



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, JUNE 28, 2023  
5:30 PM AT CITY HALL, 220 CLAY STREET**

---

**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of June 14, 2023

**Public Comments**

**Old Business**

2. **RP Master Plan Amendment – Autumn Ridge Development (MP23-002)**  
**Petitioner:** BKND, Inc. Owner; CGA Engineering, Engineer  
**Previous discussion:** November 24, 2020; March 9, 2022 (under previous case number PP20-004); June 14, 2023 (Case number MP23-002)  
**Recommendation:** *Discuss and continue to the July 26th meeting*  
**P&Z Action:** *Discuss and provide direction*
3. **Preliminary Plat – Autumn Ridge 9th and 11th Additions (PP23-001)**  
**Petitioner:** BKND, Inc. Owner; CGA Engineering, Engineer  
**Previous discussion:** November 24, 2020; March 9, 2022 (under previous case number PP20-004); June 14, 2023 (Case number PP23-001)  
**Recommendation:** *Discuss and continue to the July 26th meeting*  
**P&Z Action:** *Discuss and provide direction*

**New Business**

**Commission Updates**

**Adjournment**

Reminders:

- \* July 12 and July 26 - Planning & Zoning Commission Meetings
- \* July 17 and August 7 - City Council Meetings (Note: only one meeting in July)

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
June 14, 2023  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on June 14, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Crisman, Hartley, Larson, Leeper, Moser and Stalnaker. Grybovyh and Lynch were absent. Karen Howard, Planning and Community Services Manager, Jaydevsinh Atodaria, Planner I, and Matt Tolan, Civil Engineer II, were also present.

- 1.) Acting Chair Hartley noted the Minutes from the May 24, 2023 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Ms. Moser seconded the motion. The motion was approved unanimously with 7 ayes (Alberhasky, Crisman, Hartley, Larson, Leeper, Moser and Stalnaker), and 0 nays.
- 2.) The first item of business was a zoning text amendment regarding parking for institutional uses in CD-DT. Acting Chair Hartley introduced the item and Ms. Howard provided background information. She explained that the item was presented at the last meeting and gave a brief recap of the information. An inquiry from St. Patrick's about using a vacant lot for a surface parking lot prompted the discussion as the property is in the Urban General Frontage of the Downtown Character District. They may build a new daycare building in the future. The accessory uses, such as parking, are not allowed without a principal use. Parking setback in most zones is relative to the principal buildings on the site. The question becomes whether parking for civic and institutional uses be treated differently. Urban General encourages buildings close to the street with parking located behind to create a pedestrian-friendly mixed-use district. The parking setback from the street is about 30 feet in this zoning district. Allowance can be made for additional area along side streets if it is behind a building wall, such as in a garage or in a parking facility. She provided examples of parking setbacks in other zoning districts.

Ms. Howard explained that there are a number of churches and schools in the Downtown Character District with campus-like settings on multiple properties. Institutional uses are important to the character of the neighborhood and may warrant different rules, but it is also important to ensure surrounding development is respected. Buffering parking areas from public sidewalks and adjacent properties would help to do that. She discussed the solutions that were discussed at the previous meeting that would allow for more flexibility for civic and institutional uses. Staff recommends allowing more flexibility for these types of uses and creating a special rule that would allow parking forward of the parking setback line with the conditions outlined in the staff report and/or with any modifications or additional comments from the Commission.

Paul Dimarco, 1707 E. Bremer Avenue, Waverly, spoke as a parishioner of St. Patrick's. He discussed different projects that he has been a part of with the church and asked the Commission to consider support for the proposed zoning changes. He thanked staff and the Commission for all their work and support of the community. He believes the additional parking would assist in reducing parking needs and loads on the neighbors, as well as Main Street events.

Mr. Larson feels it makes sense but still has concerns about a different set of rules for civic and institutional uses.

Mr. Leeper feels that the timing is a challenge as the code was just updated and this is the first project coming through. To make a change right away doesn't allow the code a chance to work as it has been laid out.

Ms. Crisman agreed to their sentiments, stating that while one location might need the additional space, it doesn't mean that all of the other locations will need the additional parking. If the rules are changed, it would be allowed for all of them. She would prefer not to change the code.

Mr. Larson asked about the possibility of a variance. Ms. Howard explained that anyone has a right to request a variance, but the bar is set high to show that you don't have any use of the property because of zoning rules. It would be difficult to meet a variance standard in this case.

Ms. Crisman asked if the property was included in the parking study. Ms. Howard believed it was outside the area of the downtown study.

Ms. Crisman made a motion to approve the item as recommended. Mr. Larson seconded the motion. The motion was denied with 2 ayes (Alberhasky and Hartley), and 5 nays (Crisman, Larson, Leeper, Moser and Stalnaker).

- 3.) The next items for consideration by the Commission were an RP Master Plan Amendment and preliminary plat for Autumn Ridge Development. Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. Ms. Alberhasky recused herself from the item as she has a conflict of interest. Mr. Atodaria explained that the location consists of 105 acres west of Union Road and south of West 1<sup>st</sup> Street. He noted that development has been ongoing since 2001 and showed renderings of the Master Plans and preliminary plats since then. He then showed a color coded drawing of the subdivision today, showing the breakdown of the additions and the proposed revisions of the RP-Master Plan. Mr. Atodaria discussed the proposed number of lots and units and showed a rendering of where they are each proposed to be located.

He explained the concerns with the project, including excessive paving along street frontages. This would add congestion on the streets, less on-street parking, compromised sidewalk continuity and front yards that will be largely paved with less room for landscaping and trees. To address this concern the developer is proposing that the driveway width for the lots will be limited to 18 feet at the front lot line. It is also proposed that lots with less than 60 feet will be limited to a 2-car garage. Mr. Atodaria noted another concern with sidewalk connections and noted that the developer will be adding sidewalks along the Union Road and W. 1<sup>st</sup> Street in addition to sidewalks bordering platted lots to comply with the City's ordinance. The City has agreed to construct a small segment of missing sidewalk along Union Road between Paddington Drive and the southern edge of the proposed Autumn Ridge 9th Addition as a capital improvement project. A third concern is with community space and shared useable open space. Per the subdivision code and the RP Development Agreement, usable open space should be provided to meet the needs of the neighborhood. Staff recommends that some usable open space be designated within the 9<sup>th</sup> and 11<sup>th</sup> Addition as originally agreed. The developer is proposing 1.15 acres of open space for a park.

Matthew Tolan, EI, Civil Engineer II, spoke about the stormwater management plan and spoke to concerns by neighbors. He explained renderings of the stormwater plans and showed a photo of the existing stormwater detention basin. He also discussed concerns with the traffic impact and explained that a traffic impact study was done and it showed that requirements have been met. The DOT has also confirmed their acceptance of the connection onto HWY 57.

Mr. Atodaria explained the final outstanding issues, which include a revision to the existing developmental procedures agreement that will be required to make it consistent with the revision to the RP Master Plan. The draft agreement and the deed of dedication will be finalized once staff has received direction and a decision by the Planning and Zoning Commission. The introduction of the Master Plan Amendment is for discussion and public comment only at this time.

Mr. Atodaria moved forward with the next item for consideration with regard to these additions, the preliminary plat. He displayed a rendering showing street connection, access points and mailbox locations, as well as one showing the setbacks of the preliminary plat. He stated that all lots meet the minimum requirements for lot width and area as per the Code. He discussed drainage and utility easements, community space/shared usable open space, public sidewalks and the stormwater maintenance and repair agreement. Mr. Tolan explained the requirements with regard to stormwater maintenance and stated that they have been met. He also discussed the Stormwater Pollution Prevention Plan (SWPPP) and the process the contractor is required to follow. Mr. Atodaria spoke regarding technical issues that will need to be addressed with the proposal.

Ms. Moser asked when the traffic study was completed. Mr. Tolan explained that it was done in 2021. Mr. Larson asked if the proposed preliminary plat still has expected revisions that are to be made before approval. Ms. Howard stated that it depends on whether there are modifications to the master plan based on public input. Until the master plan and any modifications have been finalized, the plat cannot be approved.

Ms. Crisman asked if the Fieldstone retention basin was put in in anticipation of this addition. Ms. Howard stated that there would always be an expectation that the community grows, every development is responsible for accepting the water from upstream properties and managing the stormwater for their development and maintaining the facilities over time.

Mr. Leeper asked Mr. Tolan to speak to any other mechanisms and requirements that would control silt buildups. Mr. Tolan explained that there will always be natural siltation, so maintenance agreements should address regular maintenance and when and how it is removed.

Ms. Moser asked how the grading for the greenspace will impact the movement of water. Mr. Tolan explained that there is no planned construction in the basin. Everything will be outside the basin and controls will be placed around the waterway and secondary controls around stockpiles. With final development, the agricultural field will be switched to more of a permanent lawn status. Seeding would take place that will lock the topsoil layer down to avoid erosion.

Ms. Crisman asked if Maria Perez, Stormwater Specialist, could provide more information at the next meeting. Ms. Howard stated she would ask Ms. Perez to attend the next meeting.

Dennis Happel, BNKD, spoke as the developer for the project. He explained that a new Master Plan and the preliminary plat are being submitted based on recommendations from City staff and comments from the Commission in the past. Every phase of the development have gone through City Staff, Planning and Zoning and Council. He stated that all requirements have been met or exceeded and that he wants to make sure that there are no misconceptions regarding what they are required to do.

Cindy Luchtenberg, 4322 W. 1<sup>st</sup> Street, stated that there were several neighbors with concerns regarding the project. She clarified that they are not against the development, but they were



under the assumption that there would be fewer lots with single-family homes with more greenspace until it was changed in 2013. At that time the detention pond was taken away, the cul-de-sacs were taken away and the kind of housing that was proposed. They were told that the whole development to the north would be consistent with the homes on the north end of the property. In 2020 it was changed to almost all duplexes and not what the homeowners were told. She noted concern with the water runoff and read a paragraph from a brochure from the Iowa Stormwater Organization regarding urban landscapes and runoff. She believes the study should be redone as there will be more housing than was originally stated. She also stated concerns with what she referred to as being a transient community as those forms of housing are not usually considered a permanent home. Another concern is with the housing becoming rentals.

Lyle Simmons, 207 Corduroy, stated that at the time he bought the lot they invested their money into the neighborhood itself as that was the ideal they had been looking for. When duplexes started going up the neighborhood changed to something they had not signed up for. He also noted concerns with how the waterway will be maintained with the density going in as it seems to be landlocked and it would be difficult to get to it. With regard to the structure going under Union Road, he asked if homeowners from Autumn Ridge absolved from any ramifications that could come from a torrential rain coming in.

Brad Pierschbacher, 4228 W. 1<sup>st</sup> Street, stated that they own the property directly north of this subdivision and they have concerns about the setbacks and how that will affect which kind of housing can be built. He also noted concerns with the sidewalks and if it will affect whether he will have to put sidewalk in in front of his home. He also had concerns with traffic once the new high school is built combined with the additional housing.

Jim Hancock, 821 Lakeshore Drive, spoke regarding the silt removal that the lake association had to pay to remove, and stated concerns with future silt issues.

David Davis, 4407 Berryhill Road, stated concerns with traffic and environmental issues.

Ann Spurr, 4211 Berryhill Road, voiced concerns with the runoff and the use and location of the greenspace.

Tom Litton, 918 Juanita, stated concerns with silt issues.

Acting Chair Hartley brought back a question regarding whether duplexes could be built on additional lots. Ms. Howard explained that since this is a Master Plan community there cannot be a change unless the change is brought through Planning and Zoning and City Council. At this time they could not put duplexes on lots that have been designated as single-family without coming back to the Commission to ask for that change.

Mr. Hartley reiterated the question regarding potential liability to existing homeowners for any damage from water flowing downstream. Mr. Tolan explained the drainage flow in place and how it would work. As for any liabilities, the Autumn Ridge Stormwater Drainage Association is responsible for the basins as outlined in their agreement, which has maintenance in place. The City and Association are in agreement that in the event there is an issue at hand, the City notifies the Association of what remedies are to be taken. In the event that those aren't taken or it's a life and death situation where the City has to take immediate action, the City will assess the cost back to the Association. Ms. Howard further explained that in general, every development is responsible for management of their own water. She stated that she could get a more detailed response for the next meeting.

He then asked for staff to address whether a property owner with existing property on West 1<sup>st</sup> Street be required to put in sidewalk to connect to the sidewalks put in by the developer. Ms. Howard explained that the only way that would be required is if that property owner chose to develop on that property.

Mr. Hartley then asked whether the retention ponds are managed by Homeowner Associations. Ms. Howard stated that the Homeowner's Association would be responsible for collecting the right dues to maintain the facility and the pond. Mr. Leeper asked more about silt control policies and Mr. Tolan responded.

Mr. Atodaria responded to questions from attendees that were raised regarding setbacks.

Mr. Leeper noted confusion with the units per acre that were discussed compared to the plans. Mr. Happel provided an explanation. There was further discussion regarding the changes in numbers of units.

Mr. Larson asked for more clarification on the calculations for the detention basins and changes in permeability. Mr. Tolan provided an explanation and information.

Ms. Crisman asked about the new housing needs assessment and how it relates to this project. Ms. Howard stated that staff could look at the assessment and bring that information back at the next meeting.

Mr. Leeper asked about the obligation for the developer to do what they said they would do in the beginning. Ms. Crisman stated that she feels that this is an example of needing to find a balance between providing housing and being environmentally responsible.

Mr. Stalnaker asked if there has been any new guidance from Council on clearer developments with regard to greenspace. Ms. Howard stated that there is a section of the CIP to do a new parks master plan in a couple years. One of the goals as part of that study, staff would like more clarity on the direction of the amount of open space required.

Mr. Leeper stated that he doesn't feel they can wait years to determine a number of acres should be set aside for parks/greenspace. He feels something should be put into place sooner than that. Ms. Howard agreed with the need for more clarity but explained that there are a lot of legal aspects to determining those kind of formulas so it will take time.

The Master Plan Amendment and Preliminary Plat discussions will be continued at the next meeting.

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

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

  
Karen Howard  
Community Services Manager

  
Joanne Goodrich  
Administrative Assistant

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

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

**MEMORANDUM*****Planning & Community Services Division***

**TO:** Planning & Zoning Commission  
**FROM:** Jaydevsinh Atodaria (JD), City Planner I  
Matthew Tolan, Civil Engineer II  
**DATE:** June 28, 2023  
**SUBJECT:** The Autumn Ridge Master Plan Amendment (MP23-002)

---

**REQUEST:** Request to approve revised Autumn Ridge Master Plan

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

**LOCATION:** West of Union Road and south of W. 1<sup>st</sup> Street

---

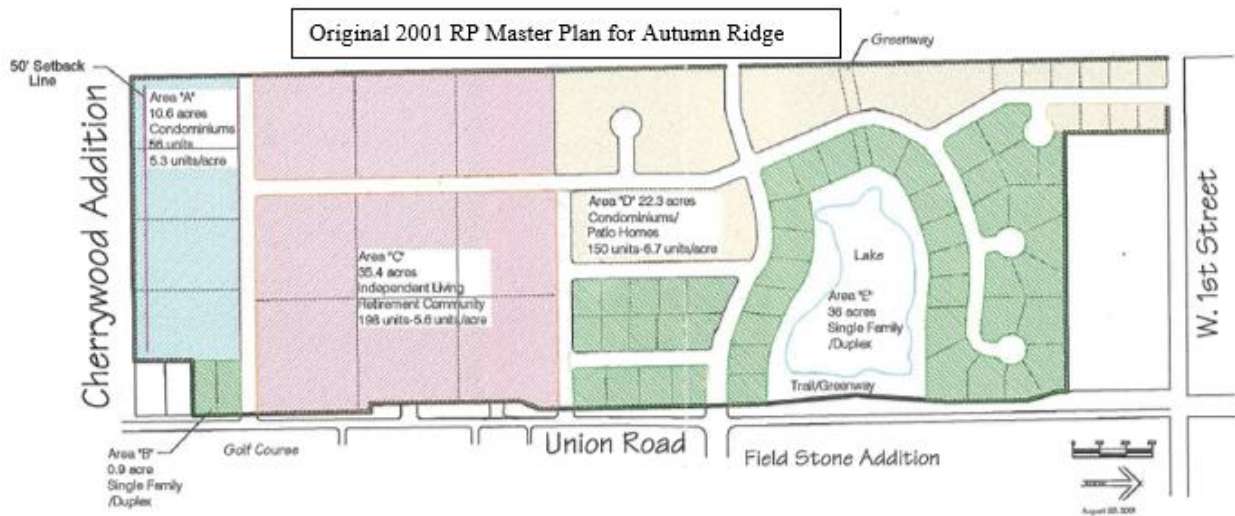
**See below for additional highlighted sections added to the staff report after June 14<sup>th</sup> 2023 meeting regarding public concerns and staff recommendations.**

**PROPOSAL**

It is proposed to amend the RP master plan for the Autumn Ridge development, which was originally approved in 2001. This request is to change what was previously proposed for the undeveloped area in the northern portion of the Autumn Ridge development. It includes a mixture of detached and bi-attached single family units for a total of 90 dwelling units. If approved, the proposed changes will be completed in two phases. A preliminary plat application has been submitted concurrent with this master plan amendment request, which is addressed in a separate staff report.

## BACKGROUND

The entire Autumn Ridge development is about 105 acres and was rezoned to R-P, Planned Residential District from A-1, Agricultural Zoning District in 2001. As part of that rezoning, an RP master plan (shown below) along with a developmental procedures agreement was approved



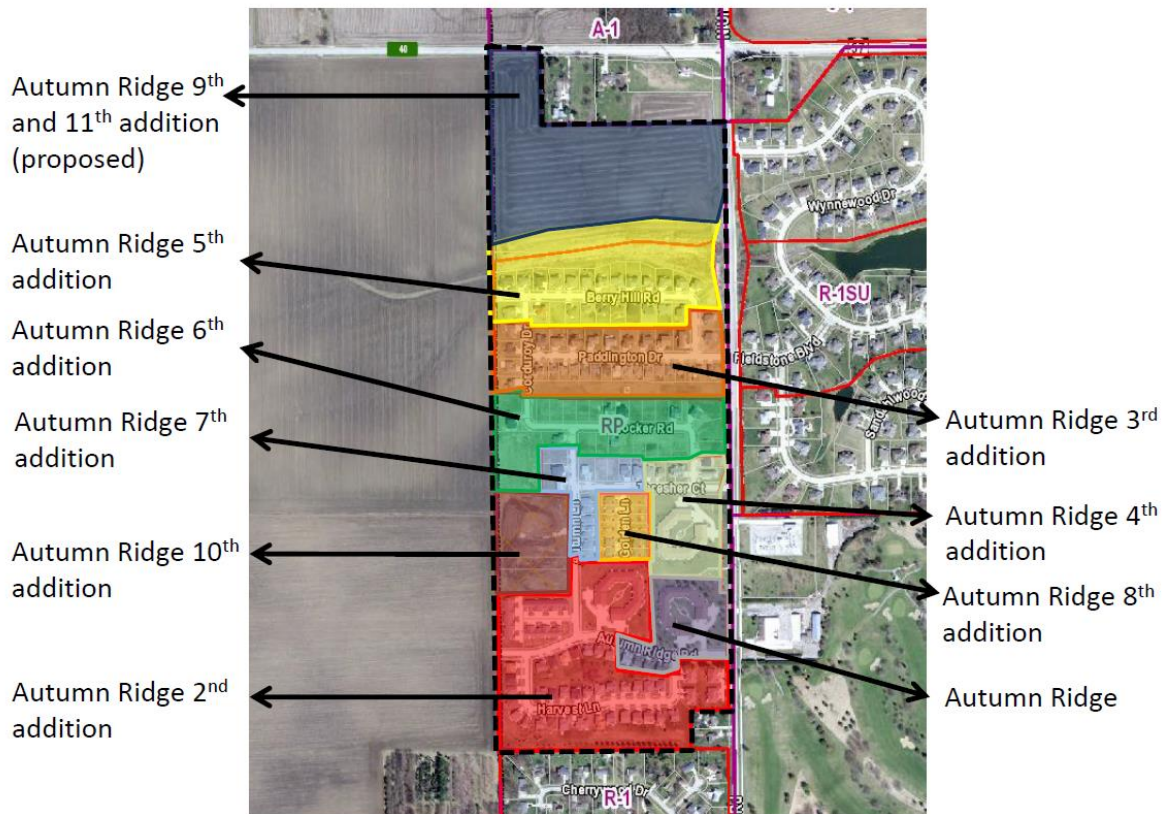
for the entire development area. The original master plan illustrates a mix of housing types, a proposed layout for the streets, and a 3 to 5 acre lake that would serve as both a storm water retention facility for much of the 105 acre development and included shared community space and trails around the perimeter of the lake. These various elements were also identified in the developmental procedures agreement.

Over the past 20 years, Autumn Ridge has been developed in many phases with increasing density in some areas and reductions in others, altering street connections and changing the types of housing as per the developer's market strategy. There were amendments to the RP Plan in 2005 and 2006 to reflect changes south of the east-west drainage way (Autumn Ridge 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Additions). In 2013, the owner submitted and received approval of a preliminary plat for the remaining additions in the subdivision (see attached). However, the RP Plan and associated developmental procedures agreement were not updated at the time to reflect those changes. In particular, the lake surrounded by shared amenity space and trails shown on the master plan and called for in the developmental procedures agreement was eliminated from the proposed development. Instead stormwater management is now handled in a linear east-west drainageway, but no additional open space or trails have been established. Over the years, other significant variations from the original plan include the elimination of the street connection across the drainageway, and changes to the housing types and locations.

The developed portion of Autumn Ridge commenced with a series of retirement condos and patio homes along Autumn Ridge Road coupled with an expansion of single-family dwellings along Paddington Drive, Berry Hill Road and Shocker Road. Subsequent additions included

See image below highlighting the timeline of entire Autumn Ridge Development. For more details, the same image is also included as an attachment to this staff report.

## TIMELINE OF AUTUMN RIDGE DEVELOPMENT



For any proposed development that is not consistent with the approved RP master plan, an amendment is required to be approved by Planning and Zoning Commission and City Council. The proposed new master plan possesses significant change from the original master plan and development agreement in terms of density of residential units, common public space/amenities and street connections. Therefore, both the Planning and Zoning Commission and City Council must first review and approve the revised RP master plan prior to the approval of the preliminary plat for Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Addition in the northern part of the Autumn Ridge development.

### ZONING

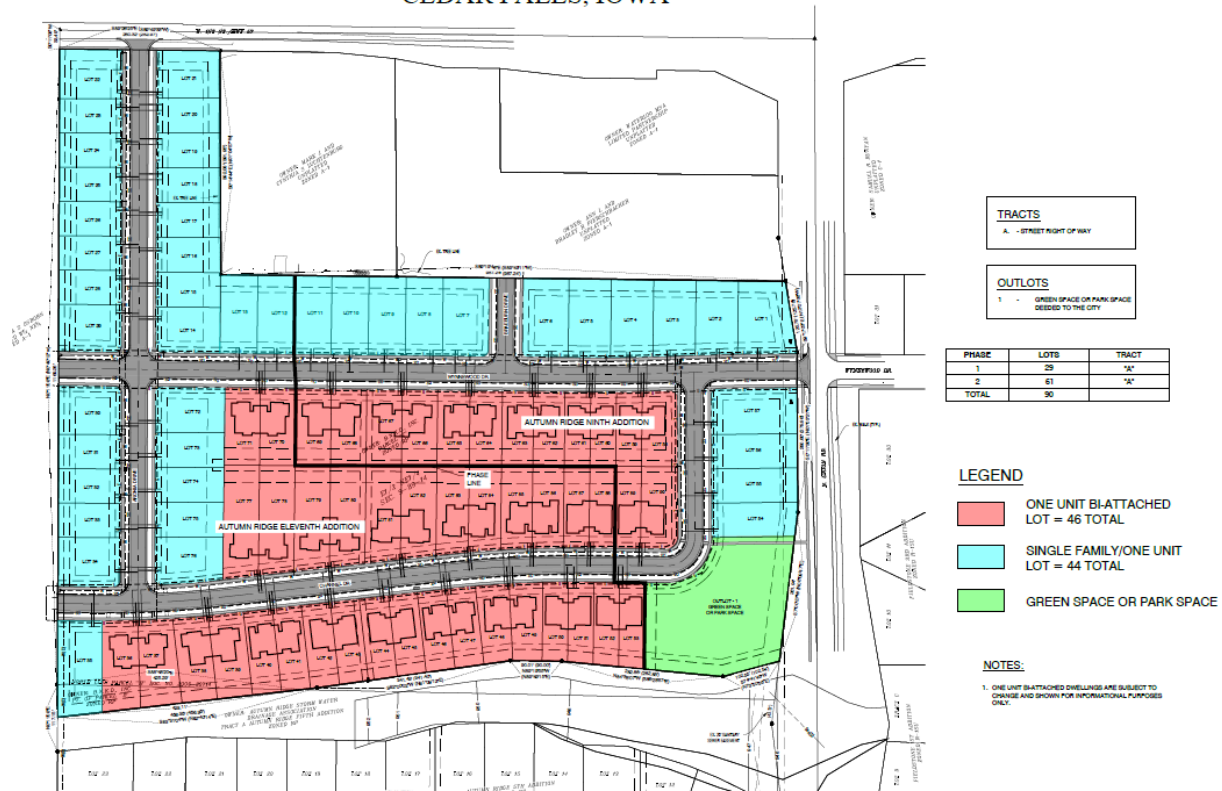
The purpose of the R-P Planned Residence District is to permit the establishment of multi-use and integrated use residential developments and to provide for the orderly planned growth of residential developments in larger tracts of land. The RP District allows flexibility in the types of dwellings, the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

### STAFF ANALYSIS

The Master Plan exhibit submitted with the current revised application highlights the two remaining phases (9<sup>th</sup> and 11<sup>th</sup>) in the subdivision in context with the rest of the development in Autumn Ridge. The updated RP master plan proposed by the developer is described below, with areas of change from the original plan highlighted and staff recommendations noted.



## MASTER PLAN - AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS CEDAR FALLS, IOWA



### Master Plan layout for Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions:

The last remaining area of development for Autumn Ridge is located just south of W. 1<sup>st</sup> Street and north of the east-west drainage way that separates the subject area from the developed portion of Autumn Ridge. This area will be accessed from both W. 1<sup>st</sup> Street and Union Road. Wynnewood Drive would be extended westward from Union Road and streets would be stubbed to the western boundary of the development to provide for future development to the west. The 9<sup>th</sup> and 11<sup>th</sup> Additions are planned to include 46 lots for single-unit bi-attached dwellings, 44 single-family lots and public park space. The area will be developed in two phases: Phase 1 will be Autumn Ridge 9<sup>th</sup> Addition, which will include 29 lots (15 single family dwellings, 14 single-family bi-attached dwellings and a little over one acre of public park space); and Phase 2 will be Autumn Ridge 11<sup>th</sup> Addition, which will include 61 lots (29 single family dwellings, and 32 single-family bi-attached dwellings).

### Street Connectivity

While a street connection to the south was never realized with previous subdivision plats, the current proposal is well thought with provision of future street connection/access points to surrounding undeveloped areas, including a street stub (Braeburn Drive) to provide a connection to the undeveloped properties just north of the subdivision, a critical connection of Aronia Drive to 1<sup>st</sup> Street, and two stubs going west with continuation of Wynnewood Drive and Channel Drive, to allow future development west of Autumn Ridge.

### Residential Density and Housing Types

The proposal includes an increase in density for this particular area of the development from the 2013 preliminary plat (see attached), as the previous plat only included proposal for 58 single

family units whereas, the current proposal includes 44 single family units and 46 single-unit bi-attached dwellings. However, as shown in the submitted master plan exhibit, the overall density of the Autumn Ridge development is not changing as approved in 2001, since areas developed in the southern portion of the development are lower in density than originally proposed.

<b>Proposed Autumn Ridge Additions</b>			
<b>Phases</b>	<b>No. of Lots</b>	<b>No. of Single-family units</b>	<b>No. of single-unit bi-attached dwellings</b>
9 <sup>th</sup> Addition	29	15	14
11 <sup>th</sup> Addition	61	29	32
<b>Total</b>	<b>90</b>	<b>44</b>	<b>46</b>

#### Project Phasing:

The applicant proposes final platting the area in two phases: Autumn Ridge 9<sup>th</sup> Addition in Phase 1, which is in the eastern section of the subdivision, along Union Road; and Autumn Ridge 11<sup>th</sup> Addition in Phase 2. This aspect will be discussed in more detail in the staff report for the preliminary plat.

#### Street and Sidewalk Connections

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

With a previous change to the RP Plan, the street connection across the drainageway was eliminated, which effectively separates the proposed 9<sup>th</sup> and 11<sup>th</sup> Addition, from the remainder of the development to the south. While this street connection has been eliminated, there is still an opportunity to connect the northern and southern sections of the neighborhood with a sidewalk along Union Road. The developer will be adding the sidewalks both along the Union Road and W 1<sup>st</sup> Street to comply with the subdivision ordinance. As noted at the P&Z meeting in November 2020, this will leave a small missing segment of the sidewalk along Union Road between Paddington Drive and the southern edge of the proposed Autumn Ridge 9<sup>th</sup> Addition. After discussions with the developer, the city has agreed to construct this segment as a capital improvement project, and it is now listed in the recently updated Capital Improvements Program (CIP). Staff notes that the sidewalk along Union Road, along with a sidewalk connection to and through the proposed park from Union Road to Channel Drive and sidewalk fronting the proposed park along Channel Drive, will be required to be constructed by the developer in Phase 1 (9<sup>th</sup> Addition) as part of public improvements for the project. Similarly, The public sidewalk along W. 1<sup>st</sup> Street will be constructed in Phase 2 (11<sup>th</sup> Addition) with the public improvements.

While there are missing sidewalk segments in a number of areas within previously platted areas of Autumn Ridge, the subdivision code allows sidewalks to be installed as development occurs. Construction is ongoing in Autumn Ridge 6<sup>th</sup> Addition, Autumn Ridge 8<sup>th</sup> Addition and Autumn Ridge 10<sup>th</sup> Addition. Sidewalk segments will be constructed as homes are developed and will be required for the remaining areas as they are platted. City Staff notes the importance of following

through on the commitment to install sidewalks as lots are developed to ensure better livability of the community. As per City Code Section 20.5C(10) and section 20.5C(11), public sidewalks shall be installed at the time of new building construction on new or recently platted lots or within five years following final subdivision approval. The deed of dedication with the subdivision notes the same as well.

#### Residential Density and Mix of Housing Types

The developer is proposing to increase the number of single family bi-attached dwellings and reduce some of the lot sizes for the detached single family units in the proposed Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Addition in response to market demand. The City supports the idea of additional density and a variety of housing types to serve the needs of the community. The proposed master plan shows that the detached single family units are proposed along the perimeter of the development including the lots along the north side of Wynnewood Drive, Union Road, W. 1<sup>st</sup> Street and along the western boundary of the development. The single family bi-attached units are proposed in the central and southern section of the proposed 9<sup>th</sup> and 11<sup>th</sup> Additions.

Staff is supportive of the increased residential density. Providing a variety of housing types and sizes provide opportunities for people of varied incomes and age groups to live in the community. For example, first time homebuyers, empty nesters, and retirees may find attached dwellings to be an attractive and more affordable option to meet their needs.

One issue of concern, however, is that all of the narrower bi-attached unit lots will have street-facing garages. This will result in a considerable number of driveway curb cuts (see attached driveway exhibit). With this many curb cuts, there will be less room for on-street parking, sidewalk continuity will be interrupted and areas for front yard landscaping and street trees will be limited. City Staff made a number of suggestions to the developer that could help alleviate this concern. The developer has indicated that they would like to move forward with the proposal with the street-facing garages, but to address the issue is proposing to add a clause in the developmental procedures agreement and deed of dedication stating that all approaches and driveways in the development will be limited to maximum driveway width of 18 feet at the property line and lots narrower than 60 feet will allow a maximum two-car garage. 18 feet is the minimum width driveway for a two-car garage and allows for two standard width parking spaces behind the garage, so each unit would have at least four off-street parking spaces.

#### Community Space/Shared usable open space:

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

While staff is not opposed to the elimination of the wet-bottomed retention stormwater basin (lake), elimination of the shared open space and amenities entirely is not recommended. In response, developer has included Outlot 1 in the proposed master plan, which is labeled as "Green Space or Park Space." The green space is proposed to be included in the first phase of development. This green space will need to be carefully graded and seeded to provide usable park space (more details about the proposed park space are included in the preliminary plat



staff report). Staff also notes that the developer proposes a sidewalk connection to access the park space from the Union Road sidewalk, to provide easy accessibility to park space for all residents of Autumn Ridge, both north and south of the drainage way, which will need to be added in Phase 1 of the project. This sidewalk connection will require the developer to regrade the previously established Union Road drainage ditch in Right of Way. Additional grading will be done to tie the southerly limit of the park space into the existing stormwater detention facility.

### PREVIOUS DISCUSSION AT P&Z

The applicant submitted a request to amend the master plan in 2020 and this proposal was reviewed at the November 24th, 2020, Planning and Zoning meeting. At the time the proposal was to develop the area with 95 dwelling units, including both detached and bi-attached units. At that meeting, staff recommended several conditions of approval including the addition of a sidewalk along Union Road to connect with the developed portion of Autumn Ridge, solutions to reduce the number and width of driveways and curb cuts and incorporating common usable open space/park space. The Planning and Zoning Commission expressed support for these conditions based on staff recommendations and input from the public. Minutes from the November 24, 2020 P&Z meeting are attached for your reference.

In 2022 that the developer submitted a revised proposal to change the master plan, which was reviewed at the March 9, 2022 P&Z meeting. To address some of the previous concerns, the developer reduced the number of units to 92 (58 bi-attached units, 34 single-family units) and included a little over one acre of public park space.

At the March 2022 Planning and Zoning Commission meeting, several concerns were brought up by the neighbors. including:

- Lack of maintenance of existing drainage way (south of proposed subdivision)
- Increase in density (from originally approved 58 single-family units in the area)
- On-street parking issues with the proposed number of driveways and curb cuts.
- Potential for stormwater issues with an increase in density.
- Significant changes to the original Master Plan (approved in 2001)

The Planning and Zoning Commission discussed the proposal and indicated that some changes should be made to address the issues. The Commission also suggested that the developer reach out to the residents to provide more clarity on the proposal. Meeting minutes from the Planning and Zoning Commission are included at the end of the report, for your reference. After the meeting, the developer withdrew the application to rethink the project and work through some of the issues. The applicant now brings forward a revised master plan for this last area of development within Autumn Ridge for consideration, which is the first step necessary before approval of a preliminary plat for the area.

### JUNE 14<sup>TH</sup> P&Z MEETING: SUMMARY AND STAFF COMMENTS:

At the June 14th Planning and Zoning Commission meeting, the public brought up similar concerns as expressed in March 2022, including:

- Lack of maintenance of existing drainage way (south of proposed subdivision)
- Increase in density (from originally approved 58 single-family units in the area)
- On-street parking issues with the proposed number of driveways and curb cuts.
- Potential for stormwater issues with an increase in density.
- Lack of usable park space
- Inappropriate park space location

The Planning and Zoning Commission discussed the proposal and requested some additional information from staff regarding the following points:

- Request for Maria Perez, Stormwater Specialist, to attend the next meeting. At the meeting Ms. Perez will describe the current condition of the stormwater management facility in Autumn Ridge and explain the erosion control measures that are on site, whether erosion control measures are currently in compliance, and erosion control measures that will be required prior to construction/grading activity for any new development.
- Information from the *Cedar Falls Housing Needs Assessment (HNA)*: The HNA reviews the demographic and economic context for the local housing market and provides an overview of publicly available data on the City's housing stock (age, structure type, cost, and vacancy rates). It also provides information on the cost, availability, and demand for both owner-occupied housing and rental housing of various types and projects housing supply and demand through 2040 to determine anticipated unmet needs. There is a lot of good information in this report, so is worth reviewing in its entirety. The full report is posted on the City's website at:  
<https://www.cedarfalls.com/DocumentCenter/View/13695/Housing-Needs-Assessment-Final-with-Appendices-5-30-23>

Here are a few interesting findings from the executive summary that speak to the need for a variety of housing types and price levels to meet the needs of the community:

- *The median value of owner-occupied homes increased 35% in Cedar Falls from 2010 to 2020, faster than the statewide increase of 29% (not adjusted for inflation). Housing costs for owners with mortgages and renters increased rapidly in Cedar Falls compared to Iowa – 21% vs. 12% for owners with mortgages, and 43% vs. 31% for renters.*
- *Demand in Cedar Falls appears to be strongest for certain moderately priced homes, even though they are often smaller than more expensive homes. Condos below the median sale price of \$206,500 sell the quickest at a median of 5 cumulative days on market despite having a median size of only 1,053 finished square feet. This suggests that Cedar Falls has unmet demand for relatively small, moderately priced homebuying options, including “affordable” or “workforce housing.” This demand may be met in part by building housing in configurations other than detached single-family homes, including condominiums, and townhomes.*
- *The Cedar Falls home sale market appears to offer a surplus of high-end homes while having a shortage of moderately priced homes for sale.*
- *Real estate professionals and lenders consider housing to be in short supply at multiple price points, but especially between \$150,000 to \$250,000. They perceived unmet demand for multiple housing types, with particular emphasis on smaller unit types such as detached single-family units for the 55+ market, condos and townhomes, accessible units for people with disabilities, and downtown living options. These stakeholders also saw a need for down payment assistance for homebuyers with limited incomes.*

- *According to the low population estimates, Cedar Falls will have a shortfall of 569 units by 2030, increasing to 748 units by 2040. The high population estimates result in a shortfall of 911 units by 2030 and 1,453 units by 2040. The average shortfall would be 740 units by 2030 and 1,101 units by 2040.*
- *Projected new demand for owner units (not age-restricted) is broken down by price range, based on the price breakdown of closed MLS listings from 2019 through 2022. Units under \$250,000 account for 59% of new units needed.*
- If existing homeowners are liable for any downstream water damage. It is recommended that the existing homeowners who are part of the stormwater association consult with an attorney for advice on these matters.

Meeting minutes from the Planning and Zoning Commission are included at the end of the report, for your reference.

### **STAFF RECOMMENDATIONS TO ADDRESS PUBLIC CONCERNS**

After the meeting, hearing similar concerns for this proposal as for the proposal that was presented in March 2022 Planning and Zoning Meeting, staff has several recommendations that may help alleviate some of the concerns. Staff recommends that the developer or their engineer provide the following information and consider changes to the Master Plan as follows:

1. Existing Stormwater Basin (South of proposed subdivision):
  - Developer to provide a clear picture of how the existing drainageway is currently functioning and how it is going to be maintained over time. For example, how it will be accessed and what is the anticipated maintenance schedule.
  - Developer's engineer to provide an analysis based on the current topography to determine if the existing drainageway/stormwater basin is staying within the designated Outlot at full capacity or whether it is encroaching into the rear yards of the lots along the northside of Berry Hill Road. Given that these lots were established with very shallow or non-existent rear yards, staff recommends that the developer consider increasing the capacity of the basin to ensure that the risk of encroachment will be reduced.
2. Park space:
  - The original Master Plan (2001) and development agreement for the Autumn Ridge Development had an area designated as "3-5 acre" park space and stormwater detention area. The existing drainageway is around 3 acres in size, so staff recommends increasing the park space to approximately 2 acres, which would align with original proposal.
  - Cedar Falls Comprehensive Plan provides information on park classifications. It describes mini-parks, which are less than 1 acre and notes that many cities discourage parks of this size due to their relatively high maintenance costs and limited use. The plan describes neighborhood parks as being approximately 5-10 acres in size and notes that the National Recreation and Park Association (NRPA) suggests 1-2 acres of neighborhood parkland per 1,000 residents. The Autumn Ridge development at full build-out will be approximately 400 units and average household size in Cedar Falls is 2.3 persons, so a 1.5 to 2 acres are needed to serve the needs of this neighborhood. Staff previously discussed 2-acres of park space in the Autumn Ridge area with the Parks and Recreation Commission. The Commission indicated that approximately 2 acres would be acceptable as public park space, given there is a

need in this area. For context, Overman Park and Seerley Park are each 1.7 acres in size and have space for picnic facilities, passive green space, and playgrounds. Staff recommends increasing the size of the park space to closer to 2 acres to serve the needs of the development.

- Based on the sloping nature of the designated park space in the current plan and its location next to an arterial street with a 45 mph speed limit, staff recommends that the park location be moved to a centralized location, for better safety, accessibility, and usability of park space.

3. Lot sizes and usable yard space:

- As noted in the staff report, the single-family lots along Aronia Drive have shallower depths (approximately 110 feet) and a 20-foot drainage/utility easement at the rear of the lots. Since fences are not allowed within drainage easements, there will be only small area that can be fenced to provide privacy or safety for children and pets. Staff recommends reducing the number of single-family lots along Aronia Drive, so that they can be widened to provide more area for yard space or to accommodate a shallower depth house to ensure usable yard space. Staff recommends eliminating 4-6 lots to achieve this goal.

Notification of Surrounding Property Owners:

City Staff sent a courtesy notice to the surrounding property owners on 5<sup>th</sup> June 2023.

OUTSTANDING ISSUES

A revision to the existing developmental procedures agreement will be required to make it consistent with the revision to the RP Master Plan. The agreement and the deed of dedication for the preliminary plat of Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions must also be consistent. The applicant and City staff are working on the draft agreement and the deed of dedication, which will be finalized once direction and decision is made by the Planning and Zoning Commission.

Staff is forwarding the proposal to amend the master plan for discussion, as any comments or recommendations for changes by the Commission may affect the provisions included in the developmental procedure's agreement.

**STAFF RECOMMENDATION REGARDING NEXT STEPS**

Staff recommends deferring the discussion to the July 26 meeting to allow the developer time to address the concerns as recommended in the staff report.

The introduction of this master plan amendment is for discussion and public comment.

PLANNING & ZONING COMMISSION

Previous discussion at P&Z 6/14/2023	Chair Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. Ms. Alberhasky recused herself from the item as she has a conflict of interest. Mr. Atodaria explained that the location consists of 105 acres west of Union Road and south of West 1 <sup>st</sup> Street. He noted that development has been ongoing since 2001 and showed renderings of the Master Plans and preliminary plats since then. He then showed a color coded drawing of the subdivision today, showing the breakdown of the additions and the proposed revisions of the RP-Master Plan. Mr. Atodaria discussed the proposed number of lots and units and showed a rendering of where they are each proposed to be located.
--------------------------------------	---

He explained the concerns with the project, including excessive paving along street frontages. This would add congestion on the streets, less on-street parking, compromised sidewalk continuity and front yards that will be largely paved with less room for landscaping and trees. The developer is proposing that the driveway width for the lots will be limited to 18 feet at the front lot line. It is also proposed that lots with less than 60 feet will be limited to a 2-car garage. He noted another concern with sidewalk connections and noted that the developer will be adding sidewalks along the Union Road and W. 1<sup>st</sup> Street in addition to sidewalks bordering platted lots to comply with the City's ordinance. The City had agreed to construct a small segment of missing sidewalk along Union Road between Paddington Drive and the southern edge of the proposed Autumn Ridge 11<sup>th</sup> addition as a capital improvement project. A third concern is with community space and shared useable open space. Per the subdivision code and the RP Development Agreement, usable open space should be provided to meet the needs of the neighborhood. Staff recommends that some usable open space be designated within the 9<sup>th</sup> and 11<sup>th</sup> Addition as originally agreed. The developer is providing 1.15 acres of open space for a park.

Matthew Tolan, EI, Civil Engineer II, spoke about the stormwater management plan and spoke to concerns by neighbors. He explained renderings of the stormwater plans and showed a photo of the existing stormwater detention basin. He also discussed concerns with the traffic impact and explained that a traffic impact study was done and it showed that requirements have been met. The DOT has also confirmed their acceptance of the connection onto HWY 57.

Mr. Atodaria explained the final outstanding issues, which include a revision to the existing developmental procedures agreement that will be required to make it consistent with the revision to the RP Master Plan. The draft agreement and the deed of dedication will be finalized once staff has received direction and a decision by the Planning and Zoning Commission. The introduction of the Master Plan Amendment is for discussion and public comment only at this time.

Mr. Atodaria moved forward with the next item for consideration with regard to these additions, the preliminary plat. He displayed a rendering showing street connection, access points and mailbox locations, as well as one showing the setbacks of the preliminary plat. He stated that all lots meet the minimum requirements for lot width and area as per the Code. He discussed drainage and utility easements, community space/shared usable open space, public sidewalks and the stormwater maintenance and repair agreement. Mr. Tolan explained the requirements with regard to stormwater maintenance and stated that they have been met. He also discussed the Stormwater Pollution Prevention Plan and the process the contractor is required to follow. Mr. Atodaria spoke regarding technical issues that will need to be addressed with the proposal.

Ms. Moser asked when the traffic study was completed. Mr. Tolan explained that it was done in 2021. Mr. Larson asked if the proposed preliminary plat still has expected revisions that are to be made before approval. Ms. Howard stated that it depends on whether there are modifications to the master plan based on public input. Until the master plan and any modifications have been finalized, the plat cannot be approved.

Ms. Crisman asked if the Fieldstone retention basin was put in in anticipation of this addition. Ms. Howard stated that there would always be an expectation that the community grows, every development is responsible for accepting the water from upstream properties and managing the stormwater for their development and maintaining the facilities over time.

Mr. Leeper asked Mr. Tolan to speak to any other mechanisms and requirements that would control silt buildups. Mr. Tolan explained that there will always be natural siltation, so maintenance agreements should address regular maintenance and when and how it is removed.

Ms. Moser asked how the grading for the greenspace will impact the movement of water. Mr. Tolan explained that there is no planned construction in the basin. Everything will be outside the basin and controls will be placed around the waterway and secondary controls around stockpiles. With final development, the agricultural field will be switched to more of a permanent lawn status. Seeding would take place that will lock the topsoil layer down to avoid erosion.

Ms. Crisman asked if Maria Perez, Stormwater Specialist, could provide more information at the next meeting. Ms. Howard stated she would ask Ms. Perez to attend the next meeting.

Dennis Happel, BNKD, spoke as the developer for the project. He explained that a new Master Plan and the preliminary plat are being submitted based on recommendations from City staff and comments from the Commission in the past. Every phase of the development have gone through City Staff, Planning and Zoning and Council. He stated that all requirements have been met or exceeded and that he wants to make sure that there are no misconceptions regarding what they are required to do.

Cindy Luchtenberg, 4322 W. 1<sup>st</sup> Street, stated that there were several neighbors with concerns regarding the project. She clarified that they are not against the development, but they were under the assumption that there would be fewer lots with single-family homes with more greenspace until it was changed in 2013. At that time the detention pond was taken away, the cul-de-sacs were taken away and the kind of housing that was proposed. They were told that the whole development to the north would be consistent with the homes on the north end of the property. In 2020 it was changed to almost all duplexes and not what the homeowners were told. She noted concern with the water runoff and read a paragraph from a brochure from the Iowa Stormwater Organization regarding urban landscapes and runoff. She believes the study should be redone as there will be more housing than was originally stated. She also stated concerns with what she referred to as being a transient community as those forms of housing are not usually considered a permanent home. Another concern is with the housing becoming rentals.

Lyle Simmons, 207 Corduroy, stated that at the time he bought the lot they invested their money into the neighborhood itself as that was the ideal they had been looking for. When duplexes started going up the neighborhood changed to something they had not signed up for. He also noted concerns with how the waterway will be maintained with the density going in as it seems to be landlocked and it would be difficult to get to it. With regard to the structure going under Union Road, he asked if homeowners from Autumn Ridge absolved from any ramifications that could come from a torrential rain coming in.

Brad Pierschbacher, 4228 W. 1<sup>st</sup> Street, stated that they own the property directly north of this subdivision and they have concerns about the setbacks and how that will affect which kind of housing can be built. He also noted concerns with the sidewalks and if it will affect whether he will have to put sidewalk in in front of his home. He also had concerns with traffic once the new high school is built combined with the additional housing.



Jim Hancock, 821 Lakeshore Drive, spoke regarding the silt removal that the lake association had to pay to remove, and stated concerns with future silt issues.

David Davis, 4407 Berryhill Road, stated concerns with traffic and environmental issues.

Ann Spurr, 4211 Berryhill Road, voiced concerns with the runoff and the use and location of the greenspace.

Tom Litton, 918 Juanita, stated concerns with silt issues.

Acting Chair Hartley brought back a question regarding whether duplexes could be built on additional lots. Ms. Howard explained that since this is a Master Plan community there cannot be a change unless the change is brought through Planning and Zoning and City Council. At this time they could not put duplexes on lots that have been designated as single-family without coming back to the Commission to ask for that change.

Mr. Hartley reiterated the question regarding potential liability to existing homeowners for any damage from water flowing downstream. Mr. Tolan explained the drainage flow in place and how it would work. As for any liabilities, the Autumn Ridge Stormwater Drainage Association is responsible for the basins as outlined in their agreement, which has maintenance in place. The City and Association are in agreement that in the event there is an issue at hand, the City notifies the Association of what remedies are to be taken. In the event that those aren't taken or it's a life and death situation where the City has to take immediate action, the City will assess the cost back to the Association. Ms. Howard further explained that in general, every development is responsible for management of their own water. She stated that she could get a more detailed response for the next meeting.

He then asked for staff to address whether a property owner with existing property on West 1<sup>st</sup> Street be required to put in sidewalk to connect to the sidewalks put in by the developer. Ms. Howard explained that the only way that would be required is if that property owner chose to develop on that property.

Mr. Hartley then asked whether the retention ponds are managed by Homeowner Associations. Ms. Howard stated that the Homeowner's Association would be responsible for collecting the right dues to maintain the facility and the pond. Mr. Leeper asked more about silt control policies and Mr. Tolan responded.

Mr. Atodaria responded to questions from attendees that were raised regarding setbacks.

Mr. Leeper noted confusion with the units per acre that were discussed compared to the plans. Mr. Happel provided an explanation. There was further discussion regarding the changes in numbers of units.

Mr. Larson asked for more clarification on the calculations for the detention basins and changes in permeability. Mr. Tolan provided an explanation and information.

Ms. Crisman asked about the new housing needs assessment and how it relates to this project. Ms. Howard stated that staff could look at the assessment and bring that information back at the next meeting.

Mr. Leeper asked about the obligation for the developer to do what they said they would

do in the beginning. Ms. Crisman stated that she feels that this is an example of needing to find a balance between providing housing and being environmentally responsible.

Mr. Stalnaker asked if there has been any new guidance from Council on clearer developments with regard to greenspace. Ms. Howard stated that there is a section of the CIP to do a new parks master plan in a couple years. One of the goals as part of that study, staff would like more clarity on the direction of the amount of open space required.

Mr. Leeper stated that he doesn't feel they can wait years to determine a number of acres should be set aside for parks/greenspace. He feels something should be put into place sooner than that. Ms. Howard agreed with the need for more clarity but explained that there are a lot of legal aspects to determining those kind of formulas so it will take time.

The Master Plan Amendment and Preliminary Plat discussions will be continued at the next meeting.

Previous  
discussion  
at P&Z  
3/9/2022

Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained that the item was discussed previously on November 24, 2020 and provided information about the previous proposal at that time. He discussed the history of the Autumn Ridge development and provided background on the area for the newer members on the Commission. He provided an aerial view of the entire Autumn Ridge development as currently developed and discussed the various phases that have been completed over the years. He displayed the proposed revised master plan explaining that it includes 92 units (34 single-family and 58 bi-attached units), and gave a summary of the number of lots and units as compared to the previously approved preliminary plat. He noted staff is supportive of the variety of housing types and additional density to meet market demand. Mr. Atodaria displayed photos of what the bi-attached units would look like. He discussed concerns with excessive paving along street frontages due to multiple double-wide driveways for the bi-attached units, which results in less room for on-street parking, compromised sidewalks, largely paved front yards and little room for landscaped front yards or street trees. In response to this concern, the developer proposes that all lots equal to or less than 60 feet in width be limited to a maximum of an 18 ft. driveway at the front lot line to reduce the paving areas on property.

Mr. Atodaria also mentioned that the developer will be adding sidewalks along Union Road and W. 1<sup>st</sup> Street in addition to sidewalks bordering platted lots to comply with the City's ordinance. The City has agreed to construct a small segment of missing sidewalk along Union Road between Paddington Drive and the southern edge of proposed Autumn Ridge 11<sup>th</sup> Addition as a capital improvement project. City staff recommends that some usable open space be designated within the 9<sup>th</sup> and 11<sup>th</sup> Additions as originally agreed. The developer is proposing 1.15 acres of open space at the southeast of the proposed development. The land slopes toward the drainageway in this area, so will need to be graded and seeded carefully to provide usable park space. Staff outlined that they are working with applicant to make necessary revisions in the developmental procedures agreement, to be consistent with the proposed RP Master Plan. The applicant has submitted a rough draft of the agreement and deed of dedication for the preliminary plat and they are under review by City staff and the City Attorney. At this time, the matter is for discussion only and will be continued to the next meeting.

Adam Daters, CGA Engineers, engineer for the project, came forward to say he is available for any questions.



David Davis, 4407 Berry hill Road, stated concerns with the water drainage behind his house. He stated that the drainage area has not been maintained and that several times in the last two years the water has been running with the creek bed itself. He stated that he has concerns that the developer will not do the maintenance they have agreed to do.

Lyle Simmons, 207 Corduroy Drive, echoed Mr. Davis's concerns with the drainage. He also noted issues with on-street parking and the ability to drive down the street around parked cars. He explained concerns with the traffic on 1<sup>st</sup> Street and increased density.

Brad Pierschbacher, 4228 W. 1<sup>st</sup> Street, stated that his property backs up to the north property line on the proposed new Addition and he explained concerns with what is happening with density and storm water management.

Cynthia Luchenberg, 4322 W. 1<sup>st</sup> Street, stated concerns with increased traffic. She also discussed the original plan with regard to the number of lots and houses proposed and noted concerns about changes made to the original plan, so that now there are nearly double the number of units on the northern portion than what was originally proposed, which makes her neighborhood more dense than anticipated and more homes backing up to her lot. She spoke about the smaller lot sizes along the west boundary of her lot and how small and shallow they are and suggested that the lots be re-sized back to the four wider lots allowing more space for homes accounting for the shallow lot depth and a less congested area surrounding her property. She also noted the loss of a detention pond with trails that was originally proposed and the loss of greenspace from creating smaller lots.

Willis Roberts, 4018 Wynnewood, stated concerns with stormwater drainage and asked how surface water is going to leave the area. His interpretation of the packet suggested that the surface water through swales was to be delivered to the retention area on the west boundary. He doesn't understand how water is going to go down into a drainage area and back up to a retention pond.

Mr. Holst asked if the homeowners association maintains the drainageway in question. Mr. Tolan explained that with Autumn Ridge 5<sup>th</sup> Addition a maintenance and repair agreement that is required with all detention facilities throughout the City, was signed. It states that all benefited properties have the responsibility to maintain the drainage facility, including the area to the north proposed for development. The Autumn Ridge Stormwater Maintenance group was set up by the developer to maintain these facilities. Mr. Tolan noted that he had conversations with the president of the Homeowner's Association, who stated that the Stormwater Association exists in name only and that there has never been a meeting or vote with anyone in that association. No stormwater maintenance has been done.

Ms. Saul noted concerns with the density and the parking issue on that street and issues with visibility due to all the vehicles. Ms. Howard confirmed that front-facing garages on narrow lots result in more paved areas along the street. There are various possible solutions, as noted in the previous staff report in 2020, including shared driveways or rear access to garages from an alley. The developer has proposed limiting driveway widths to 18 feet. The question for the Commission is whether the overall change to the master plan and whether the solutions proposed by the developer to address concerns are reasonable or if modifications should be made.

Ms. Grybovych asked about the reasoning for increasing the density and removing the pond that was originally proposed. Adam Daters, CGA, explained that the market demand was what drove that decision.

Ms. Moser stated concern with the traffic flow, particularly along Union Road and 1<sup>st</sup> Street. She asked if there has been any traffic study or any type of estimation of the impact. Mr. Tolan explained that traffic analysis was addressed with the developer's engineer. He noted that 1<sup>st</sup> Street is a state highway so must also be approved by the Iowa DOT. One concern was spacing from the adjacent intersection with Union and Highway 57. There have been talks with the developer's engineer and the DOT that the proposed location of the driveway was considered an acceptable according to the DOT and their guidance would be followed for the connection to their roadway. Ms. Howard noted that one positive aspect is that there are multiple connections that will help distribute traffic as opposed to the originally proposed cul-de-sacs.

Mr. Daters stated that they are willing to work with the neighbors on issues that have been brought forward.

Mr. Holst felt that there is a pretty big change in density from the original master plan, and while density is good, he does understand how that could create concerns with the water issues. He questioned how it's going to get better when there are already issues.

Ms. Saul asked if the stormwater infrastructure being put in place will help with the surface water runoff. Mr. Tolan explained that regional detention was established with the 5<sup>th</sup> Addition for the entire area, including the 9<sup>th</sup> and 11<sup>th</sup> Additions. There was a culvert structure under Union Road that conveys water from upstream to downstream. At the time the regional facility was set up, a modification was done to the culvert to bring it up to current stormwater code. There is a 100-year detention that releases at a two year rate that is metered out. The concerns with the increase in density were addressed with the developers engineer and they verified that the detention capacities from the 2012 model do meet the original design intent.

Mr. Leeper stated concern that master plans are meant to let people know generally what's happening and decisions are being made based on the plan. It seems that these are pretty significant changes to the plan. Ms. Lynch agreed and stated while she understands that the demand is there, she hopes the developer will have conversations with surrounding neighbors to provide clarity to come to an agreement.

The item will be continued to the next meeting.

Previous  
discussion  
at P&Z  
11/24/2020

Chair Holst noted that he would need to recuse himself from the item and passed the item to Vice Chair Leeper. Vice Chair Leeper introduced the item and noted that the agenda items are all for public input and will not be voted on at this time. Mr. Atodaria provided background information explaining that the entire development is approximately 105 acres and has developed over a 20 year timeframe. An RP Master Plan was amended in 2001 and the entire area was rezoned from Agriculture to RP and there were five different areas created in the area. Mr. Atodaria showed a rendering of the development and explained the different kinds of development were planned for each area. There were other amendments made in 2005 and 2006 to reflect changes in the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Additions. In 2013 the developer submitted a preliminary plat for the 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> Additions that included a proposed 31 lots in the 8<sup>th</sup> Addition and 27 in the 9<sup>th</sup>, but the master plan was not updated at that time. He showed a rendering of the subdivision today and the breakdown of the 10 additions. He described the units that are proposed to be added to the 9<sup>th</sup> and 10<sup>th</sup> additions.

Mr. Atodaria discussed the amendments to the 9<sup>th</sup> Addition, noting staff concerns with excessive paving along street frontages that would add congestion to the streets, diminish on-street parking, create less sidewalk continuity and reduce room for landscaped front yards or street trees. Staff has provided suggestions that could alleviate the excessive curb cuts, such as bi-attached units or townhomes with alley loaded garages or common driveway for attached units and limited the size to two car garages. Staff also has noted concerns with sidewalk connections along Union Road and community space/shared usable open space. Mr. Atodaria discussed suggestions provided by staff for these issues.

Mr. Atodaria then discussed the proposed amendment to the 10<sup>th</sup> Addition and the number of units to be added in the area. He explained that staff has reviewed the master plan and recommends some changes to the Master Plan prior to approval. These include:

- Providing a usable open space to enhance the livability of community in the 9<sup>th</sup> Addition, as was anticipated in the original master plan.
- Reduction of the number and size of proposed curb cuts for the proposed attached units in the 9<sup>th</sup> Addition.
- Provision of a public sidewalk along Union Road from the 9<sup>th</sup> Addition to Paddington Drive to comply with the subdivision code and deed of dedication requirements.

At this time, staff asked for comments and suggestions from the public and the Commission.

Dennis Happel spoke about the lake detention that was taken out of the development early on as they felt that the uncontrolled runoff to the west on the farm ground would soon cause it to fall into disarray due to the siltation. During the review of Autumn Ridge 6<sup>th</sup> and 7<sup>th</sup> in 2016, it was taken out by City staff due to the large stormwater issue that needed to be addressed. The large stormwater detention that was put into those additions was to help curb the runoff issues being discussed. With regard to the sidewalk, it has gone through the approval of two plats for that area and at that time staff felt it did not need to be installed because of the large bike trail across the street. He stated that they are not opposed to putting the sidewalk in from across the 9<sup>th</sup> Addition for a connection, but feels the City should be responsible for the rest. He discussed the parking issue that has been a concern and stated that there are other areas in town where similar concepts are used and there is not a problem with the on-street parking. They are trying to provide an affordable product for housing in the area and feel that adding an addition alley would create extra expense to the homeowners and costs for upkeep. They feel that housing mixture they have presented complements the area and is a good plan.

Jesse Meehan, 4305 Berry Hill, lives near the drainage ditch between the properties and stated that their houses were built with low water entry points and with FEMA remapping the area, residents are not able to refinance without getting flood insurance. He believes that increasing the number of houses will create more runoff and problems. He asked if the duplex lots could potentially be single-family if that's what the owner prefers and if the houses were going to be "cookie cutter" and look the same. He would like to see some uniqueness in the area. He feels that if green space is proposed, it shouldn't be like the current green space. He also asked if the City is going to maintain a park if one is planned.

Doug Stanford, President of the Fieldstone Homeowners Association speaking for the Board of Directors, explained that a letter was presented to Stephanie Sheetz expressing their concerns with the project. He noted that they are concerned with the increased housing density in Autumn Ridge 9<sup>th</sup> and the traffic issues on Union Road. They feel that the increased density will intensify the traffic congestion and feels that it may be time to consider some upgrades to Union Road. The Board is also concerned with potential stormwater runoff issues with the addition of new construction that could potentially damage a pond in the development.

Robert Zoulek, Autumn Ridge resident, asked how the developer will ensure that the elevations with the additional runoff will not worsen the current issues.

Lyle Simmons, asked what impact studies have been done and how can they find the information regarding the potential effects of this project.

Dennis Happel reiterated the planned housing units and explained that the stormwater issue was addressed in 2016 with the large detention area. It has been reviewed and the impact of these additional additions was addressed back in the planning of previous additions. He also stated that they will not be the only builder in the development so there should not be an issue with “cookie cutter” design. As for the traffic issues, the developer has provided all the access the city has asked for and explained that Union Road issues would be more of a city matter. He also noted that the damage to the pond was not a result of Autumn Ridge.

Adam Daters, CGA Engineers, added that the traffic engineer for the project did simulations that showed that there was very little impact from the traffic increase.

Cindy Luchtenberg, resident in the Autumn Ridge area, questioned the approval process of which builder can build in the addition. She stated concerns with the effect this project could have on their ability to hook up to city water and sewer and the costs involved.

Mr. Meehan feels that the detention pond will not help with the issues that could arise.

Willis Roberts noted that he feels there will be additional traffic flow problems based on the layout proposed.

Mr. Happel explained that the developer or the building committee approve the configuration and design of the homes to keep the character of the neighborhood intact. He discussed the planned housing in the garden home area and explained that those are not geared to be rentals. He stated that the runoff has been addressed and numerous studies have been done and that it will not be an issue. He also addressed the comment regarding sewer hookup and explained that they have no control over how it fits someone’s property.

Amber Hines feels that the proposed housing does not match the character of the current neighborhoods.

Mr. Happel stated that they have mixed in multi-unit housing well in other areas of the neighborhoods and doesn’t feel it will be an issue.

Mr. Schrad asked about the lot sizes proposed for duplexes. Ms. Howard explained that the lot line shown is for one side of the duplex as they are considered to be a “bi- attached” single-family dwellings, with each side on its own lot. Mr. Schrad also feels that there needs to be a park and asked if the City would take care of it. Planning staff spoke with the Parks Department and they would be amenable to looking at a proposal for a public park in that area.

Mr. Larson asked if there were any metrics used to decide that this one parcel needed to have a park or what motivated the decision. He was under the impression that this area was going to be more senior driven and wondered how that would serve that community. Ms. Howard explained that the park would service the whole Autumn Ridge neighborhood as opposed to just one addition. A park would also fill the need for open space requirements. Mr. Larson asked about the proposal process for a park. Ms. Howard explained that the developer would need to submit a plan and the Parks Department would review the proposal.

Vice Chair Leeper asked about stormwater setup for the area. Mr. Tolan explained that with this subdivision and subsequent subdivisions, regional detention was set up utilizing an existing culvert under Union Road and a secondary detention basin series. All detention for the entire area was already included in the 2012 study and has already been installed.

Ms. Saul stated she is concerned with all the paving and driveways with regard to walkability and safety and asked if there is a way to mitigate that. Mr. Larson asked about the maximum allowable width when curb cuts are directly abutting. Mr. Tolan provided information in response.

Vice Chair Leeper stated that he felt the developer should work with the City to address the concerns that have been expressed and then come back to the Commission after that.

Mr. Larson asked about the continuation of the sidewalk from the previous phases. He would like to know if there is a legal obligation to put the paths in. Ms. Howard stated that there is a requirement in the subdivision code that allows sidewalks to be put in post-development and requires it to be completed within five years of the completion of the plat. Mr. Larson asked a few more questions.

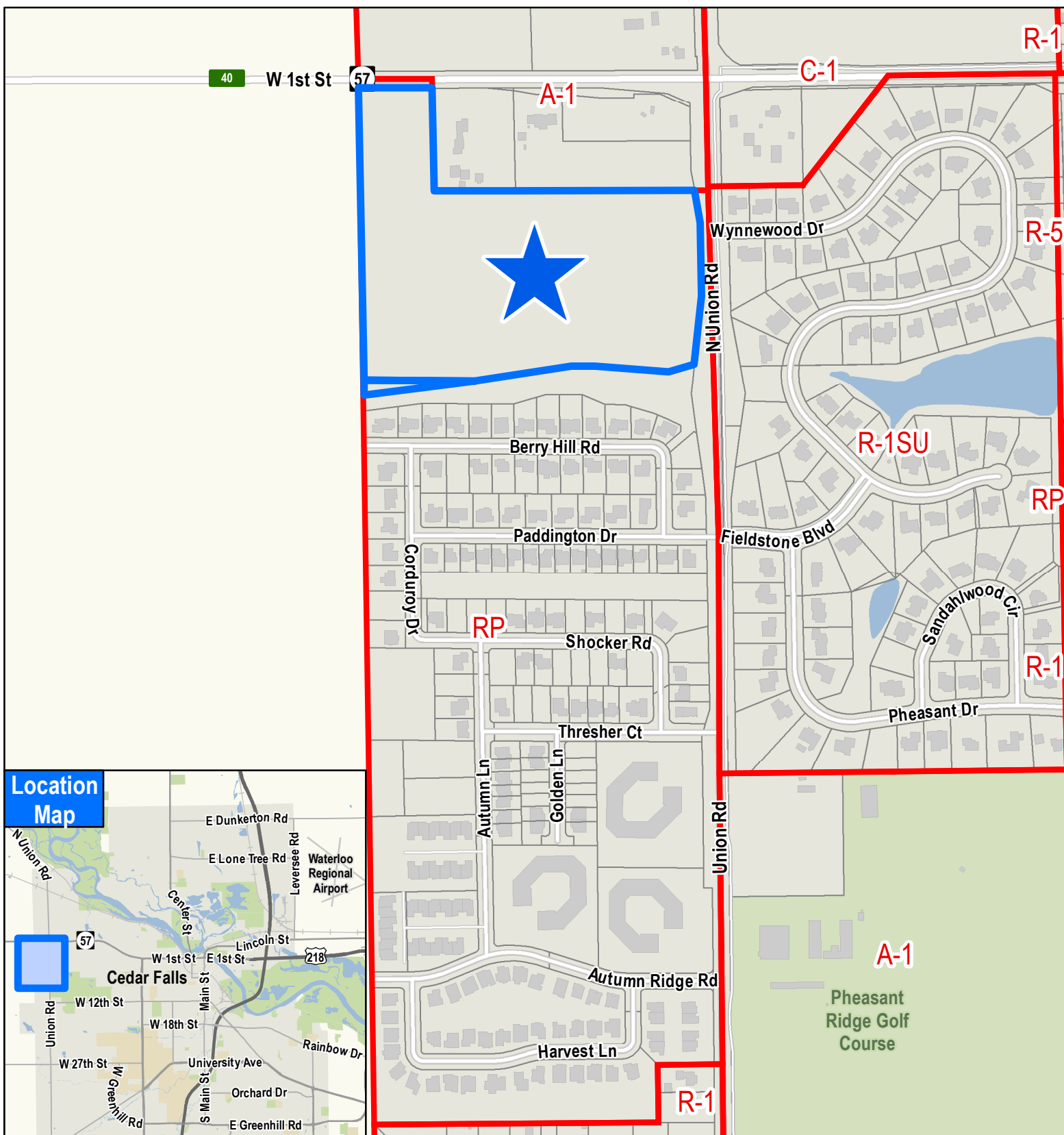
Vice Chair Leeper stated that he would like to hear more from the Commission to give some direction to the developer on whether they agree with the comments and recommendations from staff. Mr. Schrad stated that he agrees with the recommendations from staff but does recommend that the developer listen to the comments from neighbors. Mr. Larson felt the park and the sidewalk situations are important for further consideration. Ms. Saul and Ms. Lynch agreed.

The item was continued to the next meeting.

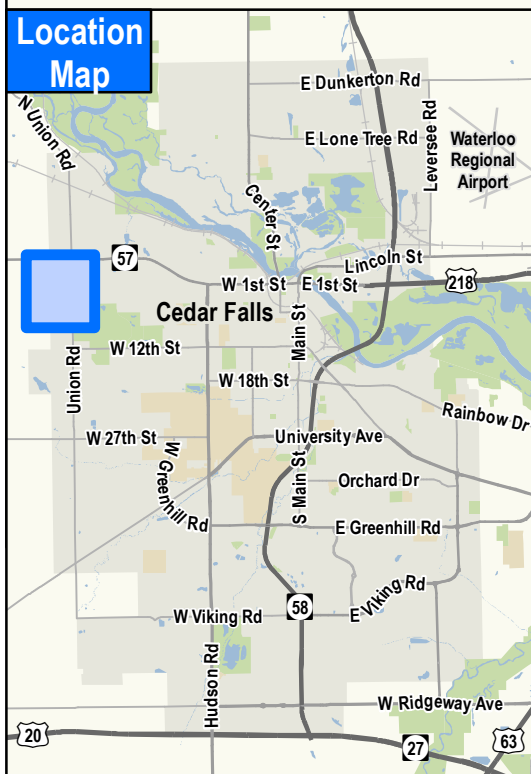
# Cedar Falls Planning and Zoning Commission

## June 14, 2023

Item 2.

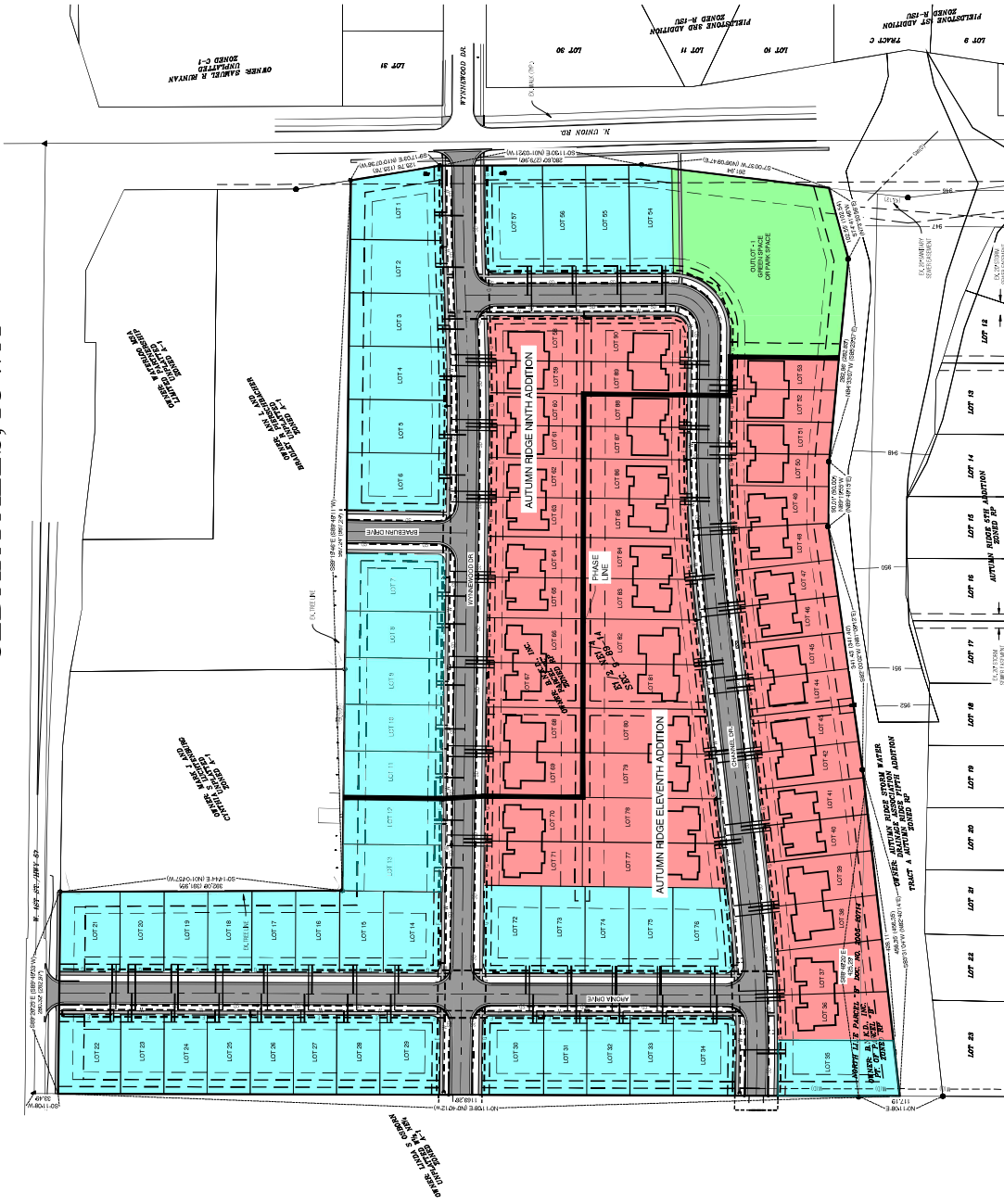


### Location Map



**Master Plan Amendment to  
Autumn Ridge Subdivision to include  
9th and 11th Addition**

# MASTER PLAN - AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS CEDAR FALLS, IOWA



**TRACTS**  
A. - STREET RIGHT OF WAY

**OUTLOTS**  
1. - GREEN SPACE OR PARK SPACE DEED TO THE CITY

PHASE	LOTS	TRACT
1	29	"A"
2	61	"A"
<b>TOTAL</b>	<b>90</b>	

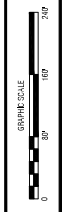
## LEGEND

- ONE UNIT BLATTACHED LOT = 46 TOTAL
- SINGLE FAMILY/ONE UNIT LOT = 44 TOTAL
- GREEN SPACE OR PARK SPACE

## NOTES:

1. ONE UNIT BLATTACHED DWELLINGS ARE SUBJECT TO FUTURE DEVELOPMENT AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.

AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS												MASTER PLAN											
CEDAR FALLS, IOWA																							
CGA Cedar Rapids-Guthrie Associates, Inc. 1100 North Drive Cedar Falls, Iowa 50613 Ph: 319.261.2575 www.cedarfalls.com												CGA Cedar Rapids-Guthrie Associates, Inc. 1100 North Drive Cedar Falls, Iowa 50613 Ph: 319.261.2575 www.cedarfalls.com											
DESIGNED BY				DATE				CHECKED BY				DATE				APPROVED BY				DATE			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020				EJH				10/20/2020			
EJH				10/20/2020				EJH				10/20/2020											



**Correspondence  
Received after 14<sup>th</sup>  
June 2023 Planning  
and Zoning  
Commission Meeting**





## Jaydevsinh Atodaria

---

**From:** Karen Howard  
**Sent:** Friday, June 16, 2023 7:07 PM  
**To:** Brent Mrozinski; Stephanie Sheetz  
**Cc:** Jaydevsinh Atodaria  
**Subject:** RE: [EXTERNAL] Autumn Ridge Proposal

Brent,

Thank you for your correspondence. We will forward it to the Planning and Zoning Commission for their consideration. If you also wish to comment in person, the Planning and Zoning Commission continued their discussion of the Autumn Ridge proposal to their next meeting on June 28. The meeting will be held in the City Council Chambers at City Hall (220 Clay Street) beginning at 5:30 PM.

Kind Regards,

*Karen Howard, AICP, Planning & Community Services Manager  
 City of Cedar Falls  
 220 Clay Street, Cedar Falls, Iowa 50613  
 (319)268-5169*

**From:** Brent Mrozinski <brentmrozinski@hotmail.com>  
**Sent:** Thursday, June 15, 2023 6:37 AM  
**To:** Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>  
**Subject:** [EXTERNAL] Autumn Ridge Proposal

Stephanie and Karen,

I hope that you both are doing well!

My name is Brent Mrozinski. We are pretty new to the Cedar Falls community, moving into the area about two years ago. We fell in love with the Fieldstone neighborhood due to the community atmosphere and low traffic, as we have three young children. Over the past few months, we have come to learn of the proposed Autumn Ridge development near Fieldstone. We understand that this proposal dates back several years, however, it is our understanding that the design has significantly shifted from the original intent.

We are happy to see the growth of Cedar Falls, as we are truly blessed to find such a wonderful place to live. My concern, however, is that these new proposals to the Autumn Ridge development will have significant affects to the surrounding area beyond some additional growth. Our neighborhood is comprised of single family homes that helps to manage the area traffic and keep home values constant. I have heard that the Autumn Ridge proposal now includes duplexes and smaller lot sizes. In my opinion this will lead to a significant

increase in traffic around the area; something that is not necessarily desired for a community comprised of young families - kids on their bikes, young drivers, etc. The increased housing density will also lead to increased use of concrete, creating less green spaces. This is very concerning with regards to water run off management and soil erosion.

Again, I am very happy to hear that Cedar Falls is growing and do support the Autumn Ridge development to mirror that of Fieldstone and Lakeview. I just ask that we manage this growth to do what is best for everyone.

Thank you for your time and consideration of my comments. Have a good day!

Brent Mrozinski

## Jaydevsinh Atodaria

---

**From:** Karen Howard  
**Sent:** Wednesday, June 21, 2023 6:13 PM  
**To:** Cindy Luchtenburg; Stephanie Sheetz; Jaydevsinh Atodaria  
**Subject:** RE: [EXTERNAL] Autumn Ridge 9th and 11th addition

Thank you, Cindy, for your comments and concerns. We will include your correspondence in the Planning and Zoning Commission agenda packet, so that all parties have access to the information and questions you have provided. All the correspondence we receive that is forwarded to the Planning and Zoning Commission will also become part of the record that is sent to the Mayor and City Council for their consideration once P&Z makes their recommendation. The Council also has the staff report and all the minutes from the meetings.

Regards,

Karen Howard, AICP, Planning & Community Services Manager City of Cedar Falls  
 220 Clay Street, Cedar Falls, Iowa 50613  
 (319)268-5169

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

**From:** Cindy Luchtenburg <cindyl@cfu.net>  
**Sent:** Wednesday, June 21, 2023 10:21 AM  
**To:** Karen Howard <Karen.Howard@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>  
**Subject:** [EXTERNAL] Autumn Ridge 9th and 11th addition

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

Dear Karen, JD and Stephanie,

First of all, we want to thank you for how you presented information at the last P&Z meeting. JD, thank you for bringing up the original plan and comparing it to the new plan. It helped to show just how much the plan has changed. Thank you for answering our concerns about the set backs. Karen, you also were helpful in explaining the RP zoning restrictions and that single family lots could not be sold for duplexes (unless it goes through reapproval again). Also thank you for clarifying the waterway responsibilities of the existing neighborhood and other things such as the sidewalk concerns. For those who were unable to attend, we have sent out an email with a link to the P&Z meeting for neighbors to watch so they can be informed on what was discussed. We would also like to request this email be passed on to the P&Z committee, city council and Mayor Green.

Regarding the discussions at the meeting, we've listed some additional questions and concerns we have that we would like ask...

One of our biggest issues is how a developer can keep diverging from the approved master plan. How many times can this happen? We're also confused on how changes can be made without it being approved and the master plan updated? We ask because BNKD has made drastic changes to the subdivision and our understanding is that it was never

updated on the master plan. So our question is; was it ever even approved? As Karen Howard had explained at the P&Z meeting, the RP restrictions state that a single family lot has to be a single family home. However, our fear is that the developer could simply come back with another change again later that could possibly get re-approved again! If the developer continues to change things little by little, whenever he wants, our fear is that he will just make more lots into duplex lots!! BNKD has already changed this multiple times and it's so upsetting to think that they can keep doing this! As we've mentioned before, at what point are the homeowners already living in and around this development taken into consideration?

Multiple people have stated that they bought their lots and built their homes because they were TOLD by the developer, the 9th and 11th additions would continue to be like theirs which was already built, meaning single family homes on nice sized lots. There should be some restriction or consideration for these families, that stops a developer from being able to make such drastic changes once a master plan has been established, unless there is a majority vote from those living in and around that area, approving the change. The developer should be required to abide by that original approved master plan. BNKD said it was merely a snapshot of what they thought it could be at that time. To me, that doesn't sound like much thought was put into how future changes would affect the already established families. We now wonder if the original plan was presented only to mislead everyone into approving it with the intent all along to eventually cram as many houses as possible into it. BNKD has now changed this plan at least 3 times! We feel this is a total injustice to those living around this development and the City has the responsibility to protect those of us already established in this area who wanted to make Cedar Falls our home.

We purchased our property out in this area because we wanted some space. Fieldstone was designed for single family homes on decent lot sizes. The original Autumn Ridge master plan was also designed to compliment the already developed neighborhoods for those people who were trying to find nice sized lots within the city limits. It was designed so people could enjoy the outdoors more and not have to look into someone else's bedroom window! We've talked to people who want a larger lot, but can't seem to find any because of the push for density. These people can't purchase land outside the city limits because there are restrictions regarding farmland which requires a minimum purchase of at least 40 acres. Most people don't want, or can't afford 40 acres, but would enjoy at least a 1/3 to 1/2 acre sized yard. These people would like to be in Cedar Falls, but are going to other towns like Dike and Hudson now to get the size of lots they want. So the developers comment regarding the change is due to needs, is not totally accurate. This area was originally planned for larger lots and others have already bought lots with that understanding, so it should stay that way. Otherwise, Cedar Falls is going to lose more and more revenue from good, hard working people who would have loved to be living in Cedar Falls.

We're also frustrated with the fact that BNKD is doing the absolute minimum requirements for this development. The lot sizes are the minimum. The set backs and easements are at the minimum. The road widths are the minimum, the green space/park is less than what was requested by the city, plus it's in the absolute worst spot in the development. It currently has bad sloping issues and the deepest part of the waterway is right next to this space. Also how many people are going to use a park that is literally feet away from a 45 mile per hour roadway? The developer is simply using this space to appease the city's requirements only because it's so totally unusable for anything else really. The city needs to take a stance on all the wrong things going on with this development and bring this development back to the 57 lots that were in the 2013 plan. We unfortunately, can't go back to the 2001 plan, because there are houses now where the retention pond was supposed to be. The developer is simply more interested in only maximizing his profits and doesn't really care about the families living here. This was confirmed at the neighborhood meeting we had in which Brian Happel attended. He is the developers son and told everyone at the meeting that if we want to buy the land for \$4 million, we could do whatever we want with it.

This brings us to another concern. We recently discovered that Kyle Larson has built over 20 homes in this development. He has been working directly with BNKD for some time. How is this not a conflict of interest? Kyle is a home builder who has much to gain by allowing the density of this area to pass! Several of his comments indicated to us that he is in a hurry to get this passed and he even made a comment about annexing the adjoining farmland so more homes could be built! Several people were taken aback by that comment! In our opinion, his interests lie mainly to maximize his own profit, by building these duplexes as he said himself, will save 10% of costs. We feel it's shameful that because he has

already done business directly with BNKD, he has not excused himself from this discussion. We feel the City staff need to request Kyle to excuse himself, due to this conflict of interest.

Therefore, we are begging the P&Z committee and the City council members to think about the injustice that is being done to those of us who have already made our homes in this area. We are asking that you strongly reject this current plan and require the developer to stay with the 2013 plan of 57 single family lots.

Respectfully,  
Mark and Cindy Luchtenburg  
4322 W.1st St.  
Cedar Falls, IA





**Jaydevsinh Atodaria**

---

**From:** Karen Howard  
**Sent:** Wednesday, June 21, 2023 6:01 PM  
**To:** Amber Hines; Stephanie Sheetz  
**Cc:** Jaydevsinh Atodaria  
**Subject:** RE: [EXTERNAL] Autumn Ridge Development

Thanks, Amber, for your correspondence. I'm copying JD Atodaria on this email. He is the planner in charge of this case. We will include your correspondence in the next Planning and Zoning Commission agenda packet.

Regards,

*Karen Howard, AICP, Planning & Community Services Manager*  
*City of Cedar Falls*  
*220 Clay Street, Cedar Falls, Iowa 50613*  
*(319)268-5169*

**From:** Amber Hines <hinesrn@hotmail.com>  
**Sent:** Wednesday, June 21, 2023 11:17 AM  
**To:** Karen Howard <Karen.Howard@cedarfalls.com>; Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>  
**Subject:** [EXTERNAL] Autumn Ridge Development

**CAUTION:** This email originated outside the City of Cedar Falls email system.

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

Hello,

I would like to voice my concern over the proposed autumn ridge development on the west side of Cedar Falls, and ask that you please share this letter with the rest of the committee.

I live directly across the street from this development on the corner of union road and Wynnewood drive, so my street would be the one that continues into the new development. I am extremely displeased with the number of lots that are proposed. The initial plan for this area was beautiful with larger lots, cul-de-sacs, and a pond. This would mirror our current neighborhood aesthetic and be a great addition to the area.

The new development would not match the existing neighborhoods at all! The tight house spacing, lack of any yard space, and lack of off-street parking would

lead to a congested, over populated, unsafe, mess of a housing development. I would love to see it returned to something resembling the original plan with fewer houses, more greenspace for trees and kids to play, and a retention pond to hold water.

I am also concerned about the water runoff produced from this development. The calculations for water drainage done by engineers were probably based on a system that has been sufficiently maintained over the years in order to have proper functioning. I do not believe the drainageway on the west side of union road has ever been maintained. I am concerned that it may not hold the calculated amount of water it is supposed to. Many home owners in the Paddington neighborhood have already complained about water backing up into their yards. This will continue to worsen with the additional load of another neighborhood. I feel a pond in this neighborhood would be a better water retention system as it was on the original plan.

I am also concerned about Kyle Larson's input and opinions on this matter as I believe there is a conflict of interest. He has purchased multiple lots in the earlier Autumn ridge developments to build his own houses. Therefore, I'm sure he would love to see a large number of lots available in this development as that would mean more lots available for him to purchase. I feel that he should excuse himself from this issue.

I would also ask that you please take the thoughts and opinions of the people who actually live around this development over that of a developer. I built my house 10 years ago and don't plan to leave. I want to be proud of the neighborhoods around my house, and want to enjoy them as I enjoy my own neighborhood. I don't want to feel disappointment when I look across the street and see nothing but a sea of duplexes and overcrowded properties.

Thank you for your time and consideration,

Amber Hines

## Jaydevsinh Atodaria

---

**From:** Jaydevsinh Atodaria  
**Sent:** Friday, June 23, 2023 9:10 AM  
**To:** 'Jesse and Lisa Veit'  
**Cc:** Karen Howard  
**Subject:** RE: [EXTERNAL] Autumn Ridge 9th and 11th addition

Good morning Jesse and Lisa,  
 Thank you for reaching out and expressing your concerns on the proposed Autumn Ridge Master Plan Amendment and Preliminary Plat for Autumn Ridge 9th and 11th addition cases. You raise some good questions and discussion points. We will include your correspondence in the Planning and Zoning Commission agenda packet so that all parties have access to the information and questions you have provided.

If you also wish to comment in person, the Planning and Zoning Commission will be continuing the discussion of the Autumn Ridge proposal at their next meeting on June 28. The meeting will be held in the City Council Chambers at City Hall (220 Clay Street) beginning at 5:30 PM. Thanks.

Best,

**Jaydevsinh Atodaria (JD)**

**City Planner I**

[JDA@cedarfalls.com](mailto:JDA@cedarfalls.com)

319-268-5185

**From:** Jesse and Lisa Veit <jlveit05@yahoo.com>  
**Sent:** Thursday, June 22, 2023 9:21 PM  
**To:** Jaydevsinh Atodaria <Jaydevsinh.Atodaria@cedarfalls.com>  
**Subject:** [EXTERNAL] Autumn Ridge 9th and 11th addition

**CAUTION:** This email originated outside the City of Cedar Falls email system.

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

Hello Mr. Atodaria,  
 Our family lives at 4415 Berry Hill Rd, with our backyard abutting the waterway behind the Autumn Ridge 5th addition. We moved into our house in January of 2019.  
 We want to start by thanking you (and all the city staff) who have put so much time and effort into listening to the concerns of our neighbors throughout the process of approval for the next two additions to the Autumn Ridge neighborhood, 9 and 11. We could not attend the most recent P&Z meeting, but we watched the meeting after it had been posted online. We would like to express a few concerns, but we also have some questions.  
 When we were looking at houses in 2018, we were very careful about where we wanted to live and the waterway behind the house was concerning to us for multiple reasons. The main reason was the safety of our children as a child can die in 2 inches of standing water. Not only can the waterway stand that much water (and we have videos/pictures), but if it has more it will have a current to it. Luckily, we could afford to install a fence, which we did, and that allowed us to mostly negate that concern. We have also had numerous bad experiences with water due to flash flooding in previous houses so we made sure that this house would not be in the 100-year flood plain before we made an offer. It may sound extreme but when you've had to sink two sump pumps to unflood your basement, you start to get more paranoid, especially since it happened in subsequent houses that we owned. Our house is not in the floodplain, but shortly after we moved in, a few of the houses down the block from us did have their land rezoned and now do have parts of their yards within the floodplain,

which is disconcerting. Therefore, it was reassuring to hear Matt, the engineer talk, about the waterway and that the farmland and the newest proposal for 9th and 11th additions had been taken into account with how the waterway operates. We do have a few remaining questions about the waterway and the StormWater Association. Right now our HOA does not operate the StormWater Association because it will not be handed over to us until the development is completed. Once the HOA takes over, how are we to maintain the waterway? Quite often during the P&Z meeting, we heard that we should follow the maintenance plan, but we do not know where to obtain the plan. Will there be some education provided? We have not received any guidance about maintaining the waterway, nor was it mentioned when we were making an offer on the house. Is this something that should be included when someone is considering purchasing within the neighborhood? One of the neighbors mentioned access to the waterway, which we also feel is a valid concern. How are we to access the waterway once we are to maintain it and what kind of equipment will we need? When the developer cleaned out the waterway this winter they used a mini-excavator and a skid steer. Do we need to raise our HOA dues to be able to cover the cost of renting these machines?

We were also pleased to hear that a traffic study was conducted in 2021. What time of year was it conducted? Would the pandemic have had an effect on traffic volume? Was it during the school year when buses were running? A neighbor mentioned the new high school, which we feel is a valid point as there are many neighborhoods for which Union to 27th Street will be the fastest route and should be expected to cause an increase in traffic. This leads to my next point, the crosswalks on Union have been a welcomed addition. Only some of the crosswalks have lights, however, and it is still tricky to cross the road. Middle school children who ride the bus are expected to cross Union (W to E) to wait for the bus in the morning and then cross again (E to W) when they get off of the bus. We will need even better visibility with the HS traffic and the young drivers that will be on the road.

A park that is nearby would also be a welcome addition. Although, if the proposed placement of the park in the 9th and 11th additions is approved, my children will not be playing there. First of all, there will not be easy access from our neighborhood. Secondly, I would not have my child playing that close to Union Rd, which is a 45 mph zone and if a child were snatched has easy access to Highway 57 to be out of town in the blink of an eye. Lastly, that lot is near the highest point of the waterway. Perhaps a fence could be considered, which would help with the safety aspect of the park, less so the accessibility. Another of our questions is what the park would consist of, would it have playground equipment or will it be an open area without anything in it? Did we hear correctly that the city will maintain the park? Our neighborhood currently has a "park" that is in such disrepair we highly discourage our children from playing there.

You mentioned the concern of excessive paving along street frontages. The proposed solution was to limit the driveway width to 18 feet on all lots, which is a modest two-car garage. Would this mean that a house with a 3-car garage would only have street access to two of its stalls? This seems like it would lead to more congestion on the street due to being unable to park in the driveway for both 3-car garages and 2-car garages if you had visitors. The street parking on Paddington Drive, which this would mimic, is a safety concern as it is often only wide enough for one-way traffic due to cars being parked on both sides of the street.

Another thing we are hoping you will consider is the actual affordability of the planned duplexes. We may have misheard but thought someone stated during the meeting that the duplexes would cost \$400,000. While that is a good thing for the property value of our house, we just question who can really afford that. When we hit retirement age we will not be downsizing to a house/duplex that costs as much or more than our current house.

We believe that Kyle Larson is part of the LGC construction company, which currently has Autumn Ridge listed on their website as a potential neighborhood to build a home and could be considered a conflict of interest. It seems to us that he should excuse himself from voting when this matter moves forward to a vote.

Again, thank you for all the time and attention you have already put into this matter. Hopefully, we can continue to have open discussions as this matter proceeds.

Lisa and Jesse Veit

## Jaydevsinh Atodaria

---

**From:** Karen Howard  
**Sent:** Friday, June 23, 2023 10:18 AM  
**To:** Jaydevsinh Atodaria  
**Subject:** FW: [EXTERNAL] Concerns - Autumn Ridge 9th & 11th Additions  
**Attachments:** New Master Plan 5.15.23.png; 2013 Preliminary North Autumn Ridge Plan.pdf; Autumn Ridge 2001 Plans.pdf

**From:** John and Kaye Englin <jkenglin@gmail.com>  
**Sent:** Friday, June 23, 2023 10:14 AM  
**To:** Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>; hannahcrisman10@gmail.com; Oksana.Grybovykh@uni.edu; dave.hartley@woolverton.com; kyle@kylelarson.com; bradl@invisionarch.com; Amanda.Lynch23@gmail.com; Kristin Moser <Kristin.Moser@cedarfalls.com>; Alan Stalnaker <Alan.Stalnaker@cedarfalls.com>; alberhasky.sloan@gmail.com  
**Subject:** [EXTERNAL] Concerns - Autumn Ridge 9th & 11th Additions

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

Dear Planning and Zoning Commission members,

Three attachments pertaining to this issue are included with this email.

We are John and Kaye Englin and we live in the Fieldstone Addition, at 4327 Wynnewood Dr.

For many valid reasons, we, as well as all of our neighbors whom we have had the opportunity to discuss this issue with, are strongly opposed to BNKD's 2023 Autumn Ridge 9th and 11<sup>th</sup> Addition (AR 9 and 11) development plans they are seeking your approval of at this time. Even though BNKD's 2001 development plans for this same 22 acres would have provided the best neighborhood conformity, as well as numerous other major advantages such as a large detention pond, their 2013 development plans for this area, that have already been approved, seem sensible and would create very important conformity related to the surrounding neighborhoods, along with many other advantages, when compared to the current aggressive and non-conforming 2023 plans they now want you to approve.

First, I (John) want to apologize for some misinformation I unintentionally provided in our June 7 email to you on this topic. I did not realize that each unit within one actual duplex building/structure is considered to be on one "lot". In my



June 7<sup>th</sup> email to you I incorrectly stated that if BNKD's 2023 plans are approved there would be 136 potential families/individuals living in the total number of dwellings in the Autumn Ridge 9 and 11 development. That number should have been 90 potential families/individuals living in the 90 total dwellings within the development if their 2023 plans are approved. Again, this was simply a mistake and misunderstanding on my part and was not meant to mislead anyone. With that said, our serious and valid concerns related to population and dwelling density, market conformity, water retention/runoff, property values and safety issues remain.

The potential neighborhood population and dwelling density for AR 9 & 11 under BNKD's 2023 development proposal/plan is dramatically higher than that of both their 2001 and 2013 plans for the same 22 acres. Also, their 2023 plan doesn't come close to conforming with the types of dwellings in the surrounding neighborhoods. Their 2023 plan is for 90 lots with 46 of those lots containing duplexes. Their 2013 plans were for 57 single family dwelling lots. Many of the people who previously purchased lots and/or homes in the nearby neighborhoods did so after being specifically told by their salesperson and/or home builder that BNKD had development plans that were approved and that BNKD would be following through with their approved plans. In many of those instances BNKD would have been providing that same information simply by first referring to their approved 2001 plans and later by referring to their approved 2013 plans. This assurance related to the future development nearby gave many people who now live nearby the peace of mind they needed in order to move forward and either buy an existing home or to buy a lot and build a beautiful new home there. How unfortunate it will be for those people if BNKD's current 2023 plans are approved. Obviously, going from 57 dwelling units in the 2013 plans (all single family) to 90 dwelling units (46 of which are duplexes) on the same number of acres is a **very significant** increase in neighborhood population and dwelling density. The streets of Paddington Drive, Corduroy Drive and Berry Hill Road that are just south of AR 9 and 11 provide a similar population and dwelling density to BNKD's 2013 plans for the 22 acres that is now being called AR 9 and 11. Those 3 streets have almost no lots remaining to be built on and they currently have many cars that are constantly parked in those streets and on the driveways, many of which are very narrow. We believe there are only one or two duplexes on those streets with the rest of the dwellings being single family homes. If BNKD's 2023 plans are approved there will be much higher population and dwelling density within AR 9 and 11 when compared to that of Paddington, Corduroy and Berry Hill. This would create even more congestion (traffic and other), safety issues for children walking/playing as well as a create a neighborhood that does not at all conform to the neighborhoods nearby. Also, even though duplexes may be lived in by some of the duplex owners, they tend to be utilized to a great extent as rental properties, both immediately and, even more so, eventually. With UNI being a relatively short bike ride or drive away, we predict that the AR 9 and 11 duplexes, as well as some of the small houses that would be built on the tiny single family dwelling lots, would become a popular place for college students to live. We have absolutely nothing against college students or other individuals who choose to live in rental properties. However, such a neighborhood composition would further increase AR 9 and 11's "non-conformity" with the nearby neighborhoods. **If BNKD's 2023 plans are approved, even though nearby property values might not actually decrease in value due to factors such as the current positive market conditions in Cedar Falls, they will be impacted in a negative manner overall as a result. A study is not necessary to confirm the facts in the previous sentence.**

When considering the entire 105 acres of the Autumn Ridge additions, BNKD's 2001 master plan was to have a total of 479 units, which amounts to 4.6 units per acre. If their 2023 plans are approved, this 105 acres will have 375 units, which amounts to 3.6 units per acre. BNKD seems to be using this fact as a major selling point of their 2023 development proposal. However, in our opinion, it is not appropriate to view this as a selling point. If BNKD had simply stuck with their 2001 plans, they would have been able to have those 479 units on the 105 acres. Perhaps we are incorrect, but our assumption is that no one from the city of Cedar Falls, or anywhere else, ever forced BNKD to alter their original 2001 plans. At this time, it would be prudent for everyone involved with this issue in any manner to focus solely on the sensible development of the 22 remaining acres, not on population and dwelling density statistics related to the entire 105 acres. So, continuing on that theme, it is important to point out that the 22 acres that compose Autumn Ridge 9 and 11 is, for the most part, the only area of the 105 acres that remains to be developed. BNKD's approved 2013 plans were

to have 57 units on the 22 acres, equaling 2.6 units per acre. Their 2023 plans for 90 dwellings on this 22 acres would result in 4.1 units per acre. That is a huge dwelling density difference “per acre” and would prove to have a negative impact on nearby neighbors and neighborhoods. Approving BNKD’s 2023 plans would also result in far more ground being covered by rooftops and cement when compared to their 2013 plans. This is an important factor related to our valid concerns about water retention and runoff. We realize a storm water study has been done on this issue and have learned that a passing grade was achieved. We are also under the impression the study was arranged and paid for by BNKD. When it comes to “studies” and “mother nature”, life experiences have taught us time and time again that “mother nature” usually creates dramatically different results than the findings of “studies” that make assumptions related to future natural and uncontrollable occurrences. The slope of this particular 22 acres as it relates to water retention/runoff is also an important contributing factor that needs to be very carefully considered at this time. When observing the 105 acres of the Autumn Ridge Additions with the naked eye and considering the overall topography of the entire 105 acres, the percentage/amount of slope per acre certainly appears to be highest on the 22 acres that AR 9 and 11 will cover when compared to any other 22 acre section of the 105 acres. The slope of this 22 acres increases the potential for future problems related to water retention and the runoff from it. The people who live in homes on the north side of Berry Hill Road, those of us who live in Fieldstone and those who live near Lakewood Hills Lake, have great concerns and valid concerns related to water retention/runoff issues that we believe are highly likely to materialize if BNKD’s 2023 development proposal is approved.

Creating additional affordable housing in Cedar Falls is a noteworthy goal. However, even though your approval of BNKD’s 2023 plans for AR 9 and 11 would create some additional affordable housing, it would be a relatively small amount when looking at the entire city of Cedar Falls. And, we believe such a decision would ultimately be looked back upon with regret by your commission and by the City of Cedar Falls due to the concerns cited above and the many additional concerns that have been shared by other community members. BNKD’s 2013 plans are approved, are sensible and our impression is that BNKD is allowed to move forward with those plans immediately. In our opinion, requiring BNKD to develop AR 9 and 11 in strict alignment with their approved 2013 plans (as shown on the “2013 Preliminary.....” attachment to this email) would prove to be a very wise decision on your parts because it would result in the fulfillment of many past promises that were made to the people who previously bought homes or built new homes on lots they purchased nearby and it would significantly help to ensure that the future problems which will arise due to the manner in which AR 9 and 11 is allowed to be developed are much more likely to be minimized.

Thank you very much for the important work you do in service to the people of Cedar Falls and for your consideration of the concerns we have expressed on this issue.

Sincerely,

John and Kaye Englin

Cell: 319-240-1194





**Correspondence  
Received **before** 14<sup>th</sup>  
June 2023 Planning  
and Zoning  
Commission Meeting**



**Karen Howard**

---

**From:** Ann Spurr <annspurr@cfu.net>  
**Sent:** Friday, June 9, 2023 2:46 PM  
**To:** Karen Howard  
**Subject:** [EXTERNAL] Autumn Ridge 9th & 11th Additions

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

I am writing today to express my concerns regarding the Autumn Ridge 9th and 11th Additions by BNKD, Inc. As a resident of Berry Hill Rd, there are many concerning issues with the new plans being submitted to the city. First, BNKD sold us our lot with the assurances that the northern development would be comprised of single family housing similar to our development, not the numerous duplexes in the current proposal. Also, the owners of BNKD control the storm water association tasked with the maintenance of the waterway. Until the city got involved, the waterway had not been maintained as required. Next, I have concerns about water runoff from the new development. I have witnessed a "full" waterway during heavy rain events. What assurances do I have as a property owner that the waterway can handle the runoff associated with the change to a more dense development of new multi-family homes on smaller lots. The original plan at the time the waterway was constructed was for a very different looking development. Lastly, I did watch the committee meeting this week discussing green space/parks, and I noted that the members are quite concerned with the lack of neighborhood parks. The new development has eliminated the pond and surrounding green space in favor of a smaller space along the current waterway and Union Road. Having residents and children use a green area along Union Road seems fraught with potential danger due to traffic flow and speed. I ask that you carefully review the current plan submission for this new development. As was stated at the committee meeting, once a development is approved and constructed, you can't go back to address issues.

Please forward my email to the members of the P&Z committee.

Thank you for you time and consideration.

Ann Spurr  
4211 Berry Hill Rd

Karen Howard

---

**From:** Kendra Bumblauskas <kendrawhat@hotmail.com>  
**Sent:** Monday, June 12, 2023 11:15 PM  
**To:** Karen Howard  
**Subject:** [EXTERNAL] Proposed Autumn Ridge Plans

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

Hello Ms. Howard,

I would like to voice my concerns with the proposed Autumn Ridge addition. The original 2013 plan was for 58 single family homes. Now the developer is trying to put 90 lots with 46 of those being duplexes. The closest intersection of Union Rd and 1<sup>st</sup> St is an extremely busy intersection. Adding additional housing close to this intersection is already going to create traffic overload, but to add double the lots and half as duplexes will make it even worse. With that many homes in that small space, there will be a large lack of green space. If green space such as a park is put in, who will maintain it as the developer has neglected the green space they created in the earlier Autumn Ridge additions. Additional concrete will also create drainage issues with the water run off, which have already been an issue for the Fieldstone neighborhood pond as well as the earlier Autumn Ridge additions. When families in the surrounding neighborhoods purchased their lots or properties, they were with the understanding that the additional development would match or be similar to the single family homes already in this area. With single famliy homes that would include yard space and driveway space. With duplexes, there will be very little green space, also typically a lack of maintenance of the building and additional vehicles in the roads. I would propose the developer go back to the original 58 homes or less. If larger lots were even offered, we see a demand for that. I realize this will not give the developer the most money in their pocket, which is all they are concerned with as they will not be building all these proposed properties, but selling the lots gives them their income.

Please do not over populate this small and already busy corner of town. Please do not support this change in plans. Please request the plan be changed back to single family homes.

Thank you for your time,  
Kendra Bumblauskas

Karen Howard

---

**From:** James Hancock <jhancock@cfu.net>  
**Sent:** Tuesday, June 13, 2023 12:37 PM  
**To:** Stephanie Sheetz; Karen Howard  
**Subject:** [EXTERNAL] Storm Water Management Action - P&Z Meeting

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

Stephanie and Karen,

We have had discussions in the past on this subject. You may remember some of our conversations. I am very concerned about the damage that is taking place to in the waterway passages that are part of the city storm water management system. Specifically, I am most concerned about the Birdsall Watershed area. That's where the two forks of the Birdsall Creek come together and are the primary water source of the Lakewood Hills Lake. The creek banks are the primary source of the silt that comes into the lake. Several years ago, the silt reached a level that depleted the depth of the lake 6 feet which caused a massive fish kill in the lake and caused problematic algae growth throughout the lake. Our Lake Association brought those concerns to you and other city officials but we were not able to get support from the city, so we took it upon ourselves to spend \$345,000 from our 22 homeowners to have the lake drained and completely excavated to remove the 6 feet (38,720 cubic yds) of dirt from the lake. That was completed not long ago. We also have spent many thousands of dollars individually to create retention walls along our lakeshores to prevent additional erosion into the lake and into the Cedar River.

You can understand why we are pushing to get prevention measures established by the city to establish and implement practices that will stop the continued erosion of the Birdsall Creek Watershed into our lake and the Cedar River. So, you can see why we are collectively, actively, aggressively pushing for the city to establish and implement a plan to control the continued dirt erosion in the Birdsall Watershed area. As you know, we are not the only sub division of the city that is being damaged and impacted by the continued expansion of the city with new construction development areas. The Fieldstone addition, the Ridges addition, the Winding Ridge addition, and now the Autumn Ridges addition are examples.

The expansion of the Autumn Ridges addition, as a proposed development of the Northwest corner of the intersection of Hudson Road and 1st Street, will definitely cause higher rates of stormwater flow into the gulley on the north side of the Autumn Ridges, that feeds into the Fieldstone pond, that feeds into Birdsall Creek that feeds into Lakewood Hills Lake, that feeds into the Cedar River. That is the City Stormwater Management system for the Birdsall Watershed. Therefore, that plan is needed now more than ever. When new additions are proposed, funding is required for many other types of city development such as utilities, streets, street lighting, street maintenance, etc. There needs to be requirements for controlling the storm water management problem that is created by these developments.

The expansion of Lakeshore Drive recently, Park Ridge Estates, required two sediment ponds to support the added water flow from the the addition. I understand this new addition on Union Road and 1st street no longer requires sediment ponds. Even though the replacement of farm fields with city streets, driveways, and housing roofs will obviously cause a large increase in water flow into the gulley located south of the proposed addition I mentioned previously. In little time, without added

provisions, that gulley will no doubt soon look like the creek beds attached below. Which include the erosion of tons of dirt from the water banks due to ongoing heavy volumes of stormwater during times of heavy rain fall. You can see from the photos below what that has already done to the Birdsall Creek water ways.

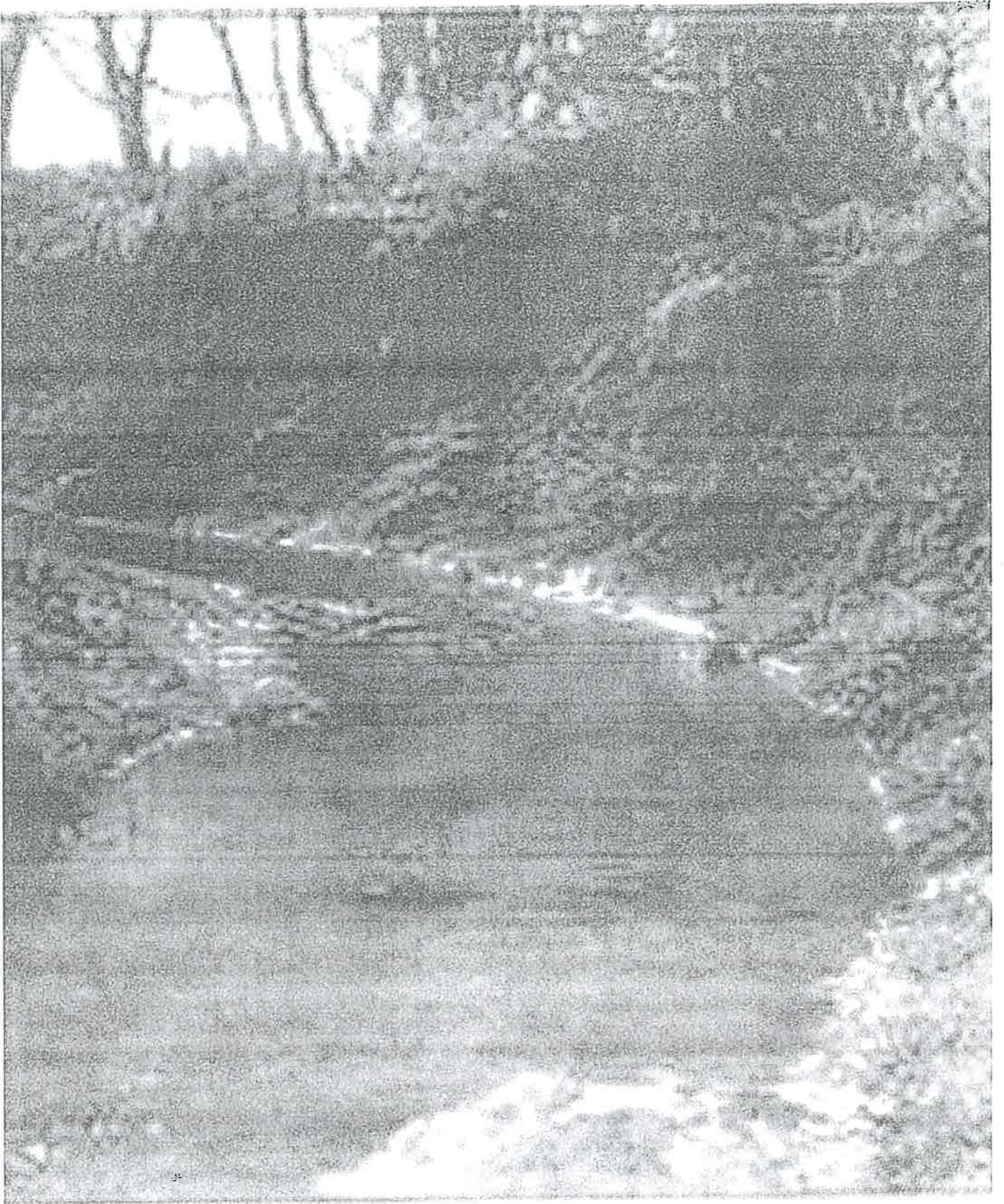
It is indeed past time to initiate a requirement and plan to provide rip rap and other stormwater management practices for Birdsall Watershed! Something similar to the Dry Run Creek Project that was implemented through the city of Cedar Falls several years ago...for many of the same reasons. Obviously, funding sources need to be discussed and established, but one of them should be the requirement of the developer, who is the primary cause and has much individual profit to gain from the project, to be a primary source of funding for the project.

Please, don't push this under the rug and disregard this. It is vital...just as the Dry Run Creek project was - especially as the outer edges of the city continue to expand. The Birdsall Watershed is becoming more and more central to the city, and impacts more and more residents.

I ask that you please forward this to P&Z members and to any interested parties. I will be at the meeting tomorrow and am open to any questions.

Jim Hancock  
Lakeshore Dr.

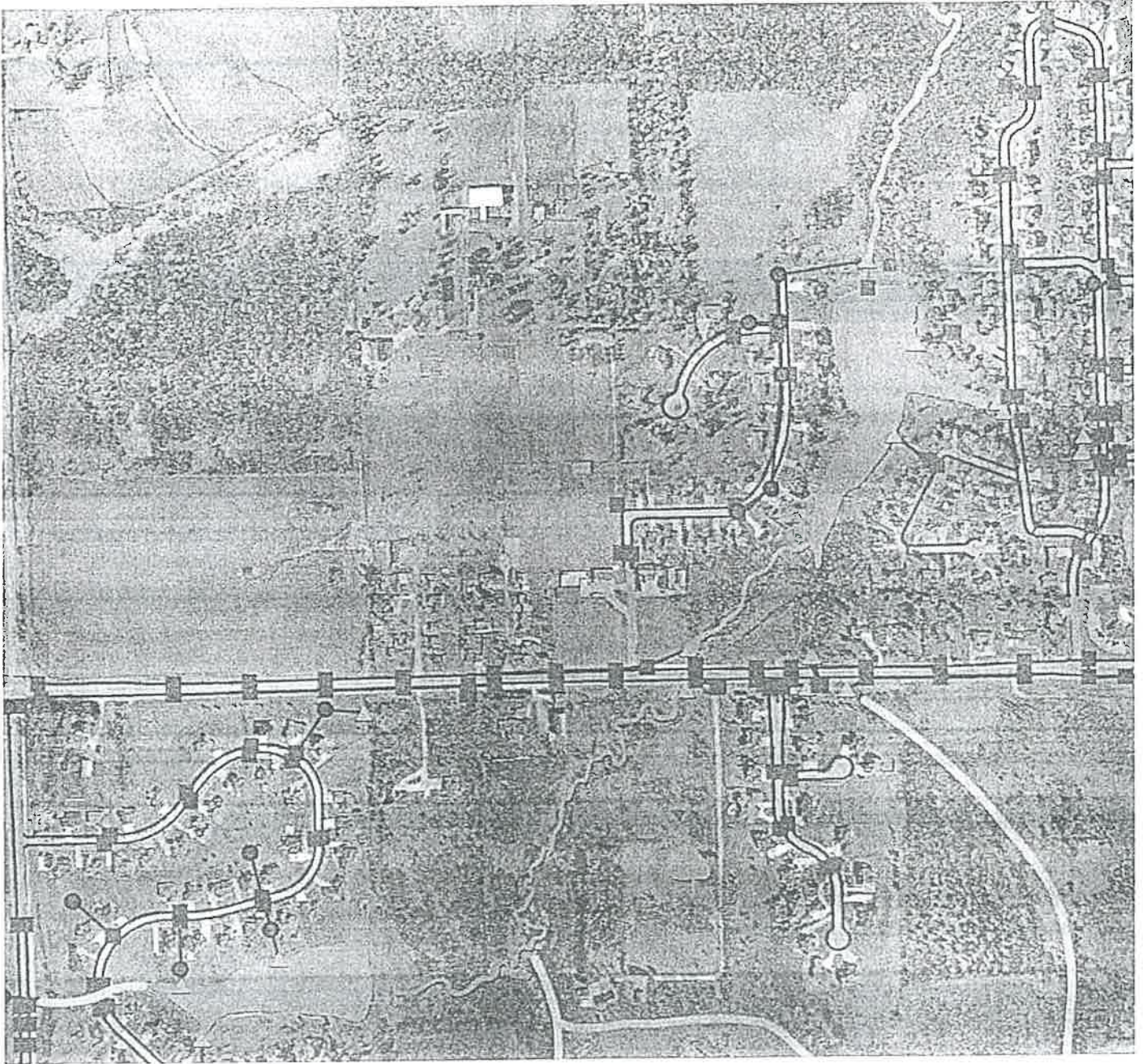












## Karen Howard

---

**From:** David Davis <DavisDavidA@JohnDeere.com>  
**Sent:** Wednesday, June 14, 2023 7:23 AM  
**To:** Karen Howard  
**Subject:** [EXTERNAL] BNKD - Autumn Ridge Development Proposed Change

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

Hi Karen, I am sure you have heard from many of my neighbors on BNKD Autumn Ridge development proposed change. I wanted to share some of my opinions and observations I have made living here the last 6 years.

- Proposed changes will further worsen water run off challenges
- Added traffic, 58 lots to 90 with duplexes, will increase risk of accidents on Union and 1<sup>st</sup> Streets
- The plans for the land behind my house were a consideration when I bought my house in 2017. I expected houses on par with mine.
- In the 6 years I have lived here, no attention has been given to the waterway until builder got pushback on the changes to addition.
- The BNKD has maintained veto power over local neighborhood HOA's.
  - They have not attended HOA meetings in recent years.
  - They veto almost all change requests suggested by local neighborhood HOA.
  - Even before the proposed change to the addition residents felt BNKD treated us like we are second class.

My request is that BKND follow the original plan and not approved the proposed changes.

Here are some other concerns my neighbors may have shared with you.

**Issues:** New plan does not match the 2013 plan of 58 lots. It's now 90! Lack of greenspace, increased concrete, leads to various problems including but not limited to:

1. Affects the values of current homes. Lots were previously purchased with the understanding that the continued development would match the plans of 2013 with 58 single family lots. New plan has 90 lots that include 46 lots with duplexes. We want family homes similar to the other single-family homes built in this area.
2. High number of duplexes. Duplex housing tends to bring more transient/temporary families, or they become rental properties, which can lead to other problems and neglect of the properties.
3. Lack of greenspace and increased hard surfaces (due to the high density of homes) causes water runoff, directly impacting properties in Autumn Ridge as well as homes in Fieldstone and Lakeview and their retention ponds.
4. Cars having to be parked in streets due to narrow lots/driveways. This causes traffic congestion and dangers for pedestrians (especially children) crossing between the cars.

4407 Berry Hill Road  
Cedar Falls IA 50613  
Office: (319) 292-4926  
Mobile: (309) 716-7016

Public



**Karen Howard**

**From:** Lena Simmons <lenasimmons@cfu.net>  
**Sent:** Wednesday, June 14, 2023 8:15 AM  
**To:** Jaydevsinh Atodaria; Stephanie Sheetz; Karen Howard  
**Subject:** [EXTERNAL] Autumn Ridge 9th & 11th Addition proposal

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

Please forward this to all Planning and Zoning Committee members -

I have so many concerns about the newest proposed development of the Autumn Ridge 9<sup>th</sup> & 11<sup>th</sup> Additions.

- When we purchased our lot, we were told that the addition to the north would be 56 homes with lots comparable to the 5<sup>th</sup> addition of Autumn Ridge. I believed the developer. I was shown the approved plat. My family chose to join the Cedar Falls community. Now I feel that I have been deceived. The developer has told us many different stories – all of which seem to have changed.
- The astronomical increase in houses from 56 single family homes to 90 lots with 46 being duplexes. This is an overwhelming increase of 60%.
- The tiny lot size leads to concerns about the city required setbacks and the size of the homes that could be built. It will NOT be in keeping with the surrounding homes. There are no other duplexes in the Fieldstone, Wynnewood and Autumn Ridge 3<sup>rd</sup> and 5<sup>th</sup> Additions.
- The small lot size with narrow driveways will increase the need for street parking, leading to traffic congestion. This also increases hazards for pedestrians.
- The impact on the traffic and waterway is tremendous.
- The proposed development will landlock the Waterway which would limit access for future maintenance, in accordance with city code.
- The increased traffic on 1<sup>st</sup> street and Union. The intersection at Union & 1<sup>st</sup> is all ready congested and dangerous. Adding another 200+ vehicles will only exasperate the problem.
- The proposed "park" is to be located next to Union Road and the steep incline that leads to the waterway – where there is always standing water. Not an ideal location. In 2020, the Cedar Falls Parks and Recreation Commission rejected a similar proposal for the park location.
- The increased water runoff into the waterway – which has not been maintained and is currently in need of maintenance per the inspection on June 7, 2023. What issues will this create for the properties located on the south side of the waterway and the downstream properties of Fieldstone and Lakeview?

This proposal does not adhere to the promise given to the current homeowners and does not match the existing neighborhoods.

I am opposed to the current proposal and would ask the Planning and Zoning Commission to hear the community's voice to reject this proposal.

Thank you ,

Lena Simmons

207 Corduroy Dr.

**Karen Howard**

---

**From:** Tracy Johns <tej@cfu.net>  
**Sent:** Wednesday, June 14, 2023 9:42 AM  
**To:** Stephanie Sheetz; Karen Howard  
**Subject:** [EXTERNAL] Autumn Ridge Concerns

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

Good morning Stephanie and Karen,

My name is Tracy Johns, and I live at 4408 Wynnewood Drive. My house is located near the intersection of Wynnewood Drive and Union Road, and I am writing this morning to share my concerns with the changes that have been made to the Autumn Ridge development.

First, let me begin with a thank you. As someone who has served on a city commission in the past, I know that your job is not easy and I appreciate the time and energy that you commit on a daily basis to serve the City of Cedar Falls. Your role is so critical to not only maintaining what we have in this amazing community but also growing it in a positive and productive manner.

I will echo the concerns that have been shared by many of my neighbors as we look at the amended plans for the Autumn Ridge development that is located just west of Union Road. The changes that have been made, including smaller lots which increases the number of family homes as well as the inclusion of duplexes will undoubtedly lead to some significant traffic and other safety concerns. Additionally, the duplex lots and the rental agreements that will come with them will also bring a more transient feel to the area and will likely impact the value of our homes in Fieldstone.

I do understand the need for more affordable housing in our community. However, I would ask that you and the other members of the P&Z committee honor the original plans for the Autumn Ridge area or, at the very least, consider a plan that will eliminate the large number of duplexes that have been added to the amended proposal.

Please pass this note along to the other members of your committee and thank you for your time and consideration.

Regards,

Tracy Johns  
319-266-2232

**Karen Howard**

---

**From:** lylesimmons@cfu.net  
**Sent:** Wednesday, June 14, 2023 10:58 AM  
**To:** Jaydevsinh Atodaria; Stephanie Sheetz; Karen Howard  
**Subject:** [EXTERNAL] FW: Autumn Ridge 9th & 11th Addition proposal  
**Importance:** High

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

**Please forward this to all Planning and Zoning Committee members -**

A plan – in February of 2014, my wife and I sat down with Happels and we spend a huge portion of our savings to purchase into a plan. That plan was to own a piece of the Autumn Ridge neighborhood. We were excited as Rhonda and Dennis explained their vision for the 5<sup>th</sup> addition as well as telling us that they also owned the tract of land to the north. That tract, we were told, would eventually be developed very similarly to the addition that we were interested in . . . It all sounded great and as a result, we purchased a lot in the 5<sup>th</sup> addition. It wasn't long and our plans were underway. We were so excited when we had a basement poured the second week of June.

We quickly made friends in the area and our neighborhood became a small community. Our homes were all similar but each one a little different. We walked up and down the streets and waving to the neighbors became so commonplace that we did so without hesitation. Our lots were all a similar size. Our lawns were well maintained. It seemed like the perfect solution to being crowded and cramped like so many urban neighborhoods.

As time moved on, we expected development to the north and were excited to have another neighborhood similar to ours. We were disappointed to learn that Happels had drastically changed their plans for the neighbors to the north. Gone were the plans of having a neighborhood like ours. Upper middle-class homes were being replaced by duplexes. The single family lots were now slated to be only 60' wide with most of them being only 110' deep. Most proposed single family lots are 60 x 110 (6600 sq ft). My lot by contrast is 124 x 148 (18,352 sq ft).

I have 2 concerns with the proposed development of Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> additions. My first concern is that these houses and lots are not in line with the neighborhood to the east nor the neighborhood to the south. We all purchased into a plan. Duplex homes and tiny lots with crowded conditions is not in the care and keeping with the general area of northwest Cedar Falls. This manner of development simply does not fit with the surrounding community.

My Second concern is that this is certainly not the plan that we became a part of in 2014. We were told one thing and now we fell as though something entirely different is being crammed down our throats. As a taxpaying citizen of Cedar Falls, I look upon my city planning and zoning department as well as my city hall to keep these things from happening. I chose to make Cedar Falls my home. I chose to become a part of this community. And now, as a citizen, I am calling on my city officials to protect my interests and the interests of my neighbors in this community.

We are not saying that the land shouldn't be developed but we would welcome the single-family homes and lot sizes similar to those on Corduroy and Berry Hill. If I remember correctly, there was once a plan for 56 homes in this area. Returning to this plan would give consistency to the new neighborhood rather than a crowded unattractive last grab for density and profit.

Please listen so our voices are heard [www](#)

Thank you ,  
Lyle Simmons  
207 Corduroy Dr.

**Karen Howard**

---

**From:** Kimajohns <k.johns@sbcglobal.net>  
**Sent:** Wednesday, June 14, 2023 11:03 AM  
**To:** Stephanie Sheetz; Karen Howard  
**Subject:** [EXTERNAL] No to Autumn Ridge current expansion plan

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

Stephanie and Karen,

- >
- > Please share with the Planning and Zoning Commission members:
- >
- > Regarding the proposed Autumn Ridge 9th and 11th additions:
- >
- > I am very concerned about additional traffic on Union Rd. Traffic continues to grow, and another 100 plus cars will certainly be a traffic issue but also a safety issue. The traffic at Union and First is already a dangerous intersection and now another 100 plus vehicles coming in and out?
- > Q: What traffic improvements have been prepared and what's the timing?
- >
- > I would also like to raise concerns about the very design of this additional neighborhood. Lots are much smaller duplexes will double the cars and people in much less space, and green space seems to be at a minimum- which impacts many elements of nature-which are already in trouble.
- > Q: What is the real intent for green space?
- >
- > There is also the overarching issue of renting vs ownership- what provisions are being put in place to ensure ownership and not rentals?
- >
- > Lastly, while a touchy subject, it has to be said- we bought in the Fieldstone neighborhood, and made a significant investment in our home- for today and tomorrow- and these two additions compromise the future of that investment and negatively influence our neighborhood.
- > Q: How can we preserve the neighborhood we have today?
- >
- > Thank you for your time and effort.

Regards,  
 Kim Johns  
 4402 Wynnewood Dr  
 Cedar Falls



## Jaydevsinh Atodaria

---

**From:** Karen Howard  
**Sent:** Wednesday, June 14, 2023 4:26 PM  
**To:** Jaydevsinh Atodaria  
**Subject:** FW: [EXTERNAL] Please pass on to the P&Z members

JD,

This is the only additional email I've received since we sent out the combined .pdf of recent correspondence. I told this person we would hand out a hard copy of her email at the meeting this evening. Would you make a copy for everyone and distribute it before the meeting?

-Karen

**From:** Lindsay Csukker <lindsay.csukker@gmail.com>  
**Sent:** Wednesday, June 14, 2023 2:40 PM  
**To:** Stephanie Sheetz <Stephanie.Sheetz@cedarfalls.com>; Karen Howard <Karen.Howard@cedarfalls.com>  
**Subject:** [EXTERNAL] Please pass on to the P&Z members

To whom it may concern - Please pass this message on to the city council prior to tonight's P&Z meeting. Thank you.

Dear Planning and Zoning Committee -

I live in Cedar Falls, near the intersection of 1st St and Union Road. I use that intersection multiple times on a daily basis to take my children to school/daycare and other errands. I am very concerned about the potential of increased of housing near said intersection due to the proposed Autumn Ridge Development. Said intersection is already very busy and it can take a while to cross or turn in the intersection. With no light, stopped traffic can sit for a while and given its closeness to farms, we see a lot of large farm vehicles at the intersection, making it even more difficult to get large vehicles across.

Besides the above concerns, I was very surprised and concerned to see a change of plans from the original. The new plan does not match the 2013 plan of 58 lots. It's now 90! Lack of greenspace, increased concrete, leads to various problems including but not limited to:

1. Affects the values of current homes. Lots were previously purchased with the understanding that the continued development would match the plans of 2013 with 58 single family lots. New plan has 90 lots that include 46 lots with duplexes. That is almost double the original plan that was shared with us.
2. High number of duplexes. Duplex housing tends to bring more transient/temporary families or they become rental properties, which can lead to other problems and neglect of the properties.
3. Lack of greenspace and increased hard surfaces (due to the high density of homes) causes water runoff, directly impacting properties in Autumn Ridge as well as homes in Fieldstone and Lakeview and their retention ponds.
4. Cars having to be parked in streets due to narrow lots/driveways. This causes traffic congestion and dangers for pedestrians (especially children) crossing between the cars.

Thank you for the opportunity to discuss my concerns,  
Linsay Hall

# TIMELINE OF AUTUMN RIDGE DEVELOPMENT

Item 2.

Autumn Ridge 9<sup>th</sup>  
and 11<sup>th</sup> addition  
(proposed)

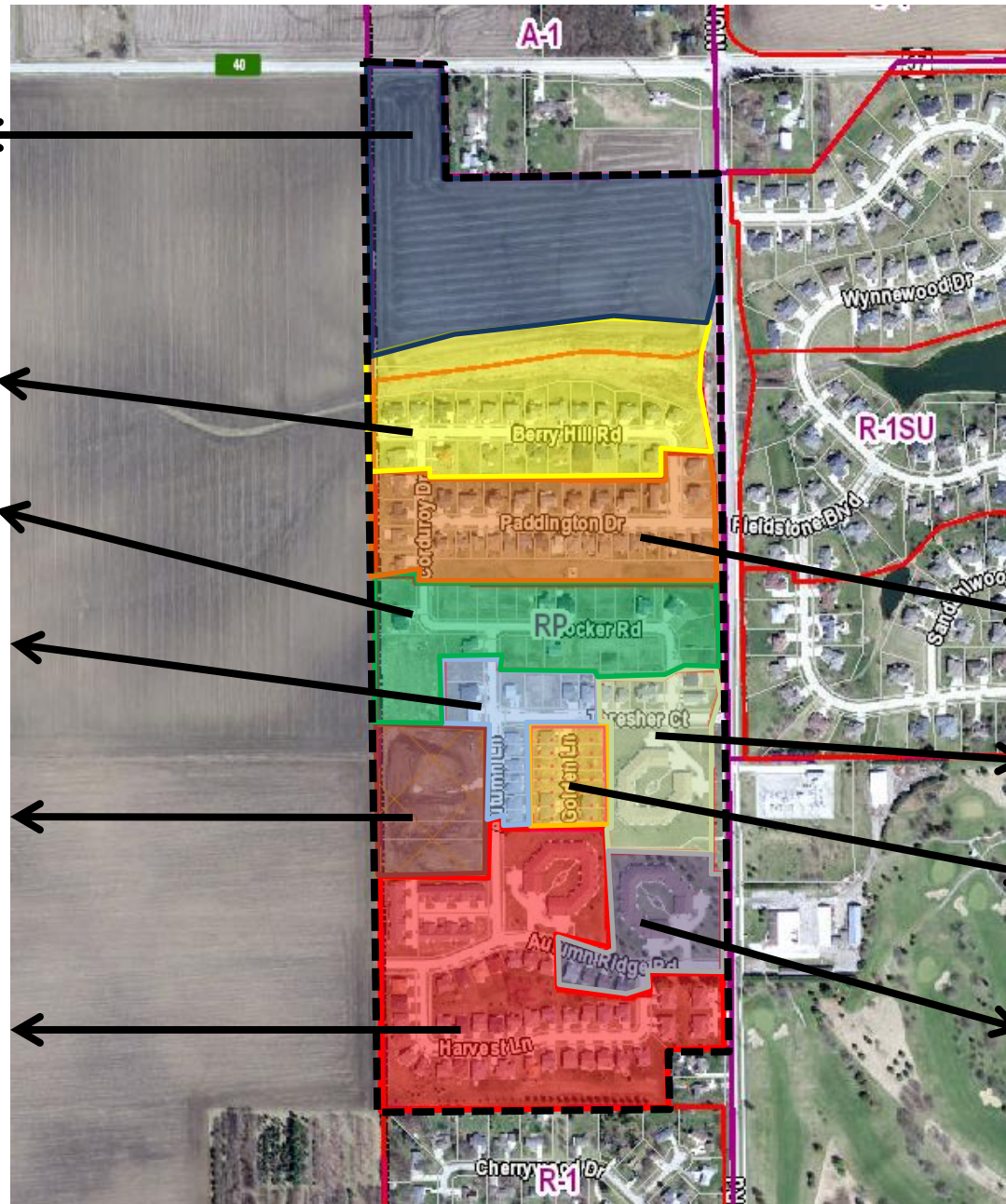
Autumn Ridge 5<sup>th</sup>  
addition

Autumn Ridge 6<sup>th</sup>  
addition

Autumn Ridge 7<sup>th</sup>  
addition

Autumn Ridge 10<sup>th</sup>  
addition

Autumn Ridge 2<sup>nd</sup>  
addition



Autumn Ridge 3<sup>rd</sup>  
addition

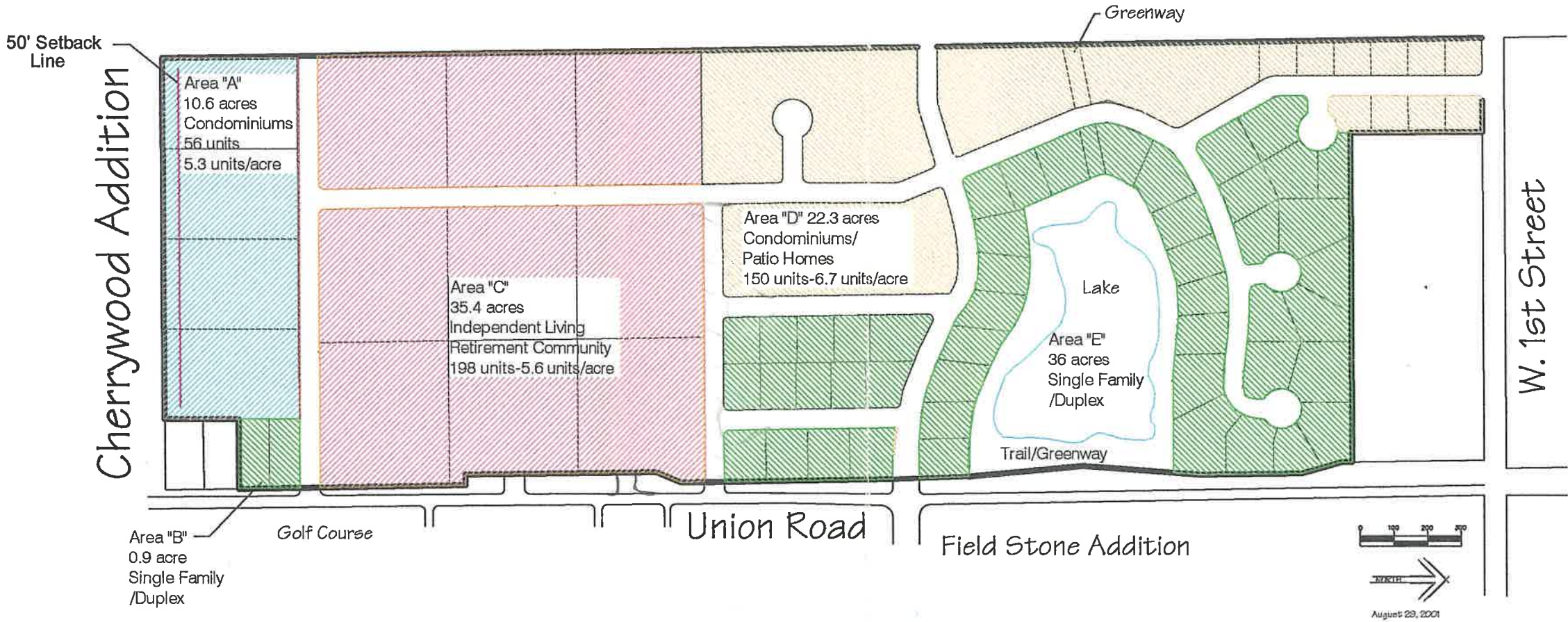
Autumn Ridge 4<sup>th</sup>  
addition

Autumn Ridge 8<sup>th</sup>  
addition

Autumn Ridge



# Autumn Ridge-Proposed Plan



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

Exhibit A

Sept. 24, 2001

FILE: 9/24/2001 11:38 AM

Union Road Aer1.dwg

REVISIONS

DATE	BY	DATE	BY

DRAWN BY:   
DATE:   
CHECKED:   
APPROVED:

SHOFF CONSULTING ENGINEERS

Civil • Environmental • Land Surveying

Cedar Falls, Iowa

Rezoning Plat

Autumn Ridge Subdivision

B.N.K.D., Inc.

Sheet No.

2 of 2

63

Item 2.



# Preliminary Subdivision Plat

107

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



**SHOFF CONSULTING ENGINEERS, L.C.**

- Civil • Environmental • Wastewater
- Municipal • Water
- Structural
- Construction Management
- Transportation • Electrical
- Land Surveying
- Land Development
- Insurance Claim Investigation

5106 Nordic Drive  
Cedar Falls, Iowa  
50613-6967  
Phone: (319) 266-0258  
Fax: (319) 266-1515  
www.shoffengineers.com

DRAWINGS AND SPECIFICATIONS  
 SHALL BE THE PROPERTY OF  
 SHORT CONSULTING ENGINEERS, LC  
 AND NO PART SHALL BE LOANED OR  
 DISCLOSED TO ANY OTHER  
 PROJECT WITHOUT THE WRITTEN  
 CONSENT OF SHORT CONSULTING  
 ENGINEERS, LC  
 AND NO PART SHALL BE LOANED OR  
 DISCLOSED TO ANY OTHER  
 PROJECT WITHOUT THE WRITTEN  
 CONSENT OF SHORT CONSULTING  
 ENGINEERS, LC  
 DRAWINGS AND SPECIFICATIONS  
 SHALL BE THE PROPERTY OF  
 SHORT CONSULTING ENGINEERS, LC

# Autumn Ridge

## Cedar Falls, Iowa

---

### Preliminary Subdivision Plat

REVISIONS		NO.	DATE	BY	REVISION

6				
5				
4				
3				
2				
1				
DATE: JUNE 19, 2013				
DRAWN BY: AARON				
CHECKED: APPROVED: 843				
PROJECT NUMBER: 843				
Drawing No.				

1 of 5

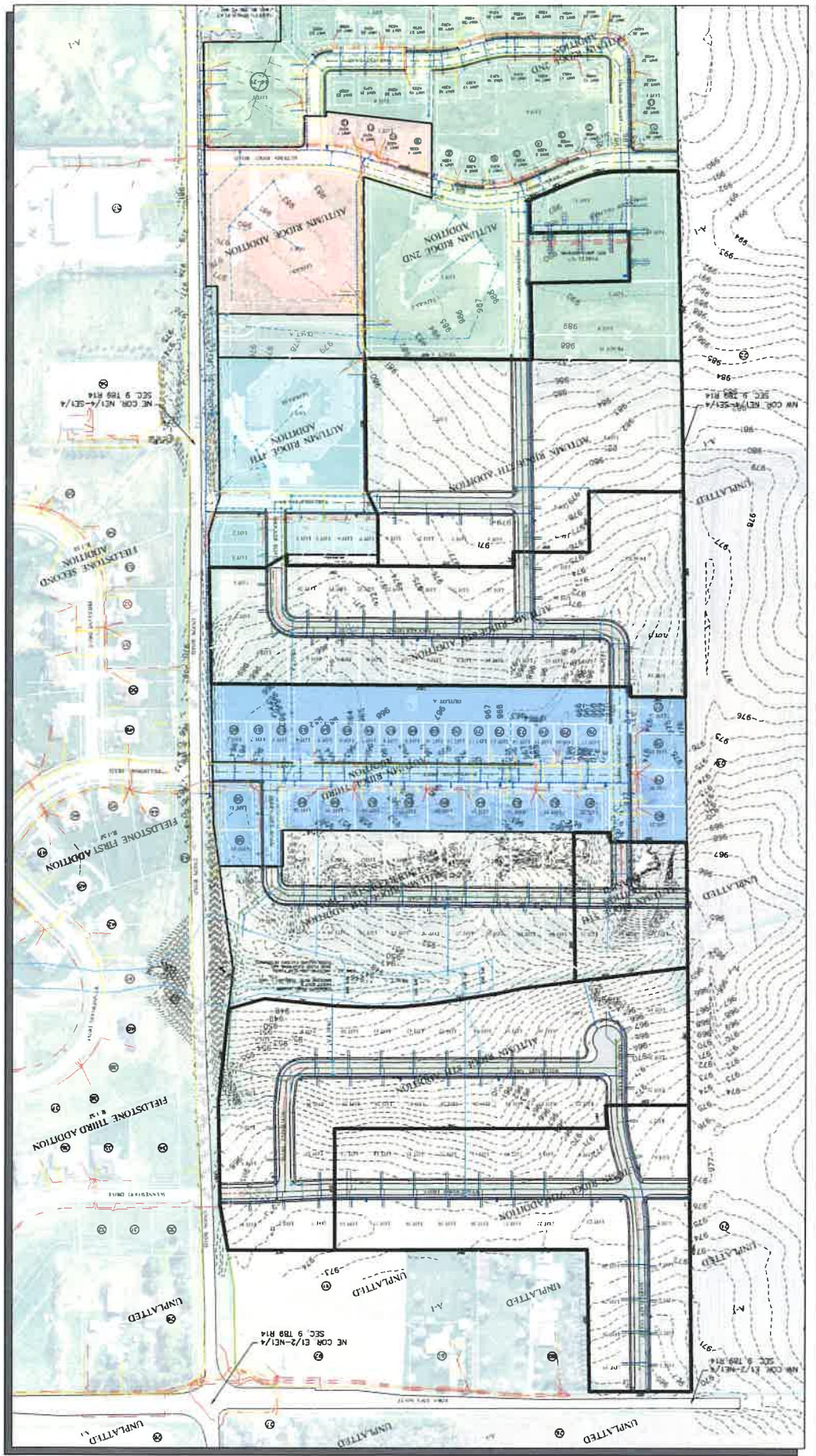
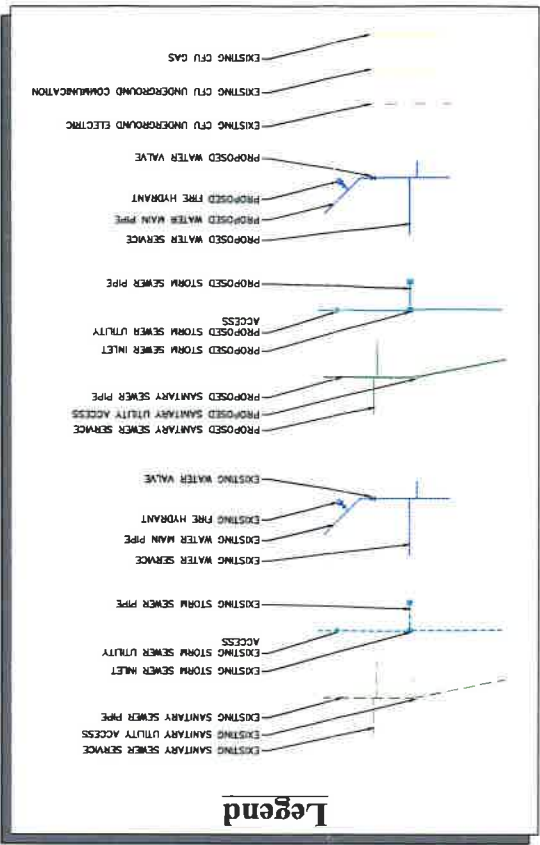
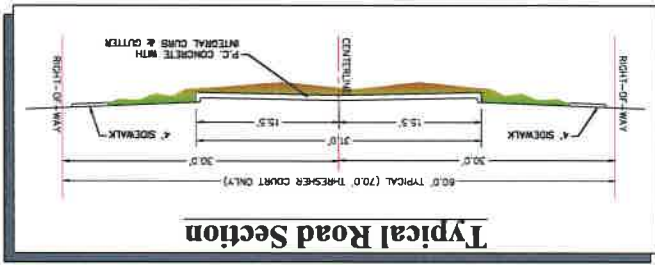
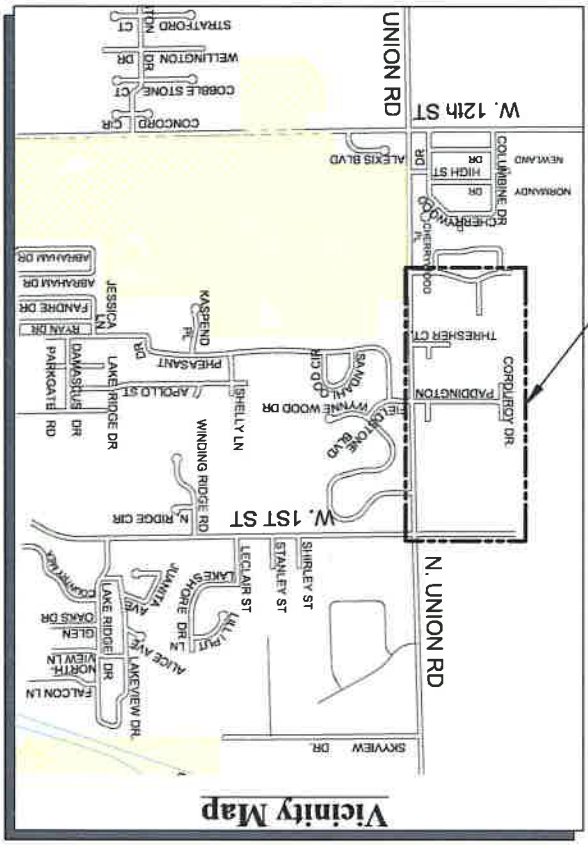
[illegible]

**Zoning:** R-P (Planned Residence)  
**Developer:** B.N.K.D., Inc.  
P. O. Box 336  
**Engineer:** Jerry Shoff, PE, PLS  
**Surveyor:** Aaron Mueller, PLS

**Notes:**

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

### Project Location







## DEPARTMENT OF COMMUNITY DEVELOPMENT

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

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning & Zoning Commission  
**FROM:** Jaydevsinh Atodaria (JD), City Planner I  
 Matthew Tolan, Civil Engineer II  
**DATE:** June 28, 2023  
**SUBJECT:** The Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Addition Preliminary Plat (PP23-001)

**REQUEST:** To approve Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Addition Preliminary Plat  
**PETITIONER:** BKND, Inc., Owner; CGA Engineering, Engineer  
**LOCATION:** The property is located west of Union Road and south of W. 1<sup>st</sup> Street in Autumn Ridge Subdivision

There was considerable discussion regarding the proposed Master Plan Amendment for the Autumn Ridge Development at the June 14th, 2023 meeting. Details about the preliminary plat were not much discussed as the preliminary plat cannot be approved if it is not consistent with the proposed master plan. RP district requires development as per the approved master plan and the developmental procedures agreement, to have development in an orderly manner and consistent with the master plan. Staff notes that the staff recommendation section of the "Autumn Ridge Masterplan Amendment" staff report should be referred, as without the masterplan amendment, the preliminary plat cannot be approved. See below for additional highlighted information added to the staff report after the June 14th, 2023 meeting regarding public concerns and staff recommendations.

#### PROPOSAL

It is proposed to subdivide the northernmost area of the Autumn Ridge development to create 90 residential lots. The property is located south of W. 1<sup>st</sup> Street and west of Union Road And north of the drainageway that separates this area from Autumn Ridge 5<sup>th</sup> Addition, The proposed Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions include lots intended for development of 44 detached single family dwellings, 46 single-family bi-attached dwellings and an outlot intended to be dedicated to the City for public parkland.

#### PREVIOUS DISCUSSION AT P&Z

The applicant brought the preliminary plat for Autumn Ridge 9<sup>th</sup> Addition for review at November 24<sup>th</sup>, 2020 Planning and Zoning Meeting. At the time the proposal was to develop the area with 95 units (60 bi-attached single family units and 35 detached single family units), which was an

increase in the number of units from the 58 single family units approved with the 2013 preliminary plat, which has since expired due to lack of development activity. Following that, in response to previous comments by the Planning and Zoning Commission, staff concerns and neighbor's concerns, the applicant made revisions and resubmitted the plat for review in 2022. The Planning and Zoning Commission reviewed the revised proposal on March 9, 2022. At that time, the proposal was to develop the area with 92 units (58 single family bi-attached units, 34 detached single-family units, and a little over one acre of public park space.

At both these meetings, the preliminary plat was just introduced, and city staff advised that approval of the R-P master plan amendment would be required prior to approval of the preliminary plat. Because the master plan amendment was not approved by the Planning and Zoning Commission, no detailed discussion of the preliminary plat was done except the initial introduction. This report provides a more detailed analysis of the current proposal for a preliminary plat for Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions. The plat is labeled as two Additions, since the development is proposed to be final platted in two phases.

### **BACKGROUND**

BKND, Inc. has submitted a preliminary plat for review, subject to approval of the amendment to the master plan. This preliminary plat encompasses the final area of development in Autumn Ridge. Autumn Ridge subdivision along Union Road has developed over the past 20 years beginning with a series of retirement condos and patio homes along the Autumn Ridge Road coupled with an expansion of single family dwellings along Paddington Drive, Berry Hill Road and Shocker Road. A recent expansion in the Autumn Ridge Subdivision includes single family dwellings and duplexes along Thresher Court and in 2022 several six-plexes were approved along Autumn Lane (Autumn Ridge 10<sup>th</sup> Addition), which are currently under construction.. In total, the entire Autumn Ridge development consists of approximately 105 acres of land reserved for a mixture of residential homes from single family dwelling units, retirement units, and condominiums. In 2013, the owner submitted and got approval of a preliminary plat for the remaining additions in the subdivision. However, there was no Master Plan amendment done at the time. As stated above, the northern portion of that 2013 preliminary plat has since expired due to lack of development activity.

The developer now proposes to change the preliminary plat for the area shown on the 2013 preliminary plat as the 8<sup>th</sup> and 9<sup>th</sup> Additions by proposing a preliminary plat for 9<sup>th</sup> and 11<sup>th</sup> Additions for the subject area since there has already been a final plat approved for an 8<sup>th</sup> Addition and 10<sup>th</sup> Addition.

### **STAFF ANALYSIS**

#### **Zoning**

The proposed Subdivision plat includes 90 lots on 22.75(approx.) acres of land which will be accessed from W.1<sup>st</sup> Street from the north and Union Road from the east. The property is zoned RP, Planned Residential which permits a variety of uses subject to an approved master development plan. In 2013 a preliminary plat was approved for this area with 58 single family lots. As stated above, the applicant is requesting approval of a new preliminary plat of what was formerly approved as Autumn Ridge 8<sup>th</sup> Addition and 9<sup>th</sup> Addition. The proposed preliminary plat will reduce the number of single-family lots from 58 to 44 with the remaining area proposed for 46 single-unit bi-attached dwellings, thereby changing the unit types and increasing the number of units.

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

Setbacks equal to what is required in the R-4 Zoning District are required around the perimeter of the RP District. Therefore, where lots back up to the perimeter of the development, the setback is 30 feet to match the rear yard setback in the R-4 Zone. The perimeter setback of 30 feet requirement does not apply to the southern boundary of the proposed subdivision, as it is not a perimeter boundary of the RP District. The perimeter setback is shown on the Preliminary Plat, but staff notes that the same needs to be labeled correctly. The deed of dedication, developmental procedures agreement along with the new revised Master Plan and preliminary plat will outline the minimum building setback standards for all lots in the subdivision (detailed below). The lots as proposed satisfy minimum lot width and area criteria as specified in R-P Planned Residence District.

## **Subdivision Design**

### Street connectivity:

While a street connection to the south was never realized with previous subdivision plats, the current proposal is well thought with provision of future street connection/access points to surrounding undeveloped areas, including a street stub (Braeburn Drive) to provide a connection to the undeveloped properties just north of the subdivision, a critical connection of Aronia Drive to 1<sup>st</sup> Street, and two stubs going west with continuation of Wynnewood Drive and Channel Drive, to allow future development west of Autumn Ridge.

### Public Sidewalks:

To provide for pedestrian circulation public sidewalks are required along the west side of Union Road bordering the eastern boundary of subdivision and south side of W 1<sup>st</sup> Street bordering the northern boundary of subdivision. The sidewalk along Union Road must be installed with the public improvements for the 9<sup>th</sup> Addition. The sidewalk along 1<sup>st</sup> Street must be installed with the public improvements for the 11<sup>th</sup> Addition. A public sidewalk connection will be installed between the Union Road sidewalk and Channel Drive through the northern portion of the proposed park (Outlot 1) to provide access for all residents, including those who live in the southern portion of Autumn Ridge. A public sidewalk along the Channel Drive frontage of Outlot 1 must also be constructed with the public improvements of the 9<sup>th</sup> Addition. Public sidewalks, minimum 4-feet in width, must also be constructed along all internal streets within the subdivision to provide for pedestrian circulation, but these will be installed with the development of the lots.

### Community Space/Shared Usable Open Space:

To meet the subdivision code requirement for open space and to comply with the spirit of the originally adopted RP Master Plan and developmental procedures agreement, the developer has included Outlot 1 (1.15 acres), which will be dedicated to the City of Cedar Falls for a public park. Outlot 1 will be developed in the first phase (9<sup>th</sup> Addition). City staff notes that the



proposed park space must be graded so there is usable space. Outlot 1 slopes toward the drainageway to the south. In order to create relatively level usable park space, the southern and western edge of the Outlot will need to be more steeply sloped. The deed of dedication will need to outline the conditions under which the City will accept this area as public park space. In general, it must be graded and seeded according to City standards to provide level park space for City staff to maintain after acceptance and conveyance to City. As noted above, the developer will be adding a sidewalk connection to access the park from Union Road. This sidewalk connection will require the developer to regrade the previously established Union Road drainage ditch. Additional grading will be done to tie the southerly limit of the park space into the existing stormwater detention facility.

#### Stormwater Management:

A regional detention facility was constructed as a part of Autumn Ridge 5<sup>th</sup> Addition that utilized an existing culvert structure under Union Rd. The stormwater facilities are platted currently under Autumn Ridge 5<sup>th</sup> Addition. However, the facility is sized to serve the additional area of Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions. For Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions, stormwater will be collected either in the street with intakes or captured by overland swales within protected drainage easements and will be conveyed to the regional detention area. Collection from street intakes will be captured and piped to the southern waterway previously established in Autumn Ridge 5<sup>th</sup> Addition. Likewise, the overland drainage swales will convey rear-yard drainage swales into intakes to be collected by the storm sewer network.

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

#### Sanitary Sewer

The sanitary sewer will be extended from an existing manhole located north of the existing Union Road culvert and along the west side of Union Road. The sanitary sewer will be extended northerly across Outlot 1, and then extend along the proposed street network to service each lot. The sanitary sewer will be extended to the limits of the plat on the westerly and northerly sides, per the City's subdivision ordinance to accommodate future growth.

#### Utilities

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

#### **Subdivision Phasing**

The proposed plat includes two phases (Autumn Ridge 9<sup>th</sup> and 11<sup>th</sup> Additions) which will be accessed from Union Road and W.1<sup>st</sup> Street. According to the phasing plan (attached), the

development will proceed from east to west. When final plats are submitted, they must match the proposed phasing plan and will need to ensure that all infrastructure necessary to serve the specific final plat area will be constructed prior to approval. Staff finds the phasing plan is acceptable. No more than 30 lots can be developed without a second means of access, so the first phase is limited to 30 lots.

The developer proposes forty-four (44) single family units and forty-six (46) bi-attached units for the proposed addition. The two phases are outlined below.

<b>Proposed Autumn Ridge Additions</b>			
<b>Phases</b>	<b>Lots</b>	<b>Detached Single-family units</b>	<b>Single Family bi-attached units</b>
9 <sup>th</sup> Addition	29	15	14
11 <sup>th</sup> Addition	61	29	32
<b>Total</b>	<b>90</b>	<b>44</b>	<b>46</b>

### **Lot Standards**

As per the R-P, Residential Planned zoning district, there is no minimum yard or height requirements except that the minimum yards, as specified in the R-4 residence district shall be provided around the boundaries of the planned residence district. The perimeter setbacks are described in the zoning section above.

#### Minimum principal building setbacks:

The developer proposes the following minimum setbacks for all the lots in the development.

- Minimum Front Yard setback = 20 feet
- Minimum Side Yard setback = 5 feet (however, for the bi-attached units the setback on the attached side of the unit is zero)
- Minimum Rear Yard setback = 30 feet

City staff finds that the setbacks will be appropriate for the development being similar to setback requirements for single family dwellings in the R-4 District. City staff notes that the required setbacks should be noted on the plat and in the deed of dedication.

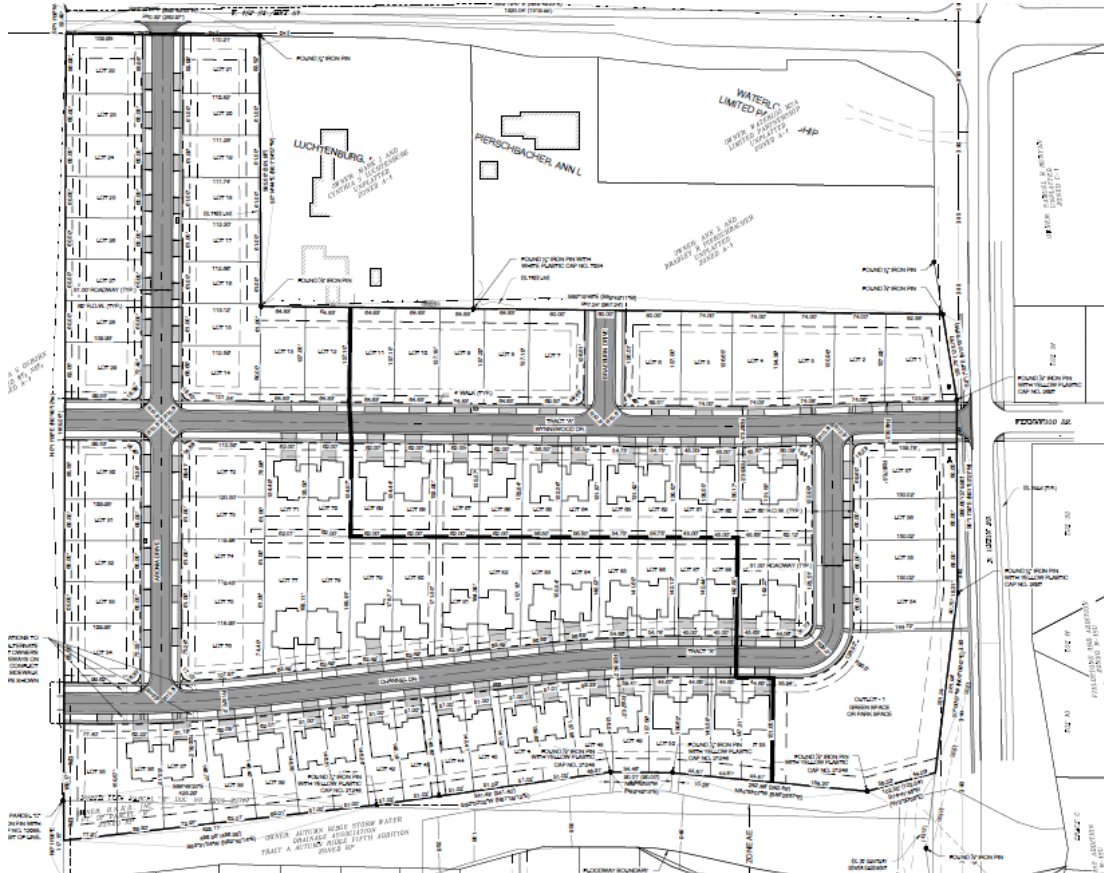
#### Lot size:

As per the R-P District standards, the lot area requirements of the R-4 District shall apply. In the R-4 District, detached single family units required a minimum of 6000 square feet and bi-attached units require a minimum of 4000 square feet. The lot sizes for the detached single family units vary from 6,596 sq.ft to 12,722 sq.ft in area., The proposed single-family bi-attached dwelling lot sizes vary from 5,878 sq. ft to 12,201 sq. ft in area. All proposed lots meet the requirements of the RP District. However, we note that the proposed single-family lots along Aronia Drive are fairly shallow in depth and have rear yard drainage easements. Shallow depth lots with rear drainage easements have caused some issues in other subdivisions. Homeowners often desire to fence their rear yards for privacy, but since fences are not allowed in drainage

easements, the rear yard area may be smaller than homeowners anticipate. Home designs on these lots should be carefully chosen to ensure adequate rear yard space.

### Dwelling Unit Design:

City staff notes that the bi-attached units are all proposed with front-loaded garages. As described in the staff report for the RP Master Plan amendment, staff is concerned about the effect that so many driveways and curb cuts will have on the livability of the neighborhood, as there will be little room for on-street parking, street trees, or landscaped front yards. Driveway paving will cover a significant portion of the front yards and interrupt the sidewalk along the street (see driveway exhibit below).



The developer has indicated that they would like to move forward with the proposal and to address the issue of wider driveways and curb cuts, developer is proposing to add a clause in the deed of dedication stating that all driveways in the development be no more than 18 feet wide at the property line. In addition, lots narrower than 60 feet are limited to 2-car garages. For larger lots with 3-car garages, driveways can still meet the maximum 18-foot standard at the front property line if the driveway is flared out in a manner that meets the zoning code standards, so there is separation between the public sidewalk and any extended area beyond the 18-foot width. On some lots this may require the third garage stall to be setback further to maneuver, which is a common design. While staff is still concerned about this issue and the quality of the neighborhood streetscape it will produce, we are accepting of this solution.

### Notification of Surrounding Property Owners:

City Staff sent a courtesy notice to the surrounding property owners on 5<sup>th</sup> June 2023.

## TECHNICAL COMMENTS

Stormwater Management – Public comments have been received highlighting concerns regarding localized flooding adjacent to previously established basins. These concerns were reviewed by the developer's engineer, who provided City staff with a written memorandum with calculations demonstrating that the existing detention volumes and rates are still acceptable and within tolerance from the originally designed stormwater facility. Secondly, concerns were raised by staff and others regarding the current state of the existing drainage facility regarding the need to clear and grub the basin to maintain its capacity. After review by the developer's engineer, the current drainage capacity is being met. However, as ongoing maintenance is expected for all stormwater facilities per the approved Stormwater Maintenance & Repair Agreement, the City required the developer to clear the drainageway of volunteer trees and shrubs that may over time pose a problem. The developer, as a member of the Autumn Ridge Storm Water Drainage Association completed the required maintenance as directed by City. It should be known that maintenance will be ongoing for the life of the drainage facility as outlined in the Stormwater Maintenance & Repair Agreement. Once a subdivision is built-out, this obligation falls to the homeowners, most often through an association that collects fees for maintenance over time. This is an obligation of all subdivisions to maintain the stormwater facilities that serve their development, including both dry bottom and wet bottom ponds.

The petitioner's engineer has previously submitted a storm water management plan to the City and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City's subdivision requirements and also finds that the design will improve the drainage pattern that has developed over the years on this undeveloped parcel of land.

## OUTSTANDING ISSUES

Staff notes that there are some minor label corrections to be done on the plat, including re-labeling Outlot 1 to Outlot A (all tracts and outlot must be labeled with letters instead of numbers).

The draft deed of dedication has been submitted by the applicant. The wording of this document will be dependent on the conditions and specifications of the plat as recommended by the Planning and Zoning Commission.

## STAFF RECOMMENDATION

The introduction of this preliminary plat is for discussion and public comment. City staff requests direction from the Commission and recommends continuing the discussion to the next Planning and Zoning meeting.

Staff notes that the staff recommendation section of the "Autumn Ridge Masterplan Amendment" staff report should be referred, as without the masterplan amendment, the preliminary plat cannot be approved.

## PLANNING & ZONING COMMISSION

Introduction & Discussion 06/14/2023	Chair Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. Ms. Alberhasky recused herself from the item as she has a conflict of interest. Mr. Atodaria explained that the location consists of 105 acres west of Union Road and south of West 1 <sup>st</sup> Street. He noted that development has been ongoing since 2001 and showed renderings of the Master Plans and preliminary plats since then. He then showed a color coded drawing of the subdivision today, showing the breakdown of
---	--

the additions and the proposed revisions of the RP-Master Plan. Mr. Atodaria discussed the proposed number of lots and units and showed a rendering of where they are each proposed to be located.

He explained the concerns with the project, including excessive paving along street frontages. This would add congestion on the streets, less on-street parking, compromised sidewalk continuity and front yards that will be largely paved with less room for landscaping and trees. The developer is proposing that the driveway width for the lots will be limited to 18 feet at the front lot line. It is also proposed that lots with less than 60 feet will be limited to a 2-car garage. He noted another concern with sidewalk connections and noted that the developer will be adding sidewalks along the Union Road and W. 1<sup>st</sup> Street in addition to sidewalks bordering platted lots to comply with the City's ordinance. The City had agreed to construct a small segment of missing sidewalk along Union Road between Paddington Drive and the southern edge of the proposed Autumn Ridge 11<sup>th</sup> addition as a capital improvement project. A third concern is with community space and shared useable open space. Per the subdivision code and the RP Development Agreement, usable open space should be provided to meet the needs of the neighborhood. Staff recommends that some usable open space be designated within the 9<sup>th</sup> and 11<sup>th</sup> Addition as originally agreed. The developer is providing 1.15 acres of open space for a park.

Matthew Tolan, EI, Civil Engineer II, spoke about the stormwater management plan and spoke to concerns by neighbors. He explained renderings of the stormwater plans and showed a photo of the existing stormwater detention basin. He also discussed concerns with the traffic impact and explained that a traffic impact study was done and it showed that requirements have been met. The DOT has also confirmed their acceptance of the connection onto HWY 57.

Mr. Atodaria explained the final outstanding issues, which include a revision to the existing developmental procedures agreement that will be required to make it consistent with the revision to the RP Master Plan. The draft agreement and the deed of dedication will be finalized once staff has received direction and a decision by the Planning and Zoning Commission. The introduction of the Master Plan Amendment is for discussion and public comment only at this time.

Mr. Atodaria moved forward with the next item for consideration with regard to these additions, the preliminary plat. He displayed a rendering showing street connection, access points and mailbox locations, as well as one showing the setbacks of the preliminary plat. He stated that all lots meet the minimum requirements for lot width and area as per the Code. He discussed drainage and utility easements, community space/shared usable open space, public sidewalks and the stormwater maintenance and repair agreement. Mr. Tolan explained the requirements with regard to stormwater maintenance and stated that they have been met. He also discussed the Stormwater Pollution Prevention Plan and the process the contractor is required to follow. Mr. Atodaria spoke regarding technical issues that will need to be addressed with the proposal.

Ms. Moser asked when the traffic study was completed. Mr. Tolan explained that it was done in 2021. Mr. Larson asked if the proposed preliminary plat still has expected revisions that are to be made before approval. Ms. Howard stated that it depends on whether there are modifications to the master plan based on public input. Until the master plan and any modifications have been finalized, the plat cannot be approved.

Ms. Crisman asked if the Fieldstone retention basin was put in in anticipation of this addition. Ms. Howard stated that there would always be an expectation that the community grows, every development is responsible for accepting the water from upstream properties and managing the stormwater for their development and maintaining the facilities over time.

Mr. Leeper asked Mr. Tolan to speak to any other mechanisms and requirements that would control silt buildups. Mr. Tolan explained that there will always be natural siltation, so maintenance agreements should address regular maintenance and when and how it is removed.

Ms. Moser asked how the grading for the greenspace will impact the movement of water. Mr. Tolan explained that there is no planned construction in the basin. Everything will be outside the basin and controls will be placed around the waterway and secondary controls around stockpiles. With final development, the agricultural field will be switched to more of a permanent lawn status. Seeding would take place that will lock the topsoil layer down to avoid erosion.

Ms. Crisman asked if Maria Perez, Stormwater Specialist, could provide more information at the next meeting. Ms. Howard stated she would ask Ms. Perez to attend the next meeting.

Dennis Happel, BNKD, spoke as the developer for the project. He explained that a new Master Plan and the preliminary plat are being submitted based on recommendations from City staff and comments from the Commission in the past. Every phase of the development have gone through City Staff, Planning and Zoning and Council. He stated that all requirements have been met or exceeded and that he wants to make sure that there are no misconceptions regarding what they are required to do.

Cindy Luchtenberg, 4322 W. 1<sup>st</sup> Street, stated that there were several neighbors with concerns regarding the project. She clarified that they are not against the development, but they were under the assumption that there would be fewer lots with single-family homes with more greenspace until it was changed in 2013. At that time the detention pond was taken away, the cul-de-sacs were taken away and the kind of housing that was proposed. They were told that the whole development to the north would be consistent with the homes on the north end of the property. In 2020 it was changed to almost all duplexes and not what the homeowners were told. She noted concern with the water runoff and read a paragraph from a brochure from the Iowa Stormwater Organization regarding urban landscapes and runoff. She believes the study should be redone as there will be more housing than was originally stated. She also stated concerns with what she referred to as being a transient community as those forms of housing are not usually considered a permanent home. Another concern is with the housing becoming rentals.

Lyle Simmons, 207 Corduroy, stated that at the time he bought the lot they invested their money into the neighborhood itself as that was the ideal they had been looking for. When duplexes started going up the neighborhood changed to something they had not signed up for. He also noted concerns with how the waterway will be maintained with the density going in as it seems to be landlocked and it would be difficult to get to it. With regard to the structure going under Union Road, he asked if homeowners from Autumn Ridge absolved from any ramifications that could come from a torrential rain coming in.



Brad Pierschbacher, 4228 W. 1<sup>st</sup> Street, stated that they own the property directly north of this subdivision and they have concerns about the setbacks and how that will affect which kind of housing can be built. He also noted concerns with the sidewalks and if it will affect whether he will have to put sidewalk in front of his home. He also had concerns with traffic once the new high school is built combined with the additional housing.

Jim Hancock, 821 Lakeshore Drive, spoke regarding the silt removal that the lake association had to pay to remove, and stated concerns with future silt issues.

David Davis, 4407 Berryhill Road, stated concerns with traffic and environmental issues.

Ann Spurr, 4211 Berryhill Road, voiced concerns with the runoff and the use and location of the greenspace.

Tom Litton, 918 Juanita, stated concerns with silt issues.

Acting Chair Hartley brought back a question regarding whether duplexes could be built on additional lots. Ms. Howard explained that since this is a Master Plan community there cannot be a change unless the change is brought through Planning and Zoning and City Council. At this time they could not put duplexes on lots that have been designated as single-family without coming back to the Commission to ask for that change.

Mr. Hartley reiterated the question regarding potential liability to existing homeowners for any damage from water flowing downstream. Mr. Tolan explained the drainage flow in place and how it would work. As for any liabilities, the Autumn Ridge Stormwater Drainage Association is responsible for the basins as outlined in their agreement, which has maintenance in place. The City and Association are in agreement that in the event there is an issue at hand, the City notifies the Association of what remedies are to be taken. In the event that those aren't taken or it's a life and death situation where the City has to take immediate action, the City will assess the cost back to the Association. Ms. Howard further explained that in general, every development is responsible for management of their own water. She stated that she could get a more detailed response for the next meeting.

He then asked for staff to address whether a property owner with existing property on West 1<sup>st</sup> Street be required to put in sidewalk to connect to the sidewalks put in by the developer. Ms. Howard explained that the only way that would be required is if that property owner chose to develop on that property.

Mr. Hartley then asked whether the retention ponds are managed by Homeowner Associations. Ms. Howard stated that the Homeowner's Association would be responsible for collecting the right dues to maintain the facility and the pond. Mr. Leeper asked more about silt control policies and Mr. Tolan responded.

Mr. Atodaria responded to questions from attendees that were raised regarding setbacks.

Mr. Leeper noted confusion with the units per acre that were discussed compared to the plans. Mr. Happel provided an explanation. There was further discussion regarding the changes in numbers of units.

Mr. Larson asked for more clarification on the calculations for the detention basins and changes in permeability. Mr. Tolan provided an explanation and information.

Ms. Crisman asked about the new housing needs assessment and how it relates to this project. Ms. Howard stated that staff could look at the assessment and bring that information back at the next meeting.

Mr. Leeper asked about the obligation for the developer to do what they said they would do in the beginning. Ms. Crisman stated that she feels that this is an example of needing to find a balance between providing housing and being environmentally responsible.

Mr. Stalnaker asked if there has been any new guidance from Council on clearer developments with regard to greenspace. Ms. Howard stated that there is a section of the CIP to do a new parks master plan in a couple years. One of the goals as part of that study, staff would like more clarity on the direction of the amount of open space required.

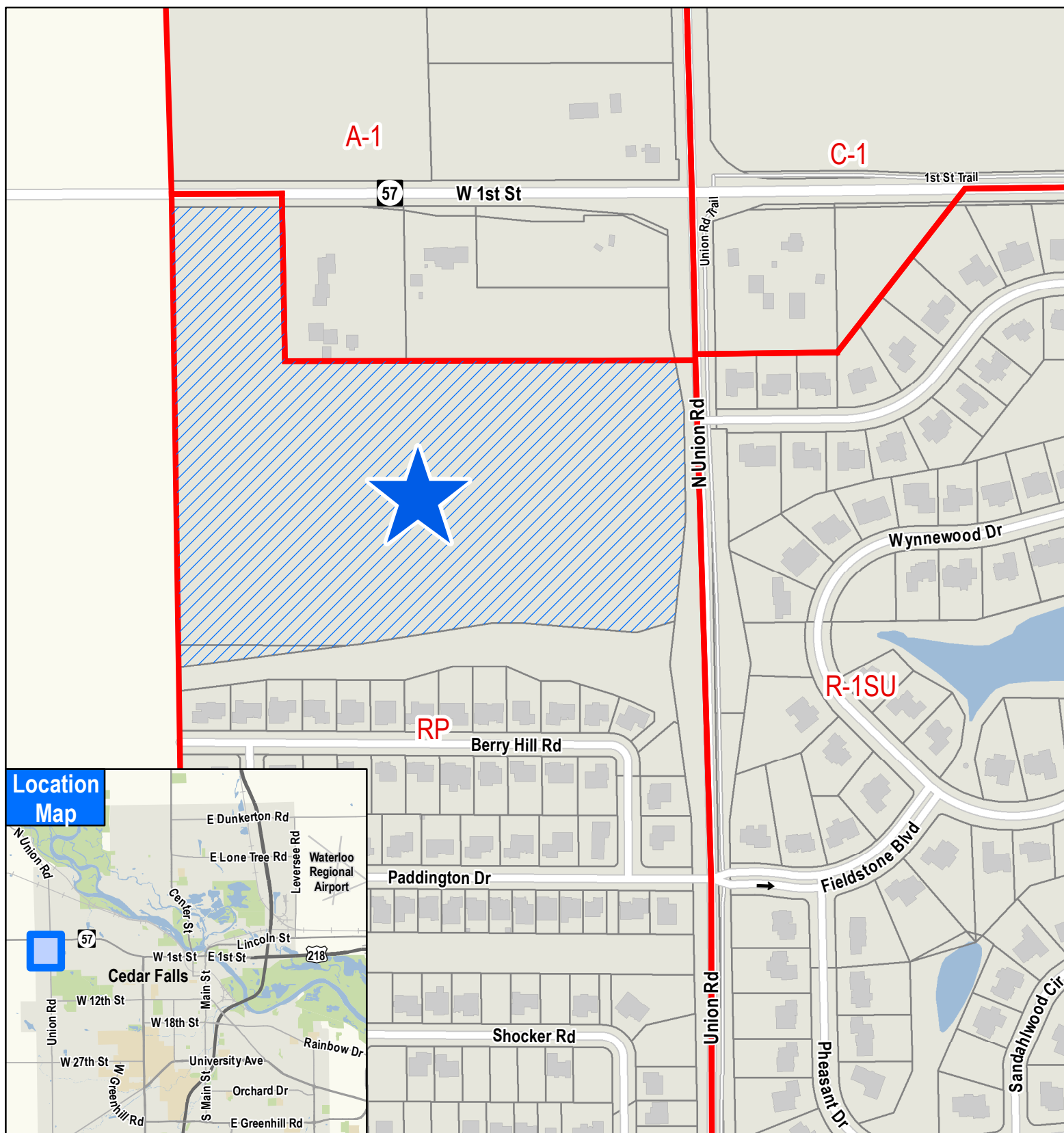
Mr. Leeper stated that he doesn't feel they can wait years to determine a number of acres should be set aside for parks/greenspace. He feels something should be put into place sooner than that. Ms. Howard agreed with the need for more clarity but explained that there are a lot of legal aspects to determining those kind of formulas so it will take time.

The Master Plan Amendment and Preliminary Plat discussions will be continued at the next meeting.

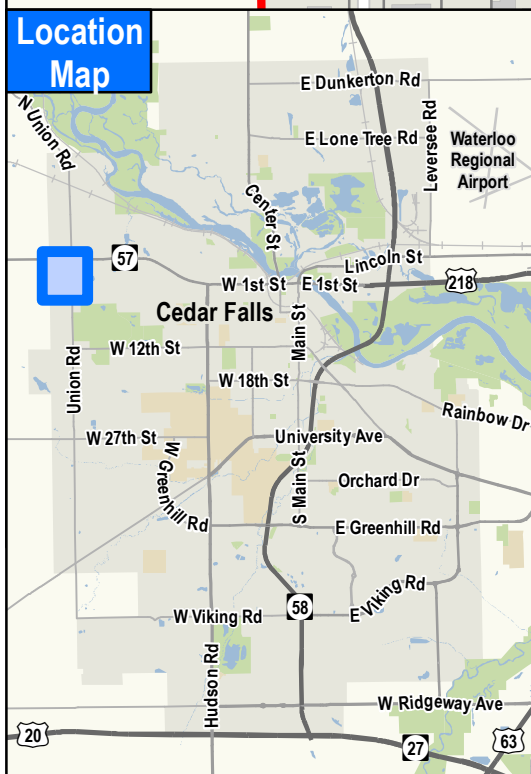
# Cedar Falls Planning and Zoning Commission

## June 14, 2023

Item 3.



### Location Map



**Preliminary Plat for Autumn Ridge  
9th and 11th Addition  
(PP23-001)**

# PRELIMINARY PLAT AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS CEDAR FALLS, IOWA

## LEGEND

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

## OWNERS OF RECORD

B.N.K.D., INC.  
PO BOX 336  
WAVERLY, IOWA 50677

## FLOOD ZONE

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

## SETBACK DATA

FRONT YARD = 20 FT  
REAR YARD = 30 FT  
SIDE YARD = 5 FT

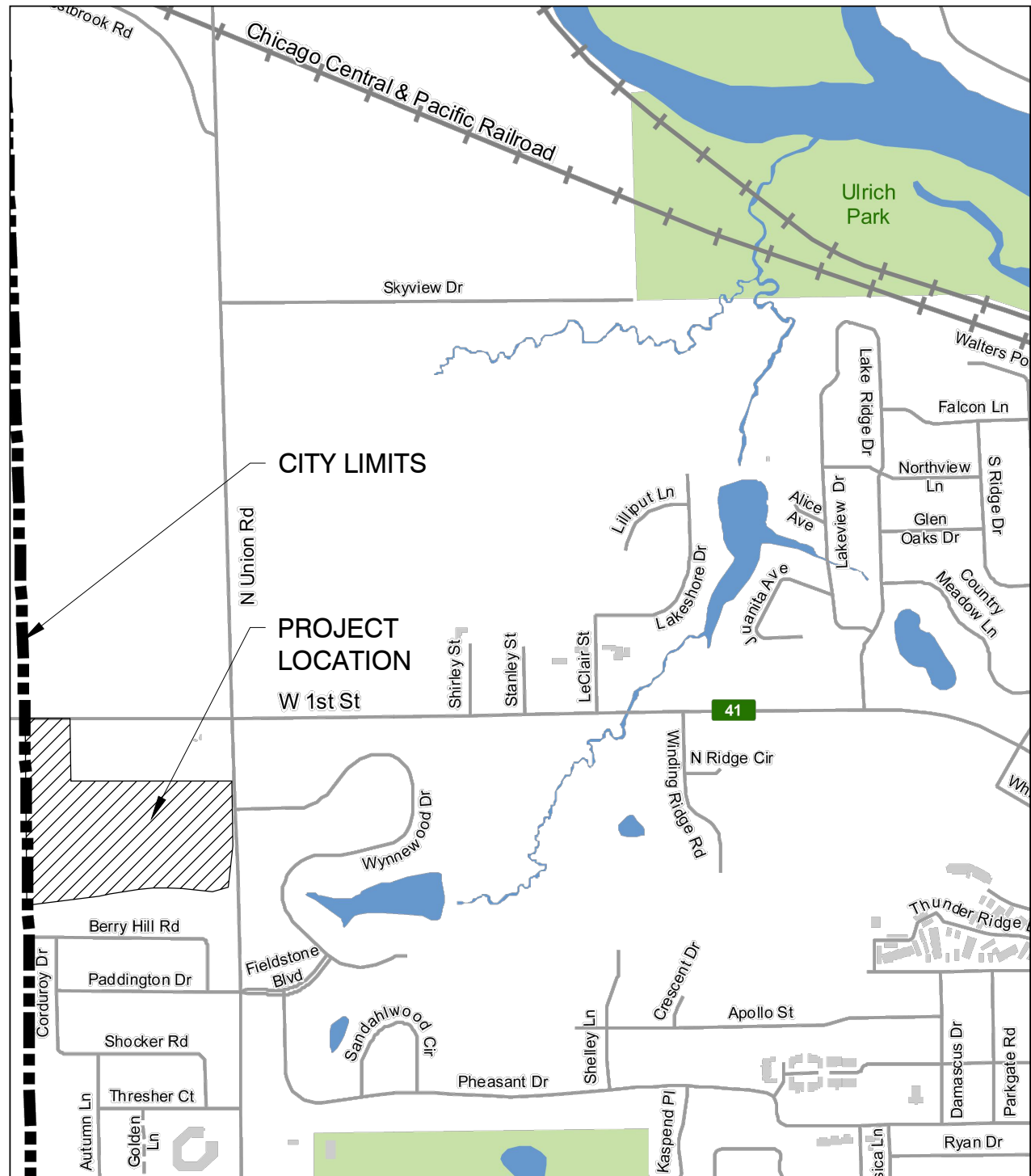
## LEGAL DESCRIPTION

PARCEL "C" LOCATED IN THE E½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, EXCEPT THAT PART OF AUTUMN RIDGE FIFTH ADDITION RECORDED ON INSTRUMENT #2014-00015466 AND THAT PART OF PARCEL "B" LOCATED IN THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF AUTUMN RIDGE 5TH ADDITION; THENCE NORTH 0°10'38" EAST, 57.20 FEET ALONG THE WEST LINE OF SAID PARCEL "B" TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88°48'20"E, 425.29 FEET ALONG THE NORTH LINE OF SAID PARCEL "B" TO A POINT ON THE NORTH LINE OF TRACT A, AUTUMN RIDGE FIFTH ADDITION; THENCE SOUTH 83°31'04" WEST, 428.11 FEET ALONG SAID NORTH LINE OF TRACT A TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES MORE OR LESS.

THIS PARCEL CONTAINS 23.38 ACRES MORE OR LESS.

## SITE NOTES:

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



VICINITY MAP  
NOT TO SCALE

## SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL LAYOUT
3	OVERALL GRADING
4-5	UTILITIES, EASEMENTS AND DETAILED DIMENSIONS
6	HOUSE AND DRIVEWAY FOOTPRINT

## SURVEY LEGEND

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

## SURVEYOR AND ENGINEER

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

## ZONING INFORMATION:

CURRENT: RP (PLANNED RESIDENCE DISTRICT)

## SURVEY REQUESTED BY:

B.N.K.D., INC.  
PO BOX 336  
WAVERLY, IOWA 50677

## CLOSURE:

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

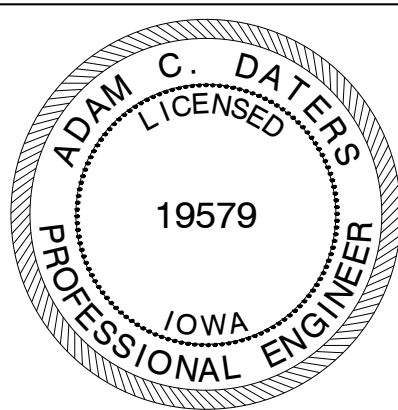
## NOTE:

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

## MAILBOX NOTES:

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

DATE PREPARED :4/24/2023



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

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Adam C. Daters, PE  
Iowa License Number 19579  
My license renewal date is December 31, 2024

Pages or sheets covered by this seal: \_\_\_\_\_



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

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Travis R. Stewart, PLS  
Iowa License Number 17162  
My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal: \_\_\_\_\_

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	ADDRESS CITY COMMENTS	SJC	09-08-2020	1	CITY TECH REVIEW COMMENTS (2-16-22 MTG.)	ACD	2-22-2022
2	ADDRESS CITY COMMENTS	SJC	10-26-2020				
3	ADDRESS CITY COMMENTS	SJC	11-12-2020				

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

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

AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA

PRELIMINARY PLAT -  
COVER SHEET

PROJECT NO. 5786
SHEET NO. 1 OF 6







PRELIMINARY PLAT - AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA



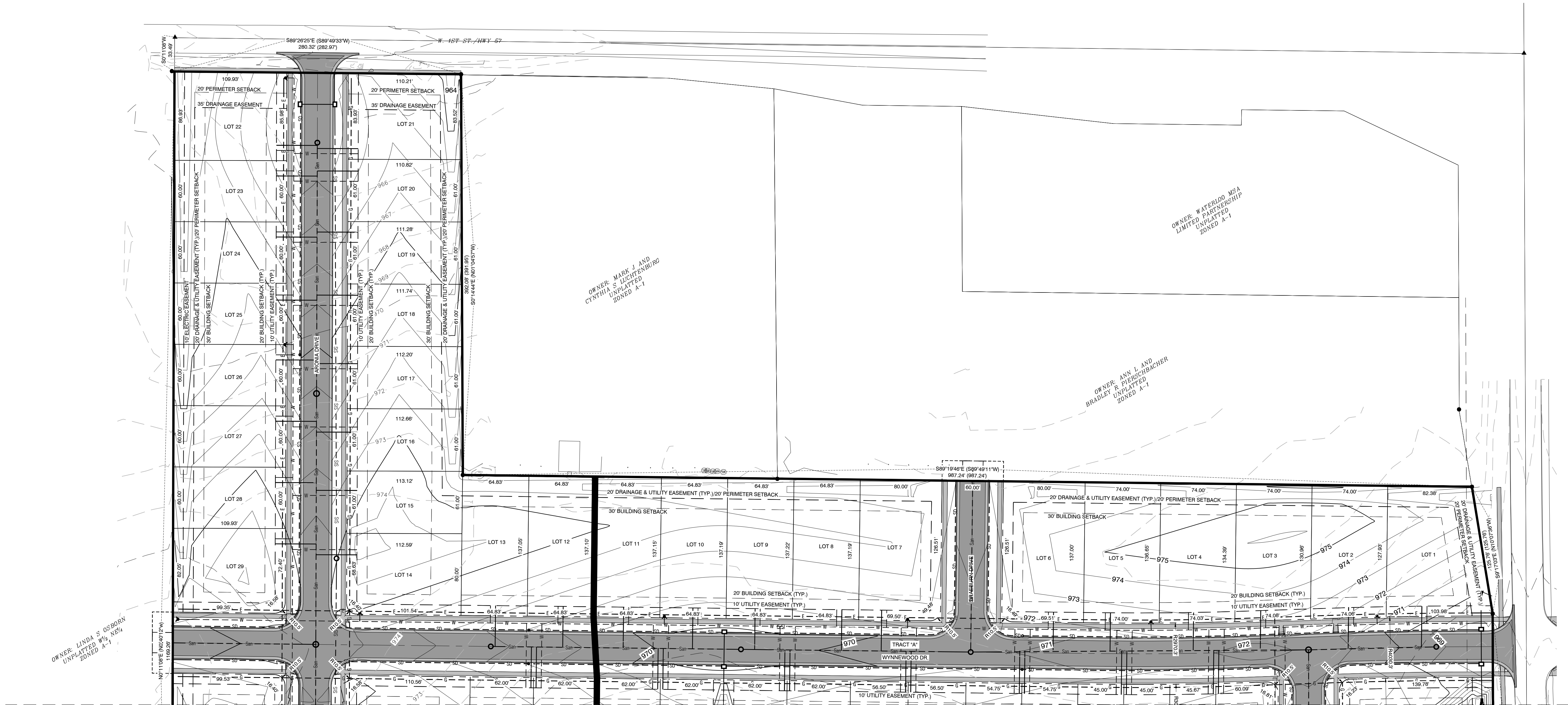
MLO TABLE			
LOT #	LOW POINT ELEVATION	SWALE 100 YR DEPTH (FT)	MLO ELEVATION
1	971.36	0.12	972.48
2	973.12	0.12	974.24
3	973.94	0.12	975.06
4	973.43	0.45	974.88
5	972.73	0.45	974.18
6	972.04	0.45	973.49
7	972.00	0.45	973.45
8	971.95	0.45	973.40
9	972.31	0.45	973.76
10	972.61	0.45	974.06
11	972.94	0.45	974.39
12	973.27	0.45	974.72
13	973.30	0.45	974.75
14	973.44	N/A	974.44
15	973.16	0.25	974.41
16	971.87	0.25	973.12
17	970.32	0.25	971.57
18	968.79	0.25	970.04
19	967.22	0.25	968.47
20	965.67	0.25	966.92
21	963.69	0.25	964.94
22	967.02	0.40	968.42
23	967.46	0.40	968.86
24	967.76	0.40	969.16
25	968.06	0.25	969.31
26	968.54	0.25	969.79
27	969.91	0.25	971.16
28	971.79	0.25	973.04
29	973.38	0.25	974.63
30	975.26	0.20	976.46
31	974.66	0.20	975.86
32	973.59	0.20	974.79
33	972.06	0.20	973.26
34	970.22	0.20	971.42
35	962.91	N/A	963.91
36	962.01	N/A	963.01
37	960.50	N/A	961.50
38	959.06	N/A	960.06
39	957.63	N/A	958.63
40	956.79	N/A	957.79
41	956.42	N/A	957.42
42	954.61	N/A	955.61
43	954.44	N/A	955.44
44	953.66	N/A	954.66
45	953.38	N/A	954.38

MLO TABLE			
LOT #	LOW POINT ELEVATION	SWALE 100 YR DEPTH (FT)	MLO ELEVATION
46	953.37	N/A	954.37
47	953.37	N/A	954.37
48	954.64	N/A	955.64
49	954.39	N/A	955.39
50	952.36	N/A	953.36
51	952.23	N/A	953.23
52	952.23	N/A	953.23
53	949.89	N/A	950.89
54	959.71	N/A	960.71
55	964.46	N/A	965.46
56	966.06	N/A	967.06
57	967.42	N/A	968.42
58	968.88	0.40	970.28
59	968.43	0.40	969.83
60	967.98	0.40	969.38
61	967.53	0.40	968.93
62	966.98	0.40	968.38
63	966.43	0.40	967.83
64	965.87	0.40	967.27
65	965.30	0.40	966.70
66	964.69	0.40	966.09
67	964.24	0.40	965.64
68	964.24	0.25	965.49
69	964.99	0.25	966.24
70	966.53	0.25	967.75
71	968.08	0.25	969.33
72	972.19	N/A	973.19
73	969.64	0.25	970.89
74	969.62	N/A	970.62
75	967.96	N/A	968.96
76	965.95	N/A	966.95
77	964.07	N/A	965.07
78	962.20	N/A	963.20
79	960.58	N/A	961.58
80	959.89	0.45	961.34
81	959.89	0.45	961.34
82	960.12	N/A	961.12
83	960.56	N/A	961.56
84	960.96	N/A	961.96
85	961.35	N/A	962.35
86	961.73	N/A	962.73
87	962.21	N/A	963.21
88	962.74	N/A	963.74
89	963.40	N/A	964.40
90	964.20	N/A	965.20

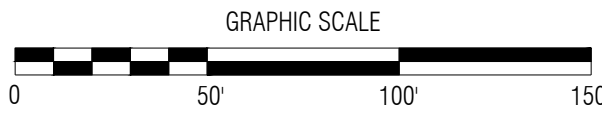
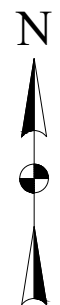
- NOTES**
1. THE EXTENT OF TOPOGRAPHIC CHANGES SHALL CONSIST OF ROADWAY GRADING AND LOT GRADING.
  2. TRACT "A" IS PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF CEDAR FALLS.
  3. SLOPES SHALL NOT EXCEED 4:1 IN ANY ACCESS EASEMENT AREA
  4. SEE SHEETS 4 AND 5 FOR ADDITIONAL LOT DIMENSIONS AND NOTATIONS.



PRELIMINARY PLAT - AUTUMN RIDGE NINTH AND  
ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA



MATCH LINE SEE SHEET 5 OF 5



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	ADDRESS CITY COMMENTS	SJC	09-08-2020	4	CITY TECH REVIEW COMMENTS (2-16-22 MTG.)	ACD	2-22-2022
2	ADDRESS CITY COMMENTS	SJC	10-26-2020				
3	ADDRESS CITY COMMENTS	SJC	11-12-2020				

**CGA**  
Clapsaddle-Garber Associates, Inc.  
5106 Nordic Drive  
Cedar Falls, Iowa 50613  
Ph 319-299-0258  
www.cgaconsultants.com

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

AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA

PRELIMINARY PLAT -  
UTILITIES AND EASEMENTS

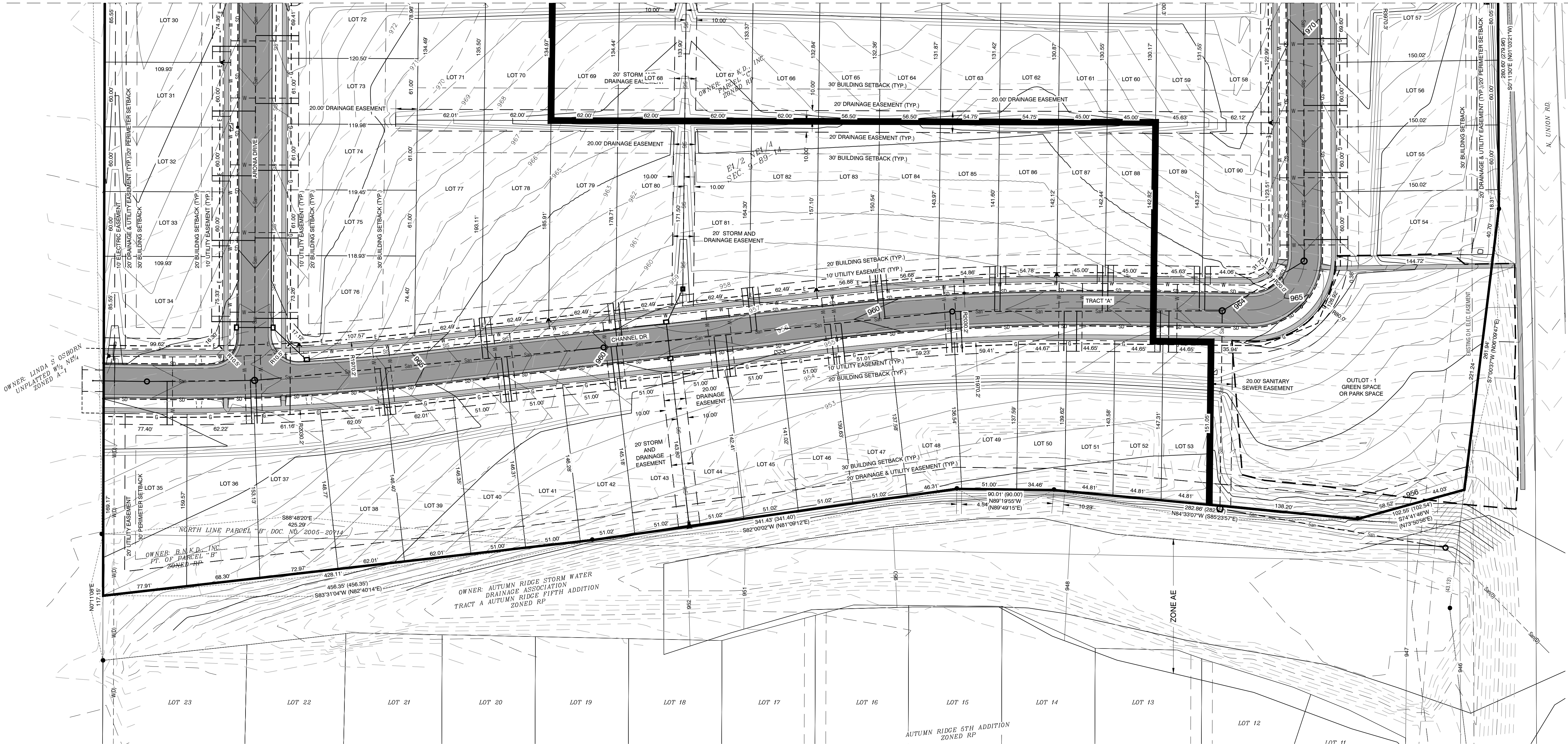
PROJECT NO. 5786
SHEET NO. 4 OF 6

DATE PREPARED: 5/20/20



PRELIMINARY PLAT - AUTUMN RIDGE NINTH AND  
ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA

MATCH LINE SEE SHEET 4 OF 6



DATE PREPARED: 5/20/20



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	ADDRESS CITY COMMENTS	SJC	09-08-2020	4	CITY TECH REVIEW COMMENTS (2-16-22 MTG.)	ACD	2-22-2022
2	ADDRESS CITY COMMENTS	SJC	10-26-2020				
3	ADDRESS CITY COMMENTS	SJC	11-12-2020				

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

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

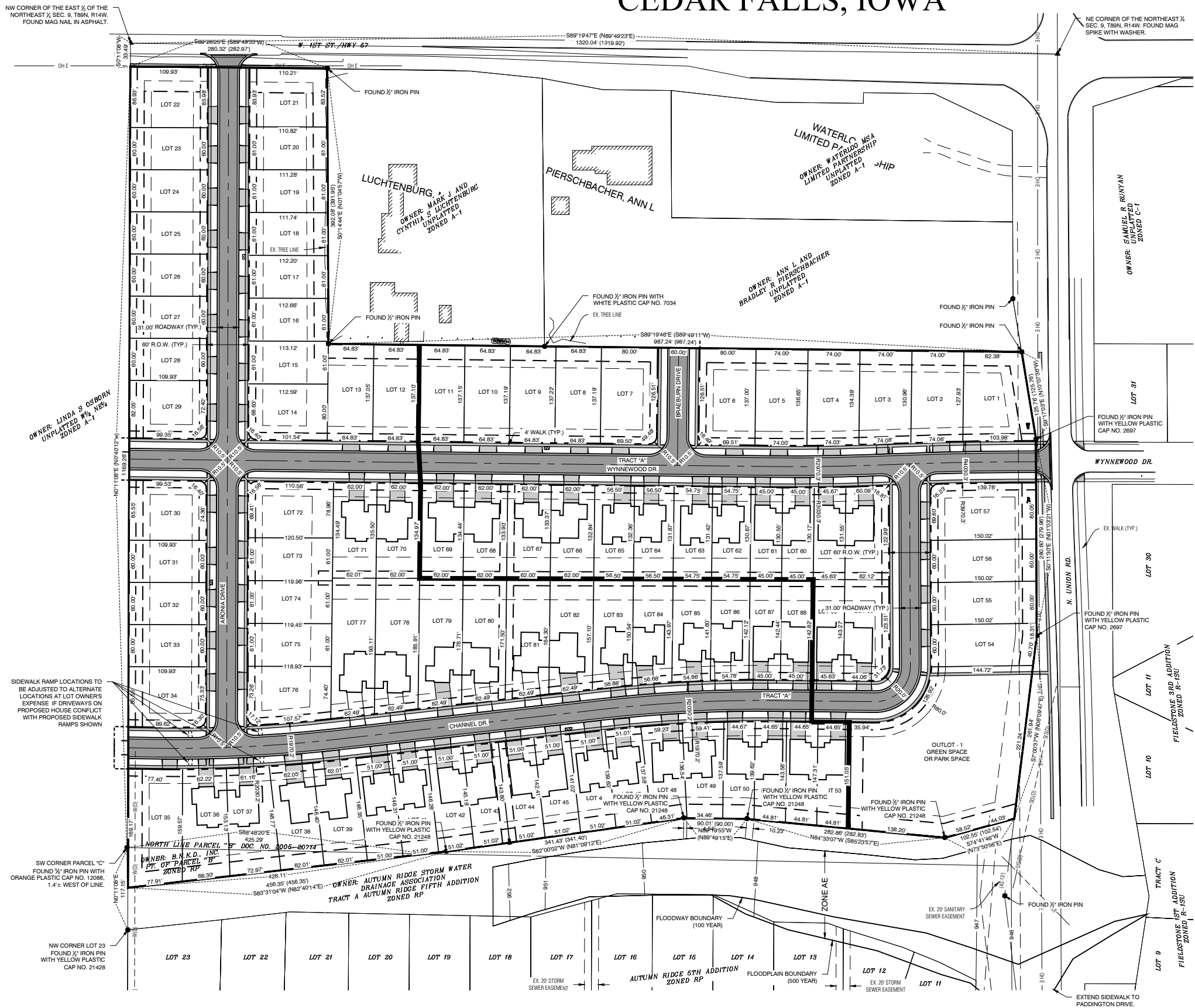
**AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS**  
**CEDAR FALLS, IOWA**

**PRELIMINARY PLAT -  
UTILITIES AND EASEMENTS**

PROJECT NO. 5786
SHEET NO. 5 OF 6



PRELIMINARY PLAT - AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA



- NOTES:**
1. ALL DRIVEWAY LOCATIONS ARE BASED OFF HOUSING PRODUCTS PROVIDED BY THE DEVELOPER, BUT ARE SUBJECT TO CHANGE.
  2. ONE UNIT BI-ATTACHED DWELLINGS ARE SUBJECT TO CHANGE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.
  3. SINGLE FAMILY FOOTPRINTS NOT SHOWN DUE TO VARIABILITY IN THIRD PARTY DESIGNS, TYPICAL DRIVEWAY LOCATIONS ARE SHOWN



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	CITY TECH REVIEW COMMENTS (2-18-22 MTG)	ACD	2-22-2022				

**CGA**  
Clapsaddle-Garber Associates, Inc.  
5106 Nordic Drive  
Cedar Falls, Iowa 50613  
Ph 319-298-0269  
www.cgaconsultants.com

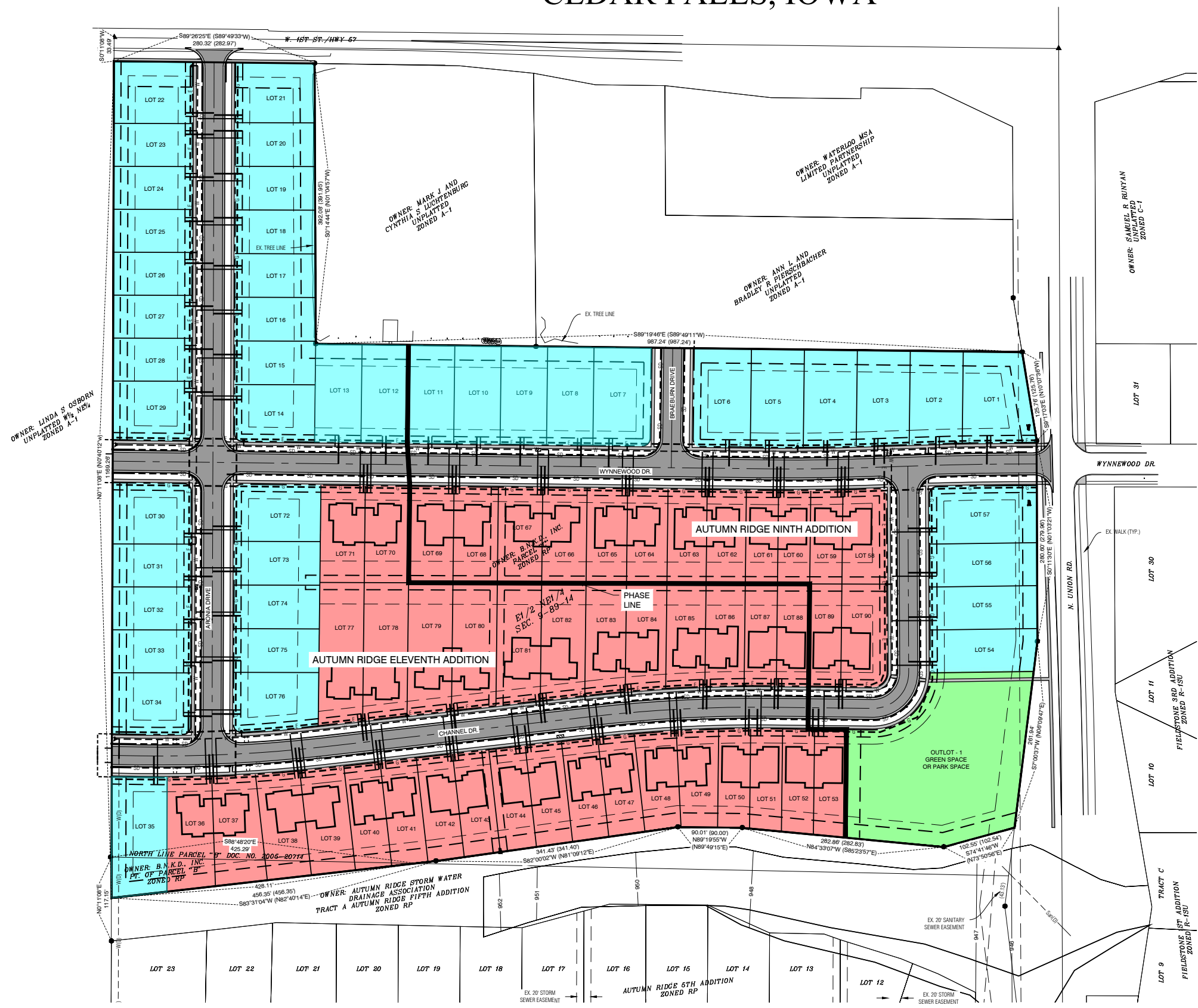
DESIGNED: NCB DATE: 05-18-20  
DRAWN: SJC DATE: 10-23-20  
CHECKED: ACD DATE:  
APPROVED: DATE:

AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA

PRELIMINARY PLAT - HOUSE & DRIVEWAY FOOTPRINT

PROJECT NO. 5786  
SHEET NO. 6 OF 6

# MASTER PLAN - AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS CEDAR FALLS, IOWA



**TRACTS**  
A. - STREET RIGHT OF WAY

**OUTLOTS**  
1. - GREEN SPACE OR PARK SPACE  
DEEDED TO THE CITY

PHASE	LOTS	TRACT
1	29	"A"
2	61	"A"
TOTAL	90	

**LEGEND**

ONE UNIT BI-ATTACHED  
LOT = 46 TOTAL

SINGLE FAMILY/ONE UNIT  
LOT = 44 TOTAL

GREEN SPACE OR PARK SPACE

**NOTES:**  
1. ONE UNIT BI-ATTACHED DWELLINGS ARE SUBJECT TO CHANGE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	CITY TECH REVIEW COMMENTS (2-16-22 MTG)	ACD	2-22-2022				

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

DESIGNED: NCB DATE: 05-18-20  
DRAWN: SJC DATE: 10-20-20  
CHECKED: MCH DATE: \_\_\_\_\_  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

**AUTUMN RIDGE NINTH AND ELEVENTH ADDITIONS  
CEDAR FALLS, IOWA**

**MASTER PLAN**