurations tested in accordance with IES LM-79. Diodes tested in accordance with IES LM-80. Minimum lifetime greater than 60,000 hours. Lifetime Projection L70 = 136,200 hours and L90 = 41,100 hours. MacAdam 3-Step Ellipses. Not all products are Lighting Facts listed. For all available IES files, please visit our website at pinnacle-ltg.com.

CRI, CCT & Lumen Output Two lumen packages available. Standard and High (HO). Custom outputs are available. Specify custom lumens or watts between standard offering listed on CRI, CCT & Output page. 80 CRI is available for 3000K, 3500K, and 4000K. 90 CRI is available for 2700K, 3000K, 3500K, and 4000K. 80 CRI = R9≥19 and 90 CRI = R9≥61.

Voltage Universal (U), 120 volt (1), 277 volt (2) and 347 volt (3) options available. Must specify OL3 in Driver section when 347 volt (3) is selected. Some EDGE Wet configurations will not accommodate all voltage options; consult with factory.

Driver Standard Driver Option is Osram 0-10V, 10% = OL1. Electronic driver, Power factor is >0.9 with a THD <20%. Driver Lifetime: 50,000 hours at 25°C ambient operating conditions. Ambient operating range: -20°F/-30°C to 122°F/55°C. For more driver options, see Pinnacle Resource Guide. Some EDGE Wet configurations will not accommodate all driver options.

Circuiting Select from single circuit (1), Multi circuit - For multiple circuiting and zone control, requires factory shop drawing (M), Emergency circuit (E) or Night Light circuit (N). For emergency circuiting situations that require no through wire or circuit separation, Life Safety Circuit should be selected. This will provide a separate power feed and only the Life Safety Circuit in that section. Some EDGE Wet configurations will not accommodate all circuiting options; consult with factory.

Battery & Emergency Select battery or emergency options if required. If battery or emergency option is not required, enter 0. Battery duration is 90 minutes as standard. Test button is integral to fixture. For more Battery options, see Pinnacle Resource Guide.

Finish Standard powder-coat textured white, metallic silver, textured black, graphite or bronze painted finish; consult factory for chip of standard paint finishes or for additional custom color and finish options.

Controls Consult Factory

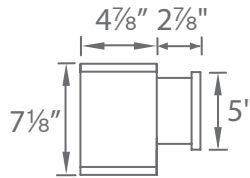
Labels UL and cUL Listed, approved for wet location unless otherwise noted. IP65 and IK10 rated.

Buy American Act Compliant

Warranty EDGE Wet LED offered with a 5-year limited warranty. Covers LED, driver and fixture.

TUBE ARCHITECTURAL DS-WS05-U
Ultra Narrow Beam LED Wall Mounts

WAC LIGHTING
Responsible Lighting®



Fixture Type:

Catalog Number:

Project: _____

Location: _____

PRODUCT DESCRIPTION

Precise engineering using the latest energy efficient LED technology with a built-in ultra narrow beam precision optics. An appealing cylindrical profile perfect for accent lighting.

FEATURES

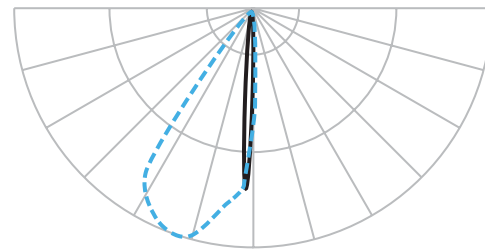
- High performance facade LED wall mount light
- Can be mounted upwards or downwards
- Solid aluminum construction
- 80,000 hour rated life
- 5 year warranty

SPECIFICATIONS

Input: 120V - 277VAC 50/60Hz
Dimming: 0 - 10V Dimming: 100% - 20%
 ELV 100% - 10% (120V only)
Standards: IP65 rated, ETL & cETL wet location listed
Operating Temp: -40°C to 40°C

PHOTOMETRY

Reads 0.2 footcandle at 15 feet distance



ORDERING NUMBER

Distribution	Diameter	Watt	Beam	Color Temp	CRI	Lumens	CBCP	Light Direction	Finish							
Single	DS-WS	05	5"	11W	U	6°	27	2700K	85	125	1182	B	Towards the wall			BK Black WT White BZ Bronze GH Graphite
							30	3000K	85	145	1363					
							35	3500K	85	150	1411					
							40	4000K	85	155	1462					

DS-WS05-U ___ B-___

Example: **DS-WS05-U30B-WT**

waclighting.com
 Phone (800) 526.2588
 Fax (800) 526.2585

Headquarters/Eastern Distribution Center
 44 Harbor Park Drive
 Port Washington, NY 11050

Central Distribution Center
 1600 Distribution Ct
 Lithia Springs, GA 30122

Western Distribution Center
 1750 Archibald Avenue
 Ontario, CA 91760

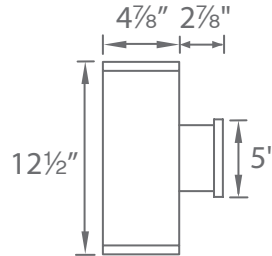
Item 4.B.

TUBE ARCHITECTURAL DS-WD05-U

Ultra Narrow Beam LED Wall Mounts

WAC LIGHTING

Responsible Lighting®



Fixture Type:

Catalog Number:

Project: _____

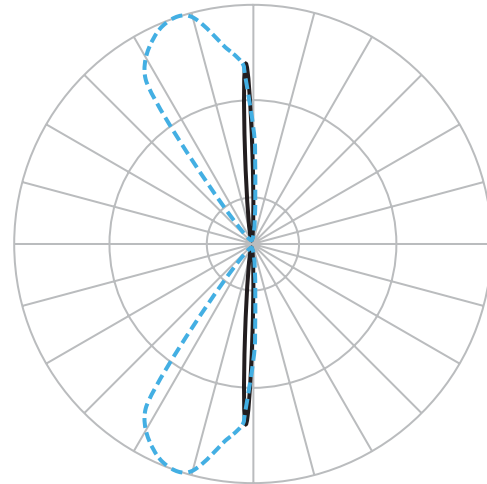
Location: _____

SPECIFICATIONS

Input: 120V - 277VAC 50/60Hz
Dimming: 0 - 10V Dimming: 100% - 20%
 ELV 100% - 10% (120V only)
Standards: IP65 rated, ETL & cETL wet location listed
Operating Temp: -40°C to 40°C

PHOTOMETRY

Reads 0.2 footcandle at 15 feet distance



PRODUCT DESCRIPTION

Precise engineering using the latest energy efficient LED technology with a built-in ultra narrow beam precision optics. An appealing cylindrical profile perfect for accent lighting.

FEATURES

- High performance facade LED wall mount light
- Can be mounted upwards or downwards
- Solid aluminum construction
- 80,000 hour rated life
- 5 year warranty

ORDERING NUMBER

Distribution	Diameter	Watt	Beam	Color Temp	CRI	Lumens	CBCP	Light Direction	Finish
Double	DS-WD	05	5"	22W	U	6°	27 2700K 85 125 x2 1182 x2 30 3000K 85 145 x2 1363 x2 35 3500K 85 150 x2 1411 x2 40 4000K 85 155 x2 1462 x2	B Towards the wall	BK Black WT White BZ Bronze GH Graphite

DS-WD05-U ___ B- ___

Example: DS-WD05-U30B-WT

wacighting.com
 Phone (800) 526.2588
 Fax (800) 526.2585

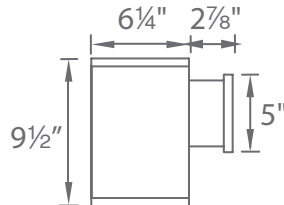
Headquarters/Eastern Distribution Center
 44 Harbor Park Drive
 Port Washington, NY 11050

Central Distribution Center
 1600 Distribution Ct
 Lithia Springs, GA 30122

Western Distribution Center
 1750 Archibald Avenue
 Ontario, CA 91760

TUBE ARCHITECTURAL DS-WS06-U
Ultra Narrow Beam LED Wall Mounts

WAC LIGHTING
Responsible Lighting®



Fixture Type:

Catalog Number:

Project: _____

Location: _____

PRODUCT DESCRIPTION

Precise engineering using the latest energy efficient LED technology with a built-in ultra narrow beam precision optics. An appealing cylindrical profile perfect for accent lighting.

FEATURES

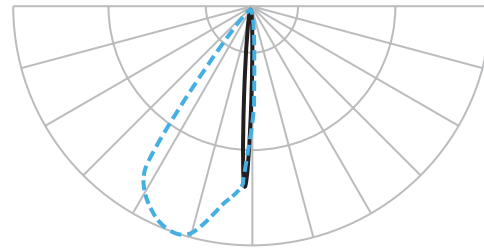
- High performance facade LED wall mount light
- Can be mounted upwards or downwards
- Solid aluminum construction
- 80,000 hour rated life
- 5 year warranty

SPECIFICATIONS

Input: 120V - 277VAC 50/60Hz
Dimming: 0 - 10V Dimming: 100% - 20%
 ELV 100% - 10% (120V only)
Standards: IP65 rated, ETL & cETL wet location listed
Operating Temp: -40°C to 40°C

PHOTOMETRY

Reads 0.2 footcandle at 15 feet distance



ORDERING NUMBER

Distribution	Diameter	Watt	Beam	Color Temp	CRI	Lumens	CBCP	Light Direction	Finish						
Single	DS-WS	06	6"	11W	U	6°	27	2700K	85	110	1239	B	Towards the wall		BK Black WT White BZ Bronze GH Graphite
							30	3000K	85	130	1428				
							35	3500K	85	130	1478				
							40	4000K	85	135	1532				

DS-WS06-U ___ B- ___

Example: **DS-WS06-U30B-WT**

wacighting.com
 Phone (800) 526.2588
 Fax (800) 526.2585

Headquarters/Eastern Distribution Center
 44 Harbor Park Drive
 Port Washington, NY 11050

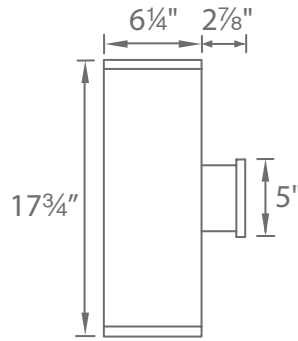
Central Distribution Center
 1600 Distribution Ct
 Lithia Springs, GA 30122

Western Distribution Center
 1750 Archibald Avenue
 Ontario, CA 91760

Item 4.B.

TUBE ARCHITECTURAL DS-WD06-U Ultra Narrow Beam LED Wall Mounts

WAC LIGHTING
Responsible Lighting®



Fixture Type:

Catalog Number:

Project: _____

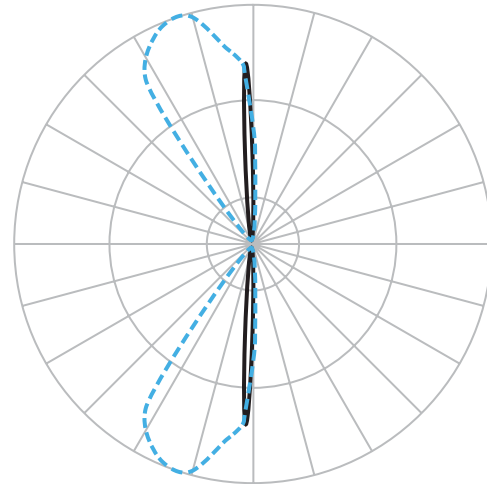
Location: _____

SPECIFICATIONS

Input: 120V - 277VAC 50/60Hz
Dimming: 0 - 10V Dimming: 100% - 20%
 ELV 100% - 10% (120V only)
Standards: IP65 rated, ETL & cETL wet location listed
Operating Temp: -40°C to 40°C

PHOTOMETRY

Reads 0.2 footcandle at 15 feet distance



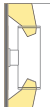

PRODUCT DESCRIPTION

Precise engineering using the latest energy efficient LED technology with a built-in ultra narrow beam precision optics. An appealing cylindrical profile perfect for accent lighting.

FEATURES

- High performance facade LED wall mount light
- Can be mounted upwards or downwards
- Solid aluminum construction
- 80,000 hour rated life
- 5 year warranty

ORDERING NUMBER

Distribution	Diameter	Watt	Beam	Color Temp	CRI	Lumens	CBCP	Light Direction	Finish							
Double	DS-WD	06	6"	22W	U	6°	27	2700K	85	110 x2	1239 x2	B	Towards the wall		BK Black WT White BZ Bronze GH Graphite	
							30	3000K	85	130 x2	1428 x2					
							35	3500K	85	130 x2	1478 x2					
							40	4000K	85	135 x2	1532 x2					

DS-WD06-U ___ B-___

Example: DS-WD06-U30B-WT

wacighting.com
 Phone (800) 526.2588
 Fax (800) 526.2585

Headquarters/Eastern Distribution Center
 44 Harbor Park Drive
 Port Washington, NY 11050

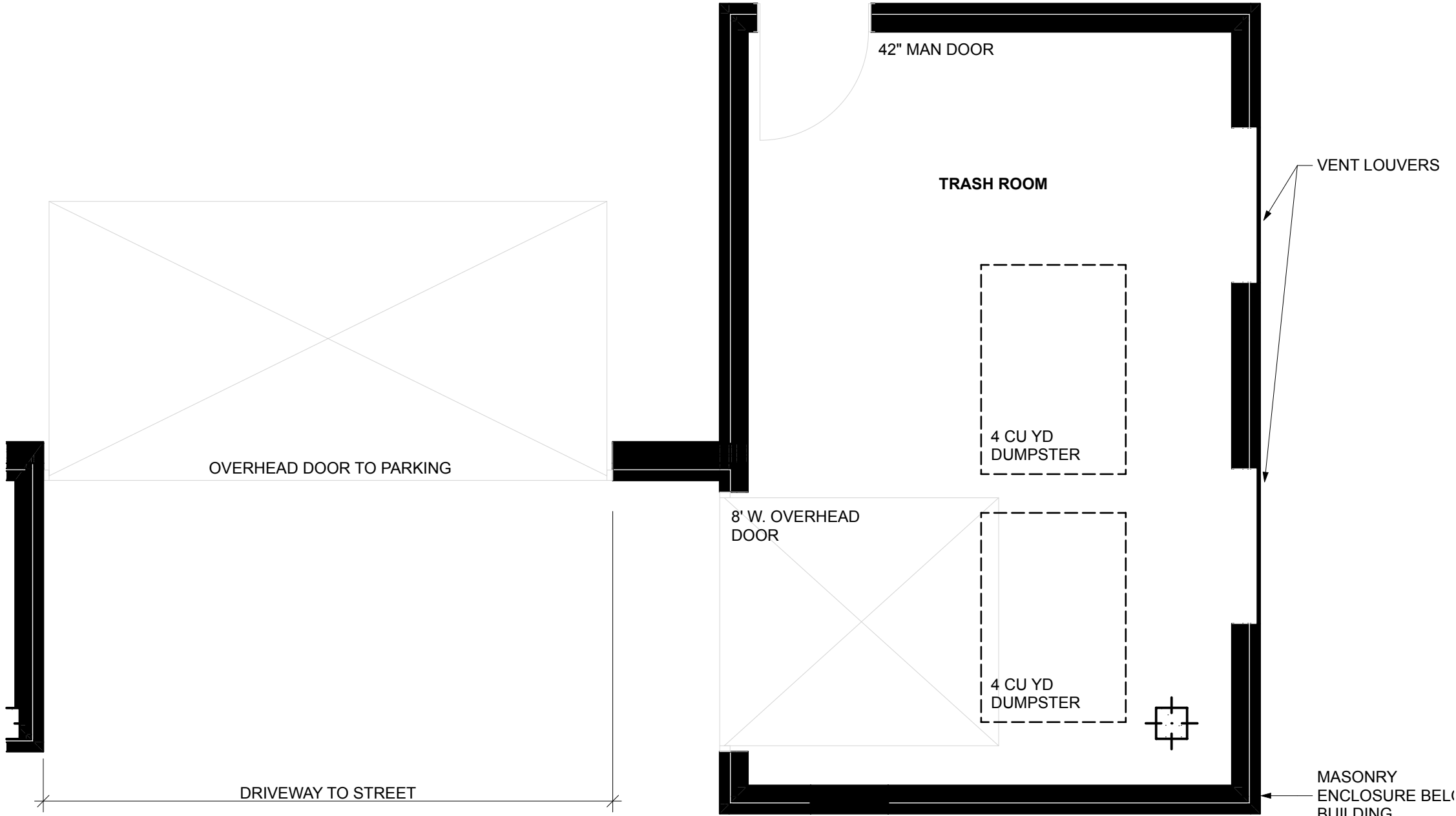
Central Distribution Center
 1600 Distribution Ct
 Lithia Springs, GA 30122

Western Distribution Center
 1750 Archibald Avenue
 Ontario, CA 91760

COLLEGE HILL

ENLARGED PLAN

-51-





Rent Cedar Valley Item 4.B.
604 Clay Street
Cedar Falls, IA 50613
319-768-7150

January 11th, 2017

City of Cedar Falls
Planning & Zoning Commission
220 Clay Street
Cedar Falls, IA 50613

Planning & Zoning Commission,

I am the Vice President and Chief of Operations at Rent Cedar Valley. Rent Cedar Valley manages all leasing management and maintenance activities for CV Commercial LLC at the property known as Urban Flats located 917 W 23rd St in Cedar Falls.

Under direct instruction from owners of CV Commercial, Rent Cedar Valley has required each tenant of 917 W 23rd St to purchase a UNI parking permit dating back to pre-leasing activity in early 2017. Tenants have also signed an addendum to our standard lease agreeing to purchase a UNI parking permit. I have attached this addendum for your reference. All tenants with vehicles are required to provide proof of permit when keys are obtained prior to moving into the property.

Off campus students are eligible for B-Lot, C-Lot or R-Lot parking passes. B-Lot parking is permitted from 7AM to 1AM. C-Lot and R-Lot parking is permitted 24 hours a day. B-Lot permits also allow users to park in C-Lot and R-Lots.

This parking agreement will remain in effect at 917 W 23rd St in accordance with CV Commercial on all current and future leases.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Olsen", with a horizontal line underneath.

Chris Olsen | Vice President
D.K. Management LLC & Rent Cedar Valley
604 Clay St. | Cedar Falls, IA 50613
Ph: 319-296-6264

Item 4.B.

DK Management, LLC

PO Box 128 • Cedar Falls, IA 50613
(319) 768-7150



1. Parking Agreement

1.1 PARKING AGREEMENT

All Urban Flats Tenants will be required to purchase a parking permit issued by the University of Northern Iowa. This can be either a "B" or an "R" permit and must be purchased before tenants move in to the property. CV Commercial will reimburse tenants, in the form of a Rent Credit, for the UNI Parking Permit with proper receipt from the University.

X _____
Initial Here

Larry James, Jr.
Partner
Larry.james@FaegreBD.com
Direct +1 515 447 4731

Faegre Baker Daniels LLP
33rd Floor ▾ 801 Grand Avenue
Des Moines ▾ Iowa 50309-8003
Main +1 515 248 9000
Fax +1 515 248 9010

January 18, 2018

Planning & Zoning Commission
City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

Re: 2119 College Street, 925 W. 22nd Street, and 1003 W. 22nd Street – College Hill Development

Dear Commissioners,

Our firm represents CV Commercial, LLC (“CV”) in their proposed real estate development at 925 22nd St, 2119 College St, and 1003 22nd St in the College Hill Neighborhood of Cedar Falls (the “Project”). The Project would be a mixed-use building that provides 65 parking spaces, despite the Code of Ordinances for the City of Cedar Falls (the “Code”) requiring no parking spaces. We write to clarify why no parking spaces are required, and thus why our client’s provision of 65 spaces satisfies the Code and should receive your approval.

I. No Parking Spaces Are Required Under the Code

We agree with City staff’s determination in its January 5, 2018, Site Plan Review that no parking spaces are required. The Project is located within the C-3 Commercial District and the College Hill Neighborhood Overlay Zoning District (the “College Hill Overlay”). The Code sections for these districts do not require parking. Section 29-177(a) states parking shall be provided on-site, “except as follows:

- (1) For a principal permitted commercial use in the C-3 commercial district; and
- (2) For a residential use established as a permitted secondary, incidental or accessory use to a principal permitted commercial use in the C-3 commercial district, **such as for a dwelling unit or units located on the second or higher floor of a building, the first or lower floor of which comprises the principal permitted commercial use**, subject, however, to review and approval by the planning and zoning commission and city council.” (emphasis added)

Both these conditions apply to the Project, because it is in the C-3 Commercial District, the principal use is commercial, and the secondary use is residential. The College Hill Overlay also requires no parking in Section 29-160(g)(2), which states that when secondary residential uses are “established on the upper floors of principal permitted commercial uses,” then “[o]n-site parking will not be required for

secondary, accessory residential uses.” City staff’s January 5 Site Plan Review reaches the same conclusion, stating that parking is not required for uses such as for the Project in either the C-3 Commercial District or College Hill Overlay, but that “[e]ven though parking is not required, the developer has shown a total of 65 on-site parking spaces.”

II. The Principal Use for the Project Is Commercial

The parking requirement—or lack of requirement, in this case—is determined by the principal use. We also agree with City staff that the principal use for the Project is commercial. Section 29-2 defines “principal use” as “the main use of land or structures, as distinguished from accessory use.” The Code does not define “secondary use” but employs the term throughout the zoning ordinances. “Main use” is also undefined, but it should be based on the ground floor because of past precedent and the contextual and logical implications of the Code.

First, the principal use is commercial because of past precedent. City staff has repeatedly determined principal use by evaluating the use at the ground floor, including for mixed-use buildings in the College Hill Neighborhood. The staff’s Site Plan Review lists projects where this has been the case. For this Project, City staff “deem[ed] this to be a principal commercial use” because 64% of the ground floor area will be commercial. This approach makes sense: the vast majority of the general public will interact with the Project through the commercial space, as it is the most visible from street level.

Second, the principal use is commercial because of the contextual and logical implications of the code. The Code implies that commercial uses are the principal uses on the ground floor, and residential uses are secondary uses when on the upper floors. The description of the College Hill Overlay’s C-3 district states “the district is made up primarily of commercial uses as the principal uses” and that when residential uses are “contained within principal commercial uses,” then “the residential uses are considered to be secondary or accessory uses to the principal commercial use on the property.” Sec. 29-160(g). It also states that “principal permitted residential uses are to be discouraged” in a C-3 area “due to the limited area available for commercial establishments.” *Id.* Finally, the Code refers to “secondary or accessory residential uses to be established on the upper floors of principal permitted commercial uses” as if it is one term, which implies that what is on the upper floors are secondary uses. Sec. 29-160(g)(2).

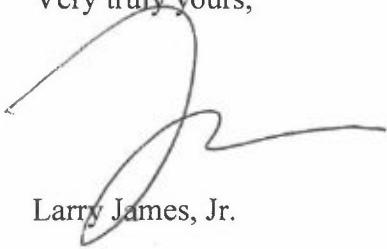
If, for some reason, the principal use were determined not based on the ground floor but on the total floor area, then a mixed-use building with commercial on the first floor and residential on upper floors could never have a principal commercial use. That type of building with principal commercial uses, though, is what the College Hill Overlay description and College Hill Revitalization plan explicitly prefer. *See* Sec. 29-160(g), *College Hill Urban Revitalization Plan*. Taken together, the contextual and logical implications are that the ground floor determines the principal use. When commercial use is present and on the ground floor, the default seems to be that the principal use is commercial, and the secondary use is residential.

January 18, 2018

III. Conclusion

CV seeks to help fulfill the City's College Hill Urban Revitalization Plan by "enhanc[ing] the quality of life and aesthetics," "increas[ing] the quality of the housing stock," and promoting a "mixed use" neighborhood. *College Hill Urban Revitalization Plan*. More parking lots will not do that, and we agree with City staff and their past practices that this Project is a principal commercial use and does not require more parking spaces. The principal use is commercial, and in the C-3 Commercial District and College Hill Overlay, no parking spaces are required for principal commercial uses. Nevertheless, the Project plans for 65 on-site parking spaces. We respectfully ask for your support in approving this site plan.

Very truly yours,

A handwritten signature in black ink, appearing to read "Larry James, Jr.", written over a horizontal line.

Larry James, Jr.

Item 4.B.

Shane Graham

To: David Sturch
Subject: RE: Notice: 22nd Street Apartment Project

From: Jon Taiber <jtaiber@live.com>

Sent: Thursday, January 4, 2018 1:42 PM

To: College Hill Partnership; Brian.Sires@wfhc.org; cfhistory@cfu.net; dave.amend@regions.com; DJBKDK@cfu.net; dvchristopherson@gmail.com; iowaskip@hotmail.com; jcutler@cfu.net; jhanish@cfu.net; jmccarty@cfu.net; john@rentfromjohn.com; jreppas@cfu.net; ksam@uni.edu; [lkgeisler@mchsi.com](mailto:lkg eisler@mchsi.com); mail4darla@aol.com; mary.fain@uni.edu; sigepuni@gmail.com; Alex and Hillery Oberle; Alpha Xi Delta Sorority; Amy Mohr; Arleen Cook; Art Store and More; Barry and Jane Wilson; Becky and Aaron Hawbaker; Becky Hawbaker; Ben Allen; Ben and Dawn Jacobson; Ben/Liz Gerdes; Bettina Fabos; Beverly Owen; Bill and Beryl Waack; Bob Kressig; Carole Yates; Cary Darrah; Cheryl and Jim McCullagh; Chris Martin; Christopher Wernimont; Clohesy Consulting; College Hill Arts Festival; College Hill Luthern Church; Copyworks; Darin Beck; Darrell Wiens; Daryl Andersen; Daryl Kruse; Doug Johnson; Elizabeth Sutton; Frank Darrah; Gale Bonsall; Helen Rutkowski; Jan Andersen; Janelle Darst; Jean Simmet; Jeanette Geisler; Jeff and Jill Bergman; Jeff Sitzmann; Jill Lankford; Jim and Mary Stichter; Joel and Linda Haack; Joel Anderson; John and Mary Cross; John Johnson; John McCarty; Jolene Carolan; Jonathan Taiber; Kamyar Enshayan; Karin Leonard; Kevin and Kim Engels; Kevin Shannon; Kyle Dehmlow; Len and Gail Froyen; Lynn and Mary Nielsen; Lynn Nielsen; Mara Beth Soneson; MaraBeth Soneson; Mary Brammer; Mary-Sue Bartlett; Matt and Sarah Hansen; Melanie Drake; Nick Taiber; nisg@uni.edu; Patricia Geadelmann; Randy Chapman; Russell Campbell; Stan and Rose Lorenz; Sub City; Sue Doody; Sue Hummel; Suzanne Freedman; Tim Hoekstra; Todd Dietz; Todd Munnik; Tony and Luann McAdams; Tony T; Vaughn Griffith; Wes Owen; Wesley Foundation; Wesley Foundation; William Clohesy; Zachary Simonson

Subject: Re: Notice: 22nd Street Apartment Project

All,

I am writing to express my support for this "hallmark" project on the Hill both as a neighbor resident and a frequent visitor to the Hill commercial establishments.

First, this project is a huge vote of confidence in the College Hill neighborhood and mixed use projects in general. It's not often a project of this level quality and financial commitment is sourced. This is an appropriate amount of density and connectivity given the location which should provide College Hill commercial businesses another 120+ customers within walking distance as well as campus which should reduce parking demands. Ames and Iowa City are great examples of communities have building vertically in their commercial areas adjacent to campus, Cedar Falls should consider the same approach.

Second, as a community, we should embrace the blue zone objectives by encouraging high density developments in a very walkable location thereby reducing the need for parking. There are no parking problems in Cedar Falls, people just need to be more creative and change the pre-existing mindsets. The lot behind Banni's a half a block away almost always sits empty. If consumers want a strip mall experience with curb side parking, there are plenty of options for the type of experience in Cedar Falls. People are driving far less with biking, uber and other car share services readily available in and around campus. Having to design unnecessary parking increases the cost of the development and adversely impacts the quality of life and experiences in our neighborhood. The market is perfectly positioned to address parking demand. Free parking simply should no longer be the norm. We can't let parking wag the dog which seems to be the concern.

Item 4.B.

Third, this project reduces the demand on less desirable apartment options as the increase in supply reduces the demand on single family home conversions. I believe there is a desire for the community urban core to have more owner occupied homes. Quality apartment developments relieve the pressure to convert older housing stock to apartments providing owner occupied opportunities in the core neighborhood.

Finally, this development represents a significant taxable value increase in the College Hill area with both residential and commercial.

Unfortunately, I am unable to make the meeting on January 10th due to an out of town commitment. I hope you will consider supporting this project.

Best,
Jon Taiber
16th Street Resident

From: College Hill Partnership <collegehillpartnership@gmail.com>

Sent: Wednesday, January 3, 2018 6:04 PM

To: Brian.Sires@wfhc.org; cfhistory@cfu.net; dave.amend@regions.com; DJBKDK@cfu.net; dvchristopherson@gmail.com; iowaskip@hotmail.com; jcutler@cfu.net; jhanish@cfu.net; jmccarty@cfu.net; john@rentfromjohn.com; jreppas@cfu.net; ksam@uni.edu; lkg eisler@mchsi.com; mail4darla@aol.com; mary.fain@uni.edu; sigepuni@gmail.com; Alex and Hillery Oberle; Alpha Xi Delta Sorority; Amy Mohr; Arleen Cook; Art Store and More; Barry and Jane Wilson; Becky and Aaron Hawbaker; Becky Hawbaker; Ben Allen; Ben and Dawn Jacobson; Ben/Liz Gerdes; Bettina Fabos; Beverly Owen; Bill and Beryl Waack; Bob Kressig; Carole Yates; Cary Darrah; Cheryl and Jim McCullagh; Chris Martin; Christopher Wernimont; Clohesy Consulting; College Hill Arts Festival; College Hill Luthern Church; Copyworks; Darin Beck; Darrell Wiens; Daryl Andersen; Daryl Kruse; Doug Johnson; Elizabeth Sutton; Frank Darrah; Gale Bonsall; Helen Rutkowski; Jan Andersen; Janelle Darst; Jean Simmet; Jeanette Geisler; Jeff and Jill Bergman; Jeff Sitzmann; Jill Lankford; Jim and Mary Stichter; Joel and Linda Haack; Joel Anderson; John and Mary Cross; John Johnson; John McCarty; Jolene Carolan; Jonathan Taiber; Kamyar Enshayan; Karin Leonard; Kevin and Kim Engels; Kevin Shannon; Kyle Dehmlow; Len and Gail Froyen; Lynn and Mary Nielsen; Lynn Nielsen; Mara Beth Soneson; MaraBeth Soneson; Mary Brammer; Mary-Sue Bartlett; Matt and Sarah Hansen; Melanie Drake; Nick Taiber; nisg@uni.edu; Patricia Geadelmann; Randy Chapman; Russell Campbell; Stan and Rose Lorenz; Sub City; Sue Doody; Sue Hummel; Suzanne Freedman; Tim Hoekstra; Todd Dietz; Todd Munnik; Tony and Luann McAdams; Tony T; Vaughn Griffith; Wes Owen; Wesley Foundation; Wesley Foundation; William Clohesy; Zachary Simonson

Subject: Fwd: Notice: 22nd Street Apartment Project

College Hill Members

As promised I wanted to make sure you were made aware when this project is going to go in front of the P & Z Commission. I will be sending this out to the CHP Board and College Hill Businesses as well.

Please let me know if you have any questions.

Kathryn Sogard
College Hill Partnership
Executive Director

Item 4.B.

Shane Graham

To: David Sturch
Subject: RE: 22nd and College multi use apartment

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

From: Russ Campbell [<mailto:campbell@math.uni.edu>]
Sent: Thursday, January 04, 2018 8:48 AM
To: David Sturch
Subject: 22nd and College multi use apartment

This is input invited by your e-mail to the College Hill Partnership.

- 1) Truth in the description: The description refers to level 1 covered parking, but it looks like only 2 of the level one parking slots will be covered. The square footage listed for covered parking refers primarily to access to the level 1 parking.
- 2) If there is retail space, there should be parking for customers. I do not think there is enough parking for residents and customers (I do not think there is enough parking for residents, but you have your guidelines on parking slots per bed.)
- 3) There should be more handicapped accessible parking slots. It would be nice if there were a couple underground. (I assume the elevator goes to the basement.)
- 4) The area (neighborhood) will be crowded, but the city code specifies how close to property lines you can build.

R. B. Campbell
1934 campus St.



Tuesday, January 9th 2018

To: Cedar Falls P&Z Commission
From: College Hill Partnership Board

Re: 22nd and College Mixed-Use Project

The College Hill Partnership is pleased to see the redevelopment and renewal of the College Hill district. Over the last several years many new developments have significantly improved College Hill commercial district. College Hill Partnership is supportive all developments that add new possibilities to the Hill and overall enhance the quality life for businesses and residents alike.

College Hill Partnership invited input from many residents and businesses regarding this proposed project. While everyone is supportive of the overall idea, the CHP Board had three specific concerns which we hope Planning & Zoning Commission can address in its deliberations:

1. Parking: Concerns were expressed regarding inadequate number of parking spots in relation to the number of people occupying the proposed project. Board members wanted to see consistency applied to this as any other project, and for the city to consider impact on the Hill.

The Board questions the designation of a five-story apartment complex as primarily commercial based on first story usage alone and the lower of parking requirements that comes with that designation.

2. Height of the proposed project in relation to the character of the surrounding area: Board members expressed concerns that the height of the project as is seemed somewhat excessive in relation to it surrounding areas and the character of the neighborhood; board members wanted to make sure Planning & Zoning Commission will consider this issue.

3. Study the Parking Impact of Urban Flats Before Proceeding. The Urban Flats mixed use multiplex was built with the intention that residents would either not have cars, would be UNI students who would park overnight near the Dome, or would park outside of the immediate Hill area. However, there is some evidence that the development has led to increased parking in the Hill lots and parking meters with a negative impact on some Hill Businesses. Before the city greenlights another, much larger project, the city should study the parking patterns of Urban Flats residents, current parking congestion on the Hill, and analyze the new development using that information.

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Overall, while the board is supportive of all improvements and re-developments such as this, the CHP Board simply wanted these issues addressed in a fair manner.

Thanks,

College Hill Partnership Board of Directors

LILLIS O'MALLEY OLSON MANNING POSE TEMPLEMAN LLP

WILLIAM J. LILLIS
MICHAEL W. O'MALLEY
EUGENE E. OLSON
DANIEL L. MANNING, SR.
CHRISTOPHER R. POSE
JOEL B. TEMPLEMAN*
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JOHN CONNOLLY, JR. (1891-1975)
GEORGE E. O'MALLEY (1905-1982)
JOHN CONNOLLY III (1918-1998)
BERNARD J. CONNOLLY (1920-1970)
C. I. MCNUTT (1901-1958)
STREETAR CAMERON (1957-2008)

Writer's Direct Email Address: dmanning@lolaw.com

January 10, 2018

Planning and Zoning Commission
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

RE: Property: 2119 College Street; 925 W. 22nd St.; and 1003 W. 22nd St.
Issue: Site Plan Review – College Hill Apartment Project

Dear Members of the Planning and Zoning Commission:

This letter is provided to you in resistance to the proposed five (5) story multi-residential use proposed to be constructed at 2119 College Street; 925 W. 22nd St. and 1003 W. 22nd St. in the City of Cedar Falls, Iowa.

The site plan under review reveals that the principal use for this property is residential. Because the property is zoned C-3 within your zoning ordinance and the requirements imposed under Section 29-151(1)(l) apply. The evidence that supports the proposed use as a residential use is overwhelming and I will list that evidence as follows:

THE PROPOSED USE IS A RESIDENTIAL USE

1. **Chapter 29-Zoning, Article I. Section 29-2. Definitions.**
Principal use means the **main use** of land or structures, as distinguished from an accessory use.
2. **The staff report of Shane Green dated January 5, 2018.** 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 second through fifth floors. This would equate to an overall ratio of 17% commercial space and 83% residential space. Therefore, the **main use** of the land or structures in this proposed project is clearly residential.

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LILLIS O'MALLEY OLSON MANNING POSE TEMPLEMAN LLP

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- 3. Faulty Interpretation.** The interpretation that you need only review the first floor of a property to determine its principal use is a flawed approach with no support anywhere within the City's ordinances. This flawed approach leads to an absurd result where safeguards set-out within your zoning ordinance are ignored. That is exactly what is happening here.

There are reasonable safeguards set-out in the zoning ordinance for any proposed residential use located within a C-3 zoning district. Specifically, Section 29-151(1)(l) requires that the density standards; on-site parking standards; height standards all must comply with the R-4 district standards set-out in Section 29-146 (R-4). For example, the height requirement is that no building shall exceed three (3) stories or forty-five (45) feet in height, whichever is lower.

College Hill Neighborhood Overlay District. Section 29-160

This property also lies within the College Hill Neighborhood Overlay Zoning District. That Section of the Ordinance clarifies that residential uses within the commercial district are discouraged. In addition, where they are allowed, the residential uses are governed by the minimum lot area, lot width, and building setback requirements, on-site parking, landscaping as specified in the R-4 residential zoning district.

This proposed use (site plan) does not conform to any of these requirements.

Section 29-177 Off-Street Parking Spaces

The proposed development does not comply with the requirements set out in the ordinance concerning off-street parking spaces. Two parking spaces per dwelling unit, plus one additional parking space for each bedroom in each dwelling unit in excess of two bedrooms is required. See paragraph 12(B) of Section 29-177 of the City's zoning ordinance.

Comparison of Properties

The properties identified in the City's staff report in support of its faulty interpretation are worthy of review.

2024 College Street (Domino's Pizza) – a two-story building

2215 College Street (Sidecar Café) – a two-story building

917 W. 23rd Street – a three-story building

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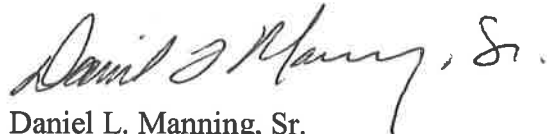
The faulty interpretation imposed by the City's staff has little or no consequence when we are dealing with a two-story building. The flawed analysis raises concerns when we consider a three-story building. However, there is no credibility to the faulty interpretation when we analyze a proposal that includes a five-story building. In the case presently before the Planning and Zoning Commission, we are reviewing a building that has devoted over 80% of its use to residential (83%). However, none of the safeguards contained in the ordinance concerning residential uses located within C-3 zoned properties are being applied to this proposed use.

Survey of Residents Within the College Hill Neighborhood Area

A survey was conducted that included 957 residential apartment units located within the College Hill area. The survey revealed that 98% of the residents surveyed owned vehicles. This confirms the need for on-site residential parking for any residential development located within the College Hill Area.

Because the proposed site plan fails to comply with the clear guidance and requirements set out within the City's own zoning ordinance, the proposed site plan must be rejected.

Very truly yours,



Daniel L. Manning, Sr.
For the Firm

DLM/dj

Item 4.B.

Shane Graham

To: David Sturch
Subject: RE: 925 W 22nd street

From: Kamyar Enshayan [<mailto:kenshayan@gmail.com>]
Sent: Tuesday, January 09, 2018 7:42 PM
To: David Sturch
Subject: 925 W 22nd street

Dear David,

I am writing in support of this proposal. There is plenty of public parking to do business, and of course a successful district is going to be hard to find parking... that is a good problem... compared to a declining Hill. We are grateful for city staff's work over the years towards the Hill area.

I fully support this proposal.

Thanks,

Kamyar Enshayan
1703 Washington St.
Cedar Falls IA 50613

Dear Commissioners,

I write to you all in hopes of giving a different perspective to the proposed project at 925 W. 22nd Street.

I have talked with business owners as well as heard a few concerns from outside parties with other priorities when it comes to the proposed project.

Having lived in Cedar Falls since 1999 and having worked for businesses on College Hill since 2006 and other businesses in Downtown Main Street since 2007 I have been able to see growth and obstacles alike in both areas. With all growth provides new opportunities, challenges, and obstacles, but none that haven't been overcome and the areas are better for it.

The opposition that I have heard about this project has been not only short sighted, but also dominantly one sided as to motives for the project to not be passed.

The commission has the thankless job of making decisions that have the potential to better our Community as a whole and I believe this project would do just that.

This project has invoked a lot of passion, but mostly from the people I've talked to that are for it. They see the possibilities of helping move College Hill in the right direction.

Parking continues to be a topic that is raised and has been a topic on Main Street ever since growth began. Where would Main Street be if we always deal with potential issues that may or may not come? That is not the town I live in or would care to live in. To Hinder growing this great community based on unsubstantiated what if's?

So, if we play that game and vote with that in mind here are a few questions to consider.

What successful area in any town has enough parking for every possible situation?
IF those exist how many have parking lots that are all with spots directly in front of those businesses?

Were Visionary projects like the Streetscape for Main Street and College Hill 100% supported?

After complete what growth and opportunity have they provided to current business and future businesses? Did New Businesses follow, property taxes go up, sales tax revenue increase?

Has the impact of these projects been negative or positive for these areas?

How is the current parking situation at College Square Mall helping bring new businesses, customers, or more traffic to that area? They have substantial parking and yet fewer and fewer

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businesses over the years. To that point has an abundance of parking availability guaranteed success?

Have parking studies ever overruled the city's zoning codes that developers have met?

The market in Cedar Falls I believe will dictate the success of this project but the concerns raised I don't believe would be raised if this development was 100% Commercial.

I am on College Hill and Downtown every single day throughout the entire day and night. I see Multiple parking opportunities each and every day, but if I was looking for the one and only spot directly in front of a business available all the time the chances of that business still being open are very slim if they depend on actual physical customers to frequent their business.

The potential with this project to generate new revenue opportunities with current, new students, others that would choose to live in a district like this is great opportunity to increase business sales in the area and that would also help sales tax and future property taxes to this area.

I'm have no doubt that you as the commission will see a different picture painted by the opposition. For instance, the busiest time for College Hill is around the noon hour. Between Lunches, running errands with businesses that are located on the hill, classes that are offered at this time at the local hot yoga studio this for sure is the busiest time for parking. So, since I have no doubt you will see pictures of the area that will be taken at this time I would also like to send you some pictures to show the other side. Enclosed you will find 4 pictures from this morning at 9:00am taken by another supporter of this project Andy Fuchtman. The rest of the pictures are taken by me at 1:35pm today. Notice that they are not only of the College Hill business district but some surrounding apartment complexes directly next to College Hill and yet they are not even full.

I respectfully ask that you all consider the above and hope that you pass this project and send to City Council.

Thank You,
Kyle Dehmlow



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Item 4.B.

Shane Graham

Subject: FW: College Hill neighborhood district site plan review 2119 College St.- planning and zoning commission meeting of Nov 21, 2017

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

From: Brian Sires [<mailto:brisires@gmail.com>]

Sent: Tuesday, December 05, 2017 2:00 PM

To: David Sturch

Cc: Stephanie Sheetz

Subject: College Hill neighborhood district site plan review 2119 College St.- planning and zoning commission meeting of Nov 21, 2017

Hi Mr. Sturch,

I would like to correct two statements about the College Hill area that were misrepresented to the Planning and Zoning commission at the November 21 meeting. And I request that these comments be read into the record of the next meeting on this issue.

It is generally recognized that parking is a problem in the College Hill area, despite Mr. Dahlstrum's assertions to the contrary. One of the main reasons for this is the large student population living nearby, in association with a high percentage of students with cars.

It is fairly easy to sample the apartment residents in the College Hill area who register cars. These complexes are overwhelmingly filled with students.

I checked with the three major complexes in the area (including my own), representing 877 residents in over 280 apartments. Out of the 877 apartment residents, only 14 people could be found who do not own or drive cars. This gives a percentage of students registering and operating motor vehicles in the immediate area near College Hill of 98.4% - not the 30% suggested by the developer.

In a separate matter, it has come to my attention that a Commission member named Brian Wingert is a business partner in a construction company with Mr. Dahlstrum.

Although Mr. Wingert denied a conflict of interest at the November 21 Planning and Zoning meeting, if the information that he is a business partner with Mr. Dahlstrum is true, I believe the facts should be reviewed by the city attorney, as Mr. Wingert strongly advocates for Mr. Dahlstrum, and the appearance conflict of interest is obvious.

Thank you sincerely,

Brian Sires



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Iris Lehmann, Planner I
DATE: January 18, 2018
SUBJECT: Revision to Section 29-168: Central Business District Overlay Zoning

The Central Business District Overlay provides guidance for building, site design standards, maintenance, and development within the district. Staff has been working with Community Main Street to clarify the review process and provide more objectivity to the design criteria of this section. Staff will present a brief introduction to the proposed changes at the upcoming Planning and Zoning Commission meeting. Based on the Commission's discussion staff will propose text changes to Section 29-168 to be reviewed at a later meeting.

xc: Stephanie Sheetz, Community Development Director



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: David Sturch, Planner III
DATE: January 18, 2018
SUBJECT: Zoning Ordinance Revisions - Principal and Accessory/Secondary Use

The Planning and Zoning Commission has reviewed a number of mixed use development plans throughout the city over the past few years. It has been discussed that there is a need to review certain ordinance sections that permit these types of developments in the C-3, commercial district as well as the Downtown and College Hill Overlay district. This is to provide guidance on the “use” within the building and the parking requirements associated to those uses in the commercial districts. It is also important to coordinate the Downtown and College Hill districts with the same zoning guidelines.

Staff has developed a series of options to introduce at the upcoming Planning and Zoning Commission meeting. Based on the Commission’s discussion, staff will propose text changes to several sections of the Zoning Ordinance to be reviewed at a later meeting.

xc: Stephanie Sheetz, Community Development Director

