



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JULY 10, 2019
5:30 PM AT CITY HALL**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of June 26, 2019.

Public Comments

Old Business

2. **The Terraces at West Glen Preliminary Plat**

Location: Southeast corner of Union Road and W. 12th Street
Applicant: The Terraces at West Glen, LLC
Previous discussion: June 26, 2019
Recommendation: Recommend approval
P&Z Action: Review and make recommendation to City Council

New Business

3. **Greenhill Village Townhomes II Final Plat**

Location: Southeast Corner of Norse Drive and Lloyd Lane
Applicant: Panther Farms LLC and CGA Engineer
Previous discussion: None
Recommendation: Recommend approval
P&Z Action: Review and make recommendation to City Council

4. **Sands Addition Final Plat**

Location: Northeast Corner of Highway 58 and Greenhill Road
Applicant: Jim Sands and VJ Engineering
Previous discussion: None
Recommendation: Recommend approval
P&Z Action: Review and make recommendation to City Council

5. **Downtown Facade Review – New Signage**

Location: 100 E. 2nd Street, Suite 103
Applicant: Riverside Brothers, Inc.
Previous discussion: None
Recommendation: Recommend approval
P&Z Action: Review and make recommendation to City Council

Commission Updates

Adjournment

Reminders:

- * July 24th and August 14th Planning & Zoning Commission Meetings
- * July 15th and August 5th City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
June 26, 2019
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, June 26, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Giarusso, Holst, Larson, Leeper, Saul and Wingert. Hartley and Prideaux were absent. Karen Howard and Community Services Manager, David Sturch, Planner III were also present.

- 1.) Chair Holst noted the Minutes from the June 12, 2019 regular meeting are presented. Ms. Saul made a motion to approve the Minutes as presented. Ms. Giarusso seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Giarusso, Holst, Larson, Leeper, Saul and Wingert), and 0 nays.

- 2.) The first item of business was the Cherrywood Acres Minor Subdivision Plat. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the item was discussed at the previous meeting and summarized some of the details that were covered at that time. He noted that the property is in the R-1 Zoning District and provided lot and setback requirements, utility needs (water, electric, gas & sanitary sewer), and grading information. He discussed the potential for future lot splits and noted that there appears to be only one instance where it might be possible to split the lot and meet all other zoning requirements and in that case they would have to pave a new street segment, so is unlikely. He also noted that new driveways would not be allowed along Union Road, which is an arterial street, so there would not be opportunities to split lots where the only frontage for a new lot would be Union Road. He summarized other State and City codes and guidelines used in the decision making process. Ms. Howard addressed the question of why certain areas have to meet specific design standards and in this subdivision there are no design standards. She noted that the Pinnacle Prairie development was mentioned. That area is zoned MU, where conditions must be met to comply with the master plan, but in the R-1 District, there are not specific design standards that apply. Mr. Sturch noted that notifications were sent out to property owners in a broad area of the surrounding subdivision. Staff recommends approval with the following recommendations:
 1. Conformance to all city staff recommendations and technical requirements
 2. Extension of water main across the north side of the property, within 10-ft. easement and add a new hydrant east of the existing driveway
 3. The existing home must be connected to the new water main
 4. Any comments or direction from the Planning and Zoning Commission.

Chair Holst asked if any of the Commission members have been approached and need to disclose any conversations. Mr. Wingert stated that he was not at the last meeting and had a conversation with Mr. Runyan about what he wanted to do for the plan on the house.

Tony Runyan, 4114 High Street, (applicant) stated that he is trying to build a home for his family and that he meets all ordinances and codes and has met all the technical comments.

Chad Schoneman, 4307 Cherrywood, stated that he believes that character criteria still applies as it did in other subdivisions. He noted that he did not see a Statement of Character in the

information provided. He asked about the private covenant agreement and stated that it is still active. He asked if staff would consider requesting the Commission or Council require a Statement of Character be added to Lot 11, and if not, why? While he understands why they want to build in that location, he doesn't feel it fits.

Mr. Sturch explained that the Deed of Dedication does outline the developer's wishes of how they want to set up a subdivision, but it is up to each individual subdivision/developer to decide how they would like it set up. Ms. Howard added that the City does not enforce private covenants as they are a private matter, as they are not related to City requirements.

Susie Sigworth, 1028 Cherrywood Drive, is concerned that a new house that would block their view to the north. She stated that there are lots large enough to split and does not want to see that happen, and feels that if one person is allowed to split their lot it will become an issue.

Mark Sigworth, 1028 Cherrywood Drive, asked Mr. Sturch to bring up the slide that shows water drainage and asked how the water is supposed to get around a new house and drain to Union Road. The grade along Union Road would force the water to the northeast corner of the lot. He also stated that he doesn't believe the house will fit with the character of the area.

Del Carpenter, 1005 Cherrywood Drive, stated his support for Mr. Runyan and his project. He feels that the neighborhood is known for being welcoming and encouraging and would like to keep him in the neighborhood.

Kirk Anderson, 919 Cherrywood Drive, asked that assurance is provided that whatever tile that is disturbed will be replaced or fixed by the City.

Carol Hansaker, 1120 Cherrywood Drive, doesn't believe it fits in with the neighborhood. She feels that the placement of the home will be too close to Union Road and the noise from the traffic can be a concern for the resident living there.

Mr. Runyan came forward again and stated that he has had neighbors contact him in support of the project but they are concerned with the backlash from neighbors. He also doesn't feel that his home would be considered "tiny" and believes it will bring property values up.

Mr. Leeper asked whether it was staff's opinion that the character of the development clause doesn't really apply here. Mr. Sturch explained that the character is tied into the idea of the intent of the development, so if there are additional factors that the Commission would like to add into the Deed of Dedication those are things the Commission may add as long as they meet the R-1 Zoning standards and are consistent with the plat requirements. Ms. Howard advised that the Commission is free to discuss the character of the development but they need to state clearly why a specific condition should be imposed on these particular lots versus other lots and if they vote to deny the project, they need to articulate their reasons why it doesn't meet the standards and what it is about the character that warrants a vote for denial.

Mr. Wingert asked about a comment made about the Commission's opportunity to change covenants and wanted clarification as to whether they can change such an agreement. Ms. Howard stated that the private covenants are a private agreement between the developer and the current homeowners and the Commission cannot change them. He also asked if the covenants automatically reinstate at the time of expiration. Mr. Sturch stated that the neighborhood would have to apply for a reinstatement. Ms. Howard noted that the homeowners should consult their private attorneys as this is a private matter.

Mr. Holst noted his struggle with the decision due to the character and lot sizes. Ms. Adkins agreed with Mr. Holst's statement.

Ms. Saul looked at the properties and noted that in terms of line of sight and view, she saw other properties in the neighborhood that have detached double garages that impede views, so didn't see how this would be different.

Mr. Larson stated that any water issues can be addressed and maintained and doesn't feel there is a problem. While he did have concern with the width of the building, there doesn't appear to be anything that would impede the development that would allow the Commission to intervene. He also noted that he drove by and saw how dense the trees are in the area and didn't feel it would be a sore thumb.

Mr. Wingert stated that the owner has personal property rights and felt that the way he was treated by the other neighbors was uncalled for.

Mr. Holst noted that while he does understand the things that may seem to be undesirable, he also does not feel that there is a lot of opportunity to subdivide further lots in the area.

Mr. Leeper made a motion to approve the plat as presented. Mr. Larson seconded the motion. The motion was approved with 5 ayes (Holst, Larson, Leeper, Saul and Wingert), and 2 nays (Adkins and Giarusso).

- 3.) The next item for consideration by the Commission was the Western Home Communities Ninth Addition Final Plat. Chair Holst stated he had a conflict of interest and would need to abstain from the matter. Acting Chair Leeper introduced the item and Mr. Sturch provided background information. He explained that the property is located at the southwest corner of Prairie View Road and Prairie Parkway and will be future development of the condos and villas that are currently there. He explained that future phases will come to the Commission for Outlot A and options will be kept open for possible street access. He discussed issues with easement vacation and relocation of a recreational trail behind the Blain's and Walmart development. Staff recommends approval of the plat and easement vacation with conformance to all City staff recommendations and requirements as well as any comments or direction from the Commission.

Ms. Saul made a motion to approve. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Larson, Leeper, Saul and Wingert), 1 abstention (Holst) and 0 nays.

- 4.) The Commission then considered The Terraces at West Glen preliminary plat. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that this is a 42 acre property at the corner of Union Road and 12th Street that NewAldaya proposes to develop The Terraces as a 55+ community. He provided renderings displaying the tracts and outlots in the plat, street connections, as well as the recreation trail. He also explained how stormwater drainage would be managed and described the floodplain boundaries and how the developer has applied to FEMA for a map amendment to better reflect the actual conditions on the ground in this location. At this time, staff is only gathering comments for continued discussion at the next Planning and Zoning Commission meeting.

Mr. Wingert stated that he will be abstaining from the item.

Thomas Paulsen, 3218 W. 12th Street, asked what NewAldaya is going to do with the property in the meantime as there are weeds and the waterway is an issue. He stated that he would like to see the waterway fixed first. He also asked about the ownership of the plat.

Melissa Tierney, NewAldaya Lifescapes, stated that NewAldaya owns the land and that the

LLC may not be updated in the website yet. In terms of the waterway, they will be addressing the waterway feature as they want it to be an attractive feature for the community and they want it to work properly. She discussed their plan for the development and management of the property.

John Biederman, Civil Engineer for Fehr Graham, noted that permitting is in the works for improving the waterway.

Carmen Mason, 3108 Waterbury Drive, would like to have a meeting explaining how the water will be drained during the building process and how it will end up. She noted that she was not able to make it to the previous meetings offered by the developer.

Mr. Holst asked about the scale of the building on the corner of Union Road and 12th Street and whether there has been any pushback from the neighbors. Dan Keagle, Peters Construction, stated that there was a neighborhood meeting and it was addressed. Preliminary modifications have been made to the building to pull back the scale and lower the three-story portion to a two-story structure.

Ms. Giarusso is happy to see the discussion about the stormwater runoff and noted concerned with what happens if it doesn't work out the way it is intended. She asked what remedies would be available. Mr. Sturch stated that it is designed to maintain or improve the issues.

Mr. Leeper asked about the inflow of the water. Mr. Biederman explained proposed water flow improvements and answered further questions from the Commission.

The discussion on this item will continue to the next P&Z Commission meeting.

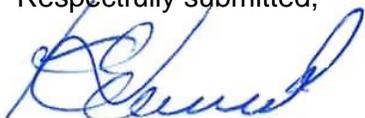
- 5.) The next item of business was the Chrisbo Subdivision preliminary plat. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the plat is at the corner of Nordic and Commerce Drives owned by the owners of the Hilton Garden Inn at that site. It is proposed to split the 12-acre parcel into four separate commercial lots. No public improvements are involved. Staff recommends approval with conformance to all City staff recommendations and requirements as well as any comments from the Commission.

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

- 6.) As there were no further comments, Mr. Leeper made a motion to adjourn. Mr. Wingert seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Giarusso, Holst, Larson, Leeper, Saul and Wingert), and 0 nays.

The meeting adjourned at 7:05 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
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Cedar Falls, Iowa 50613
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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: David Sturch, Planner III
Matt Tolan, Civil Engineer II
DATE: July 2, 2019
SUBJECT: The Terraces at West Glen Preliminary Plat

REQUEST: Request to approve The Terraces at West Glen Preliminary Plat
PETITIONER: The Terraces at West Glen, LLC, Owner; Fehr Graham, Engineer
LOCATION: Southeast corner of Union Road and W. 12th Street

PROPOSAL

The petitioner is requesting approval of a preliminary plat that would create six residential lots and two outlots on 239 acres of land. This subdivision is for the New Aldaya Lifescapes campus that was rezoned to RP, planned residence along with a land use map amendment to planned development/floodplain by the Planning and Zoning Commission on February 27, 2019 and approved by the City Council on April 15, 2019.



BACKGROUND

New Aldaya Lifescapes is planning a 55 and over housing development at the southeast corner of Union Road and W. 12th Street. The proposed plat includes this development as well as the entire holdings of the property owner. The entire plat encompasses 239 acres of land that extends from the Union Road and W. 12th Street intersection southward to W. 27th Street. The intent is to split the northeast 42.35 acres for the proposed housing development. The focus of the plat is located in this area with the development of the public infrastructure and lots. The remaining 196 acres is identified as an outlot for future rezoning and platting development.

Prior to developing this land, a preliminary plat must be submitted to the city for review by the Planning and Zoning Commission and City Council. A preliminary plat must follow the ordinance

standards so that adequate provisions are made for public facilities (roads, sidewalks, storm/sanitary sewer), stormwater management and services (utilities). The 42.35 acre area included in the preliminary plat is consistent with the master plan submitted with the the RP zoning district and is consistent with the amended Future Land Use Map designation of “planned development/floodplain.” The remaining 197 acres is an outlot that will require rezoning and platting at a later date.

ANALYSIS

The preliminary plat must include the total land holdings of the owner on adjacent land or abutting the area intended for immediate development. This provision of the code applies in this case where the owner has 239 acres of land and the immediate development of this area focuses on the northwest 42 acres for the New Aldaya campus. New Aldaya is under contract to purchase the 42 acres from the current property owner. The remaining 197 acres are located in an outlot intended for future development at a later date. After the preliminary plat has been approved by the City Council, typically a final plat is developed in phases, as long as it is in substantial conformance with the preliminary plat.

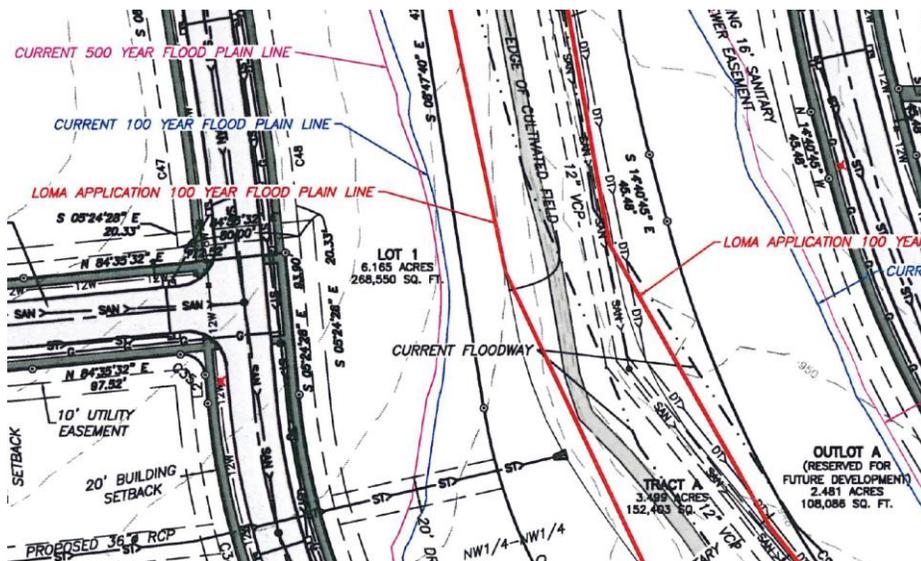
The remaining portions of this staff report will focus on the immediate development of the 42 acres of land at the southeast corner of Union Road and W. 12th Street. The property includes a waterway feature that is part of the floodplain district. This waterway divides the 42 acres into two sections. The area west of the waterway is intended for initial development and the area on the east is for future development of the Lifescapes Campus.

The proposed plat includes six residential lots, six tracts, two outlots and a floodplain running through the center of the plat on 239 acres. The RP

Lot	Lot Area	Proposed Use
1	6.165 ac	1 & 2 unit and three story multi-unit dwellings (16.6% in floodplain)
2	2.329 ac	1 & 2 unit dwellings
3	2.350 ac	Two story multi-unit dwellings
4	3.663 ac	1 and 2 unit dwellings
5	4.281 ac	1 and 2 unit dwellings
6	1.308 ac	1 and 2 unit dwellings

zoning district allows the platting to conform to the development plan that was presented during the rezoning of this property. The plan is to create large lots for multiple dwellings instead of the one dwelling per lot format. Each lot provides the minimum 20 foot building setback from the internal streets and the 35-foot setback from the external streets of Union Road and W. 12th Street. The table above summarizes the area and use for each lot.

Floodplain – The floodplain flows through the development from northwest to southeast. This floodplain is a grassed waterway through the upper portion of the University Branch of Dry Run Creek that begins at W. 12th Street. Approximately 109 acres of drainage from the north and northwest enters this



waterway. The limits of the floodplain have changed over the years beginning with a wide floodplain shown on the 1985 maps to a more reduced floodplain in 2014. These revisions reflect better data over time based on clear aerial photos and digital elevation models. The previous flood maps had the ground elevations at a 5 foot vertical accuracy rating and the newer maps show a 4"-8" vertical accuracy rating. Recently, the petitioner's engineer submitted a LOMA (Letter of Map Amendment) to FEMA with actual ground elevations and profiles of the floodplain. This LOMA shows the floodplain to be completely located in Tract A and out of Lot 1 and Outlot A. The grassed waterway shows small amounts of wetlands contained within the channel due to field tile run off. The proposed plan is to preserve the channel and enhance this waterway corridor with native grasses and forbs and have the ability to infiltrate runoff with a deep root system to improve the water quality.

Outlots - Outlot A is located between the waterway and Wellington Drive. This is currently listed as an outlot until the floodplain boundary is amended after which it will be re-platted for a new buildable lot along the east side of Wellington Drive. Outlot B is the remaining portion of the plat intended for future development.

Tracts - Tract A is reserved for the waterway and floodplain from W. 12th Street to the north side of the Keagle's Crossing culvert. Tract B is a storm water detention basin located west of the waterway along the south edge of the plat. Tract C is a 17-foot wide strip of land along the south side of W. 12th Street. This tract will be dedicated to the City for street right of way purposes in the event that W. 12th Street is widened in the future. Tract D include the following streets:

- Tierney Terrace is the first street extending easterly off of Union Road approximately 360 feet to its intersection with Peters Parkway. This street is approximately 450 feet south of the W. 12th Street intersection with Union Road.
- Sonoma Drive is the second street extension off of Union Road that lines up with the existing Sonoma Drive in the Wild Horse Addition. Sonoma Drive ties into Peters Parkway. This street is approximately 850 feet south of the W. 12th Street intersection with Union Road.
- Keagle's Crossing extends south off of Sonoma Drive and curves to the east to connect into the western extension of Wellington Drive.
- Wellington Drive is located on the east side of the waterway. This street begins at W. 12th Street, approximately 800 feet east of Union Road. The street travels south and curves easterly to the eastern edge of the plat. Eventually this section of Wellington Drive will connect into the existing section of Wellington Drive in the Lexington Heights subdivision. There is a different property owner that separates the two subdivisions and eventually the two street sections will connect. It is important to provide connection between the neighborhoods to disperse and circulate the traffic.
- Peters Parkway is another street that parallels the west side of the waterway beginning at Tierney Terrace and heading to the south property line. Again, the future extension of this street will tie into the development of the adjoining properties. This street is located so that it can be extended in a manner that avoids conflicting with the existing home to the south. If and when the property owner to the south decides to sell or desires to subdivide the property for additional development, this street connection will provide an opportunity for additional development lots backing up to the waterway with street connections to neighborhoods to the south and north.
- The section at the north end of Peters Parkway is identified as a private street to access the multi-unit dwelling and patio homes. There is a turnaround at the north end.

It was decided that a street connection to 12th Street in this location is not recommended, since it would be too close to the intersection and thus might create traffic movement and circulation problems in the corridor. This is consistent with what was approved with the master plan presented with the rezoning.

All streets will be 31-feet wide in a 60-foot public right of way.

Tract E is a second stormwater detention basin located north and east of the waterway along the south side of Wellington Drive. Tract F is reserved for the waterway and floodplain from the Keagle's Crossing culvert to the eastern limits of the plat.

A 4-foot wide public sidewalk will be installed along all street frontages and the petitioner will participate in the cost to construct a 10-foot wide recreational trail along Union Road.

The Deed of Dedication in association with the plat submittal is straightforward. The Deed language outlines the requirements for the developer and restricts the development of each lot in accordance with the RP concept plan.

TECHNICAL COMMENTS

Utilities - City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, electric, gas and communication services are available to the site from W. 12th Street and Union Road. There is a water connection fee of \$55,833.14 for this property based on the street lineal footage of W. 12th Street and Union Road. This connection fee is part of the cost of the original water main installations on W. 12th Street and on Union Road. The water connection fee is collected at the time of final platting. The developer is responsible for the construction of a properly sized water system from the 12" water main on Union and 12th and throughout the proposed development. Included in the installation are valves and water service stubs for the new lots. Final fire hydrant and valve placement locations will be part of the construction plan review.

Stormwater Management – There has been considerable discussion about management of the stormwater. Neighboring property owners surrounding this development site have noted the existing drainage patterns and concerns with additional run-off issues coming from the drainage area surrounding the proposed subdivision. The petitioner's engineer has designed the subdivision to meet and exceed the City's storm water management ordinance requirements for new development in addition to reducing the runoff rate to the downstream properties from the current use of row crop production.

The Cedar Falls stormwater management regulations require new developments to collect and detain stormwater from the development site along with managing the stormwater from adjacent developments. The proposed design exceeds the ordinance standards. The existing run off from the row crops is calculated at 10.3 cfs (cubic feet per second) for the 2 year event. The design will go above and beyond the city's standards and reduce the 2 year event to 5.5 cfs. This is a slower release rate than what is currently occurring on the site. When applying the 100-year discharge between the existing row crop conditions to post development, there will be a 30% reduction from on-site and pass-through stormwater discharge.

The proposed the stormwater management plan for the Terraces at West Glen is handled by open detention basins, one on the westerly side of the waterway and the other on the easterly side of the waterway. The westerly basin (Tract B) will collect the stormwater runoff from the streets and lots on the west side of the waterway. The runoff on the east side of the waterway

will empty into the stormwater basin (Tract E) that is south of Wellington Drive near the eastern edge of the plat. The designated runoff from within the site and from off-site areas will flow to the detention facilities with the flow along Tract A and areas to the northeast into the waterway.

In addition to the detention basins, storm sewers will be installed along the roadway and throughout the plat. Currently, the Wild Horse subdivision collects in the ditch on the west side of Union Road and travels through a pipe under the road to the petitioner's property. A new storm sewer will be installed in the middle of Lot 2 to collect the existing drainage from the west. These storm sewers will be installed as a part of this development to accommodate 25 year storm. A typical storm sewer design will accommodate a 10 year storm. The street provides excess flow in the gutter to the detention basins. Each detention basin has a multi-stage outlet to control discharge. The design will treat 1.25" of rainfall for 24 hours for water quality to meet the City's standards. The proposed detention basins will address both water quantity and water quality of stormwater runoff. A drainage ditch will be graded along the south edge of the plat (Lot 4) and is located in a 50' drainage easement. This ditch will collect the off-site stormwater from the west into an overland flow route and will be graded to move the stormwater to the detention basin in Tract B. The stormwater flow will be directed away from the adjoining property owner to the south. In summary, the proposed design of the stormwater management plan for the Terraces at West Glen exceeds the city's ordinance standards.

Sanitary Sewer - The sanitary sewer is located through the middle of the development site. The sanitary sewer will be extended throughout the site during the construction of the roadways. The sanitary sewer service serving this area is subject to the Cherrywood Interceptor Sewer District tapping fee of \$294.63 per acre which was established by the City Council several years ago. The sewer fee is collected at the time of final platting.

The City's Subdivision Ordinance outlines the requirements pertaining to Subdivision Plats. A Preliminary Subdivision Plat represents a "conceptual development plan" which the City must review and evaluate to insure compliance with all City regulations. Issues related to zoning regulations, utility easement provision, street locations and alignments and other factors are all subject to review and approval by City staff and the Planning and Zoning Commission and the City Council. Following Preliminary Plat approval by the City Council, the developer is free to begin installing the necessary public improvements (i.e. streets, sewers, waterlines, etc.) as indicated on the plat.

A Final Subdivision Plat formalizes the Preliminary Plat and authorizes the developer to begin selling lots and to begin building on the newly created lots. Normally a Final Subdivision Plat cannot be approved until all of the required public improvements have been installed and completed to the satisfaction of the City Engineer. A Final Plat can be "expedited" prior to full completion and acceptance of public improvements provided that the developer posts a cash bond or escrow agreement with the City Engineering Division which serves as a financial guarantee that all the improvements will be installed in a timely fashion.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the Terraces at West Glen Preliminary Plat with the following stipulations:

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

PLANNING & ZONING COMMISSION

Discussion
6/26/2019

Chair Holst introduced the item and Mr. Sturch provided background information. The proposed plat includes 240 acres of land bounded by W. 12th Street, Union Road and W. 27th Street. The focus of this preliminary plat is a 42 acre section of land at the corner of Union Road and 12th Street. The remaining 197 acres is intended for future development. New Aldaya is proposing the development of the 42 acre parcel for the The Terraces at West Glen. He provided renderings displaying the tracts and outlots in the plat, as well as the recreation trail. He also displayed renderings of the stormwater detention, current and proposed floodplain boundaries, and the plat itself.

Mr. Wingert announced that he will abstain from the discussion and voting on this item. Mr. Holst asked if there were anyone in the audience that wished to address the Commission on this item. Mr. Thomas Paulsen, 3218 W. 12th Street is the owner of the property to the east of the proposed 42 acre section that New Aldaya will develop. He asked about the maintenance of the waterway and development of the land. Mrs. Melissa Tierney of New Aldaya Lifescapes provided some comments on the maintenance, development and ownership of the land in question. Mrs. Carmen Mason, 3108 Waterbury Drive would like to know the plans for the stormwater runoff and how this will affect her downstream property. Mr. Jon Biederman is the applicant's engineer. He addressed the issues with the waterway and permitting requirements and explained the plan for stormwater detention and drainage. The comments ended and the discussion turned back to the Commission.

Mr. Holst asked about the scale of the building on the corner of Union Road and 12th Street and whether there has been any pushback from the neighbors. Dan Keagle, Peters Construction, stated that there was a neighborhood meeting and it was addressed. Preliminary modifications have been made to the building to pull back the scale and lower the three-story portion to a two-story structure.

Ms. Giarusso is happy to see the discussion about the stormwater runoff and noted concerned with what happens if it doesn't work out the way it is intended. She asked what remedies would be available. Mr. Sturch stated that it is designed to maintain or improve the issues.

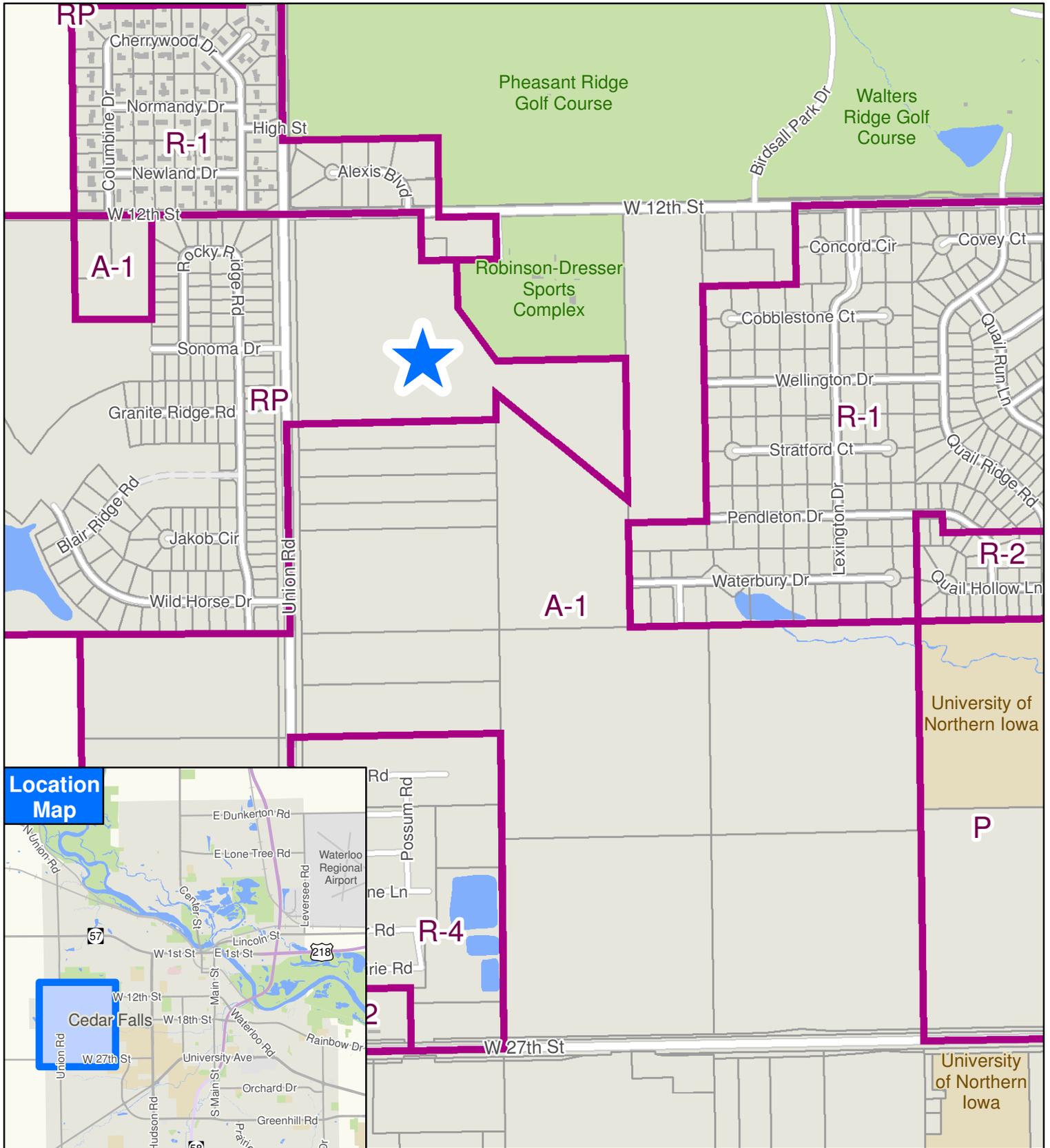
Mr. Leeper asked about the inflow of the water. Mr. Biederman explained proposed water flow improvements and answered further questions from the Commission.

The Planning and Zoning Commission will continue this discussion at the next meeting on July 10, 2019.

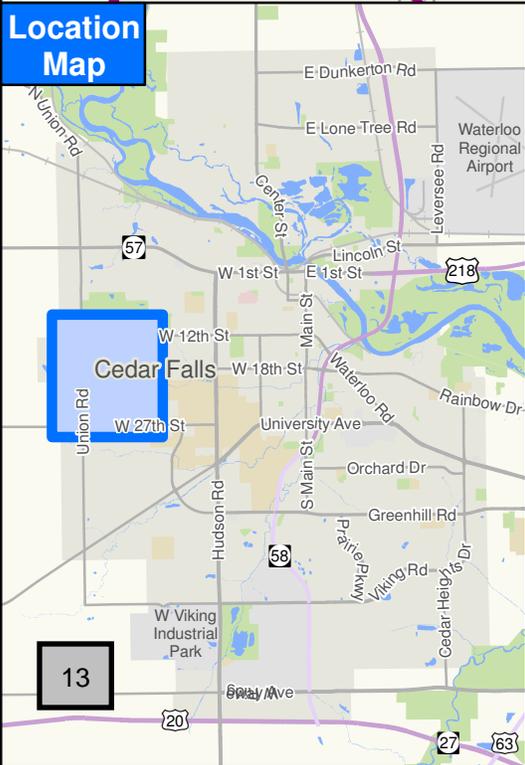
Discussion/Vote
7/10/19

Cedar Falls Planning & Zoning Commission

July 10, 2019



Location Map



**The Terraces at West Glen
Preliminary Plat**

April 22, 2019

Mr. David Sturch
City of Cedar Falls
Planning and Community Services
220 Clay Street
Cedar Falls, IA 50613

Re: The Terraces at West Glen Preliminary Plat

Dear Mr. Sturch:

Terraces at West Glen, LLC is pleased to present a preliminary plat for a proposed residential subdivision located within Lot 2 of Robinson's Minor Plat of part of the NW ¼ of Section 15, 89N, R14W in the City of Cedar Falls, named The Terraces at West Glen. Specifically, the project location is at the southeasterly quadrant of West 12th Street and Union Road and consists of 42.349 acres. This real estate is being acquired from Money Pit, LLC.

To meet City of Cedar Falls platting requirements, the overall adjacent holdings of the current owner are included in the preliminary plat (239.692 acres). The area beyond the 42.349 acres is identified as an 'Outlot for Future Development' and is not a part of the development proposed by Terraces at West Glen LLC. We are showing only the overall boundary dimensions and area of this outlot.

The development will be an age 55+ campus as an extension of NewAldaya Lifescapes senior living services. The housing concept will consist of approximately 19 single homes, 22 duplex homes and two multi-story units with approximately 42 and 30 units respectively. At full build-out, approximately 135 housing units will be constructed.

Zoning of the 42.349 acres is R-P (planned residential). This allows a mixture of housing unit types and is a perfect fit for the proposed development. Ownership of the real estate, except for street right of way dedicated to the City of Cedar Falls, will be by Terraces at West Glen LLC.

Utilities are currently readily available within or around the perimeter of the proposed subdivision and will be extended throughout the 42.349 acres. All utilities will be installed within the street right of way or utility easements.

Storm water is a major consideration of not only the proposed subdivision but also downstream properties. Our proposed subdivision will meet the City's storm water management ordinance requirements for new development in addition to reducing runoff rate to downstream properties from the current use of row crop production. A corridor for the flood plain will remain through the approximate middle of the property. This flood plain has a long history of varying depicted sizes subject to the best available elevation data at the time. Our design incorporates accurate elevation data as well as grading improvements to the waterway which allow a narrower flood plain. Adjacent homes will be elevated well above the 500-year elevation. This corridor will be vegetated with native grasses and flowers, offering an enhanced environmental state from the existing condition and an attractive visual appearance.

The development will be phased with schedule subject to the market demand. The first phases of construction will be west of the waterway and will consist of the public infrastructure for the westerly area. Single and duplex homes will be constructed at the approximate rate of 10-12 per year. The first multi-story structure may start construction around year 3 or 4.

We are excited to get started with construction and look forward to providing a needed housing option to the City of Cedar Falls. We thank City staff for all the assistance in getting us to this point and look forward to continuing our relationship as we work through the development process.

Sincerely,

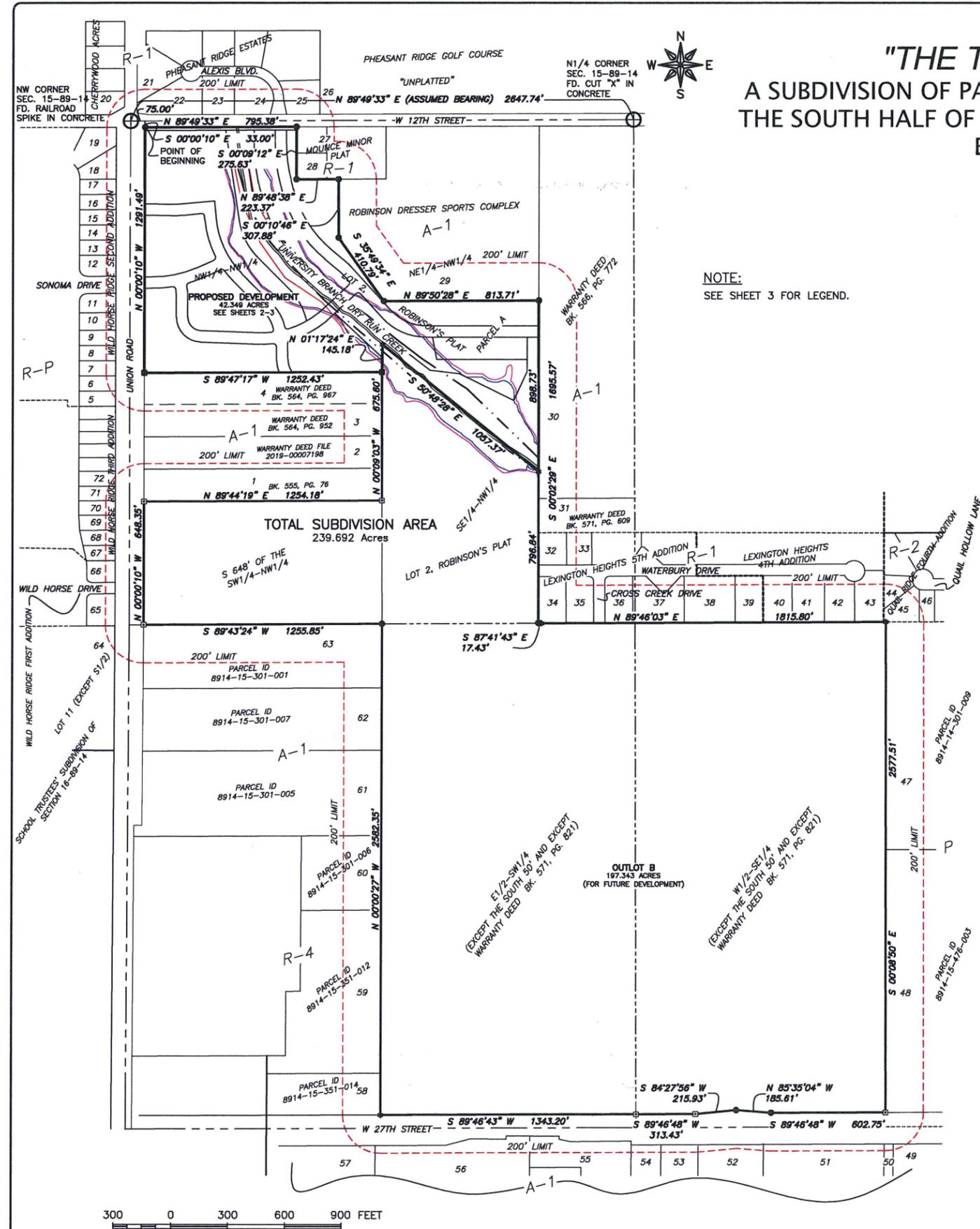
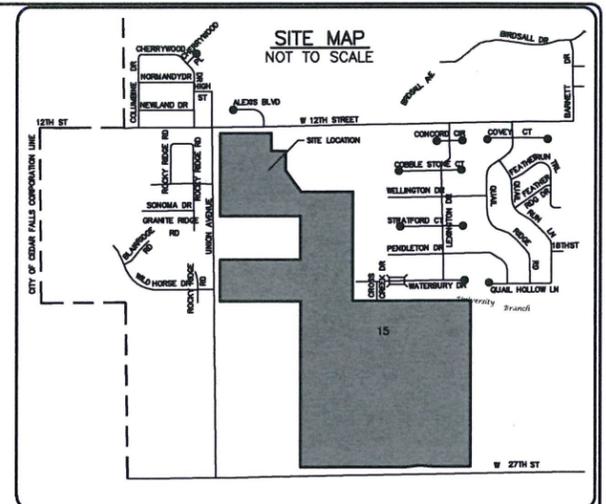
A handwritten signature in cursive script that reads "Millisa Tierney".

Millisa Tierney
CEO, Terraces at West Glen LLC

PRELIMINARY PLAT

"THE TERRACES AT WEST GLEN"

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTH HALF OF SECTION 15-T89N-R14W, CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA



NOTE:
SEE SHEET 3 FOR LEGEND.

PROP. #	Name	Address
1	BONSALL,GALE	85 RIVER RIDGE RD
2	GOYEN,MICHAEL L & DENISE I	1712 UNION RD, CEDAR FALLS, IA 50613
3	GIRSCH,MICHAEL F & SUE	1608 UNION RD, CEDAR FALLS, IA 50613
4	GIRSCH,MICHAEL F & SUE	1608 UNION RD, CEDAR FALLS, IA 50613
5	ESQUIVEL,JASON	1616 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
6	DAVIS,GARY A & PAMELA K	1610 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
7	BOCK,RONALD J & PATRICIA J	1602 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
8	RAECHER,MICHAEL H & SARAH B	1532 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
9	SCHOENFISH,EVAN R & KARYN R	1524 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
10	MARLOW,BRADLEY D & MALOY,KATIE L	1516 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
11	ROGERS,GRACE C ANDREW	1508 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
12	HAGBERG,SCOTT E & DANIELLE N	1416 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
13	COSE,MATT C & LAMOS,SARAH	1408 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
14	SELF,SHARMISTHA & GRABOWSKI,RICHARD L	1402 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
15	RAFANELLO,NICHOLAS F & ALLYSON	1324 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
16	TABE,SEYED M ALI & NEZHAD,FAEZEH JAHANNAMI	1316 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
17	PAXTON,NATHAN & EMILY	1310 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
18	GAST,BRENT L & TARA M	1304 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
19	MC CORD,NANCY	1230 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
20	SCHNATHORST,CRAIG A & CAROL R	1120 CHERRYWOOD DR, CEDAR FALLS, IA 50613
21	REINART,SCOTT D & SUSAN J	4007 ALEXIS RD, CEDAR FALLS, IA 50613
22	DHANWADA,RAMAKRISHNA & KAVITA R	4002 ALEXIS RD, CEDAR FALLS, IA 50613
23	DIB,JOUD G & SARA J	3918 ALEXIS RD, CEDAR FALLS, IA 50613
24	SUNDARAM,KALYANA & MURUGANAN,JAYALAKSHI	3904 ALEXIS RD, CEDAR FALLS, IA 50613
25	JORGENSEN,KEITH J TRUST	3801 ALEXIS RD, CEDAR FALLS, IA 50613
26	CITY OF CEDAR FALLS PARK COMM	2601-3205 W 12TH ST, CEDAR FALLS, IA 50613
27	MOUNCE,LINDA R	3710 W 12TH ST, CEDAR FALLS, IA 50613
28	MOUNCE,LINDA R	3704 W 12TH ST, CEDAR FALLS, IA 50613
29	CITY OF CEDAR FALLS COMM SCHOOL	3626 W 12TH ST, CEDAR FALLS, IA 50613
30	PAISEN,GLORIA A & BRUNSKILL,HOWARD M	3218 W 12TH ST, CEDAR FALLS, IA 50613
31	BIRD INC	PO BOX 336, WAVERLY, IA 50677
32	POPPENS,SCOTT & HUREL	3407 WATERBURY DR, CEDAR FALLS, IA 50613
33	PAGE,BRIAN J & ZWANZIGER PAGE,ELIZABETH E	3325 WATERBURY DR, CEDAR FALLS, IA 50613
34	HOLAHAN,CHRISTOPHER M & BROOKE K	3408 WATERBURY DR, CEDAR FALLS, IA 50613
35	HOLAHAN,CHRISTOPHER M & BROOKE K	3408 WATERBURY DR, CEDAR FALLS, IA 50613
36	ESTEP,TARA J & MARK D	3306 WATERBURY DR, CEDAR FALLS, IA 50613
37	TINK,STEVEN R & JULIE A	3222 WATERBURY DR, CEDAR FALLS, IA 50613
38	SCHUERMAN CONSTRUCTION INC	PO BOX 214, CEDAR FALLS, IA 50613
39	MASON,BENJAMIN L & CARMEN A	3108 WATERBURY DR, CEDAR FALLS, IA 50613
40	HURST,EMIL & JENNIFER	3022 WATERBURY DR, CEDAR FALLS, IA 50613
41	BRADLEY,DONALD ROBERT & CAROL LYNN	3006 WATERBURY DR, CEDAR FALLS, IA 50613
42	OLSEN,CHRISTOPHER S & LEAH J	2922 WATERBURY DR, CEDAR FALLS, IA 50613
43	GERDES,BENJAMIN P III & ELIZABETH A	2908 WATERBURY DR, CEDAR FALLS, IA 50613
44	BECKER,STACIE L	2928 QUAIL HOLLOW LN, CEDAR FALLS, IA 50613
45	CARPENTER,KELLY R & KRISTIN M	2926 QUAIL HOLLOW LN, CEDAR FALLS, IA 50613
46	SURINDI,MURALI R & VELAMAKETTI,SARODHINKALA	2922 QUAIL HOLLOW LN, CEDAR FALLS, IA 50613
47	STATE OF IOWA BOARD OF REGENTS	224 GILCHRIST HALL, UNI, CEDAR FALLS, IA 50614
48	CEDAR FALLS COMMUNITY SCHOOL DIS	1002 W 1ST ST, CEDAR FALLS, IA 50613
49	UNIVERSITY OF NORTHERN IOWA	1227 W 27TH ST, C/O UNIV SECRETARY, CEDAR FALLS, IA 50614-0530
50	CITY OF CEDAR FALLS CF UTILITIES	1 UTILITY PW, CEDAR FALLS, IA 50613
51	RASMUSSEN CO	9716 UNIVERSITY AV, CEDAR FALLS, IA 50613
52	RASMUSSEN,DONALD R & JACK P TRUST	1204 WASHINGTON ST, CEDAR FALLS, IA 50613
53	RASMUSSEN,DONALD R & JACK P TRUST	1204 WASHINGTON ST, CEDAR FALLS, IA 50613
54	RASMUSSEN CO	9716 UNIVERSITY AV, CEDAR FALLS, IA 50613
55	BRUNSCHEON,KEAGHAN K & ANTHONY L	3416 W 27TH ST, CEDAR FALLS, IA 50613
56	MORRIS,DANIEL J & JULIA K	3424 W 27TH ST, CEDAR FALLS, IA 50613
57	DAMGAARD,THOMAS J & PAULA A	3828 W 27TH ST, CEDAR FALLS, IA 50613
58	SIRES,DAVID E & JOY I	4107 HORSESHOE DR, CEDAR FALLS, IA 50613
59	SIRES,DAVID E & JOY I	4107 HORSESHOE DR, CEDAR FALLS, IA 50613
60	SIRES,DAVID E & JOY I	4107 HORSESHOE DR, CEDAR FALLS, IA 50613
61	SIRES,DAVID EUGENE & LISA ANN	4107 HORSESHOE DR, CEDAR FALLS, IA 50613
62	RATH,ELIZABETH A & RICHARD M	2016 S UNION RD, CEDAR FALLS, IA 50613
63	TRESSLER,KENNETH E & LORRAINE H	2000 UNION RD, CEDAR FALLS, IA 50613
64	PICKLUN,WARREN E & NEISA J	1929 UNION RD, CEDAR FALLS, IA 50613
65	PITZ,STEVEN P & NANCY A	4111 WILD HORSE DR, CEDAR FALLS, IA 50613
66	BARNHART,THOMAS & CHELSEA	4112 WILD HORSE DR, CEDAR FALLS, IA 50613
67	MIDWEST DEVELOPMENT CO	411 FIRST AVE SE SUITE 410, CEDAR RAPIDS, IA 52401
68	MIDWEST DEVELOPMENT CO	411 FIRST AVE SE SUITE 410, CEDAR RAPIDS, IA 52401
69	HERNANDEZ,KEVIN R FOLKERS,GINA M	1812 ROCKY RIDGE RD, CEDAR FALLS, IA 50613
70	MIDWEST DEVELOPMENT CO	411 FIRST AVE SE SUITE 410, CEDAR RAPIDS, IA 52401
71	MIDWEST DEVELOPMENT CO	411 FIRST AVE SE SUITE 410, CEDAR RAPIDS, IA 52401
72	SPAULDE,CHRISTOPHER M & ASHLEY M	1724 ROCKY RIDGE RD, CEDAR FALLS, IA 50613

BOUNDARY DESCRIPTION:

THE TERRACES AT WEST GLEN, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;

THENCE NORTH 89°49'33" EAST (ASSUMED BEARING), 75.00 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 OF ROBINSON'S MINOR PLAT OF PART OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 00°00'10" EAST, 33.00 FEET ALONG SAID EXTENSION OF THE WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE NORTH 89°49'33" EAST, 795.38 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF LOT 1 IN SAID MINOR PLAT;

THENCE SOUTH 00°09'12" EAST, 275.63 FEET;

THENCE NORTH 89°48'38" EAST, 223.37 FEET;

THENCE SOUTH 00°10'46" EAST, 307.88 FEET;

THENCE SOUTH 35°49'34" EAST, 410.79 FEET;

THENCE NORTH 89°50'28" EAST, 813.71 FEET;

THENCE SOUTH 00°02'29" EAST, 1,695.57 FEET, ALL ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 87°41'43" EAST, 17.43 FEET, TO THE SOUTHWEST CORNER OF LEXINGTON HEIGHTS FIFTH ADDITION;

THENCE NORTH 89°46'03" EAST, 1,815.80 FEET, ALONG THE SOUTH LINE OF SAID ADDITION, THE SOUTH LINE OF LEXINGTON HEIGHTS FOURTH ADDITION, AND A PORTION OF THE SOUTH LINE OF QUAIL RIDGE FOURTH ADDITION, ALL ADDITIONS BEING IN SAID SECTION, TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 00°08'30" EAST, 2,577.51 FEET ALONG THE EAST LINE OF SAID WEST HALF OF SAID QUARTER SECTION TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 27TH STREET;

THENCE SOUTH 89°46'48" WEST, 602.75 FEET;

THENCE NORTH 85°35'04" WEST, 185.61 FEET;

THENCE SOUTH 84°27'56" WEST, 215.93 FEET;

THENCE SOUTH 89°46'48" WEST, 313.43 FEET;

THENCE SOUTH 89°46'43" WEST, 1,343.20 FEET, ALL ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 00°00'27" WEST, 2,582.35 FEET ALONG SAID WEST LINE OF SAID EAST HALF OF SAID QUARTER SECTION TO THE NORTHWEST CORNER THEREOF AND THE SOUTHWEST CORNER OF SAID LOT 2 OF ROBINSON'S MINOR PLAT;

THENCE SOUTH 89°43'24" WEST, 1,255.85 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TO THE EAST RIGHT-OF-WAY LINE OF UNION ROAD;

THENCE NORTH 00°00'10" WEST, 648.35 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SOUTH 648' OF SAID QUARTER-QUARTER SECTION;

THENCE NORTH 89°44'19" EAST, 1,254.18 FEET ALONG SAID NORTH LINE TO THE WESTERN LINE OF SAID LOT 2;

THENCE NORTH 00°09'03" WEST, 675.60 FEET;

THENCE SOUTH 89°47'17" WEST, 1,252.43 FEET, BOTH ALONG SAID WESTERN LINE TO THE EAST RIGHT-OF-WAY LINE OF UNION ROAD;

THENCE NORTH 00°00'10" WEST, 1,291.49 FEET ALONG THE WESTERN LINE OF SAID LOT 2 TO THE POINT OF BEGINNING;

CONTAINING 239.692 ACRES, SUBJECT TO EASEMENTS OF RECORD.

REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY MICHAEL R. FOGLE, RECORDED JUNE 16, 1992, IN MISCELLANEOUS BOOK 301, PAGE 709 ON FILE IN THE BLACK HAWK COUNTY RECORDER'S OFFICE, WATERLOO, IOWA.

PRELIMINARY AND FINAL PLAT PREPARER:
 LYLE G. TEKIPPE, PE, LS
 FEHR GRAHAM
 128 SOUTH VINE STREET
 WEST UNION, IA 52175

PROPRIETOR/OWNER:
 MONEY PIT, LLC
 P.O. BOX 128
 CEDAR FALLS, IA 50613

PARCEL A PURCHASER AND SUBDIVIDER:
 TERRACES AT WEST GLEN, LLC
 7511 UNIVERSITY AVENUE
 CEDAR FALLS, IA 50613

NOTE:
 OUTLOT B WILL NOT BE DEVELOPED AT THIS TIME AND IS SHOWN ONLY TO MEET CITY OF CEDAR FALLS PLATTING REQUIREMENTS FOR ADJACENT PROPERTY HELD BY CURRENT OWNER AT THE TIME OF PRELIMINARY PLAT SUBMITTAL (APRIL 22, 2019). AS OF MAY 3, 2019, PARCEL A OWNERSHIP HAS BEEN TRANSFERRED TO TERRACES AT WEST GLEN, LLC.

EXISTING AND PROPOSED ZONING:
 PARCEL A - R-P (PLANNED RESIDENTIAL)
 REMAINDER - A (AGRICULTURAL)

BUILDING SETBACK REQUIREMENTS (R-P):
 FRONT - 20'
 ZONING PERIMETER REQUIREMENT - ONE AND TWO UNITS: 30'
 TWO AND THREE STORY RESIDENTIAL: 35'



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
 TERRACES AT WEST GLEN, LLC
 7511 UNIVERSITY AVENUE
 CEDAR FALLS, IA 50613

PROJECT AND LOCATION:
 THE TERRACES AT WEST GLEN
 CEDAR FALLS, IOWA

DRAWN BY: PJM
APPROVED BY: LGT
DATE: 4/10/2019
SCALE: AS NOTED

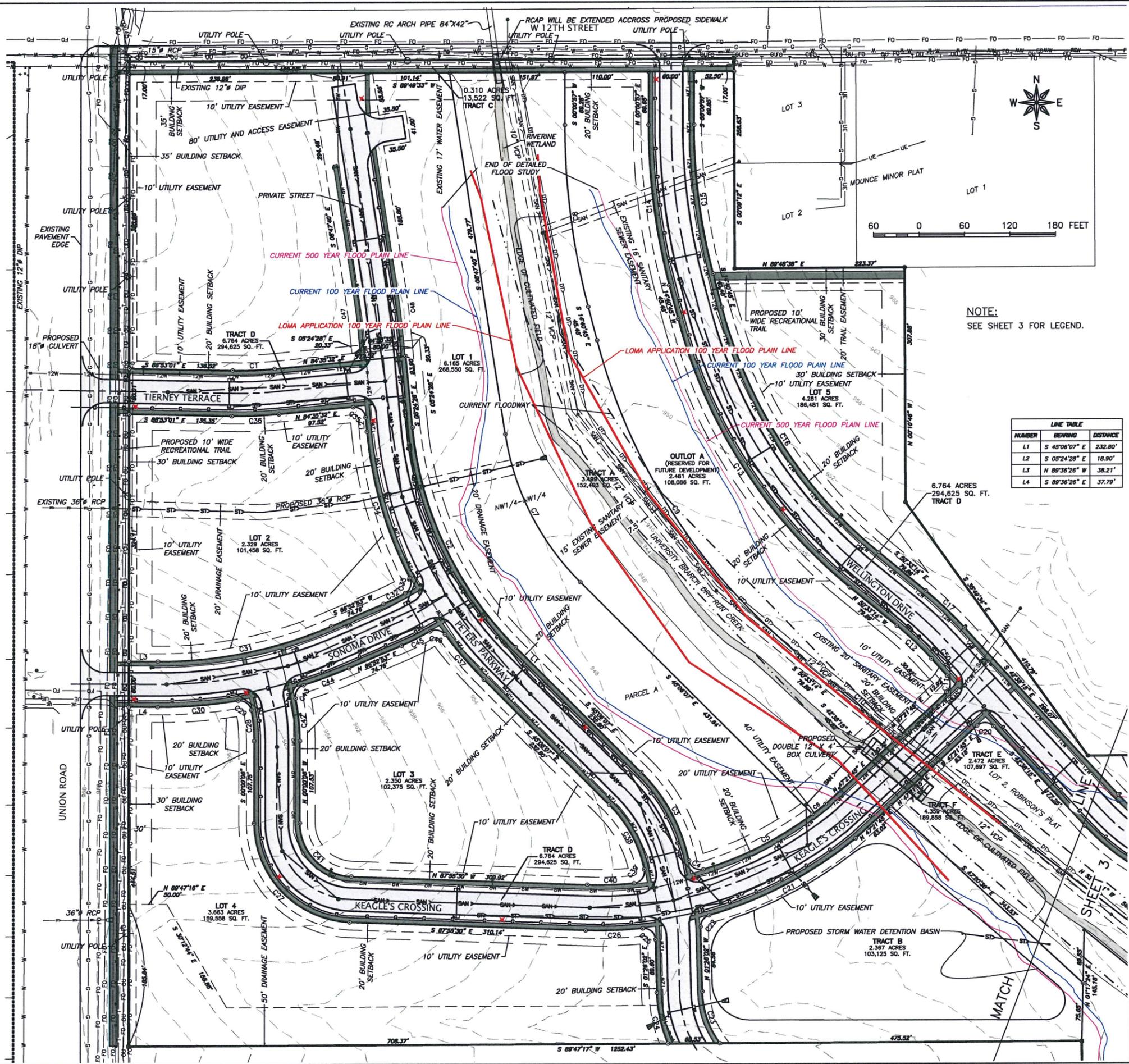
REV. NO.	DESCRIPTION	DATE
1	MODIFICATIONS REQUESTED BY CITY OF CEDAR FALLS	5/13/19
2	MODIFICATIONS REQUESTED BY CITY OF CEDAR FALLS	5/21/19

DRAWING:
 THE TERRACES AT WEST GLEN
 PRELIMINARY PLAT

SET TYPE: PRELIMINARY

JOB NUMBER:
18-868

SHEET NUMBER:
1 OF 3



NOTES:

1. VERTICAL DATUM: NAVD88
2. 2' CONTOUR INTERVAL SHOWN
3. PARCEL A WILL BE GRADED TO ALLOW FOR RESIDENTIAL STRUCTURE CONSTRUCTION.
4. NO PARCELS OR LOTS ARE PLANNED FOR DEDICATION FOR SCHOOLS, PARKS, OR PLAYGROUNDS.
5. TRACT A IS FLOOD PLAIN AND NON-BUILDABLE.
6. TRACT B IS STORMWATER MANAGEMENT AREA/FLOODPLAIN & NON-BUILDABLE.
7. TRACTS C & D WILL BE DEDICATED TO THE CITY OF CEDAR FALLS AS PUBLIC STREET RIGHT-OF-WAY. TRACT C IS CURRENTLY A UTILITY EASEMENT (17' WIDE) FOR WATER MAIN.
8. PUBLIC STREET RIGHT-OF-WAY WIDTH WILL BE 60'.
9. A PORTION OF LOT 1 & LOT 3 ARE PLANNED FOR MULTI-STORY & MULTI-UNIT HOUSING STRUCTURES.
10. LOTS 2, 4, 5, AND 6 ARE PLANNED FOR SINGLE AND DUPLEX HOUSING STRUCTURES.
11. A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL STREET RIGHT-OF-WAY.
12. 4' WIDE SIDEWALKS WILL BE CONSTRUCTED ALONG BOTH SIDES OF PUBLIC STREETS & ALONG THE SOUTH SIDE OF W. 12TH STREET.
13. WATER MAIN WILL BE 8"Ø & 12"Ø, AS INDICATED. GATE VALVES WILL BE PLACED AT ALL SIDES OF NEW TEES & CROSSES.
14. STORM SEWER IS GENERALLY DESIGNED FOR 25 YEAR STORM FLOW.
15. EFFECTIVE FLOOD PLAIN BOUNDARY SHOWN IS LARGER THAN ACTUAL FLOOD PLAIN. FLOOD PLAIN IS IN PROCESS OF RESTUDY DUE TO CURRENT FLOWS, PROPOSED GRADING (LOWERING) & ROAD CROSSING. THE RESULT WILL BE A NEW FLOOD PLAIN DEFINITION THAT IS NARROWER THAN CURRENTLY SHOWN. FLOOD PLAIN WILL BE LOCATED WITHIN TRACT A & TRACT F. THIS WILL ALLOW STRUCTURES TO BE BUILT ON ADJACENT LOTS. ADJACENT RESIDENTIAL STRUCTURES WILL NOT HAVE BASEMENTS & WILL HAVE MAIN FLOOR AT LEAST 2' ABOVE THE 500 YEAR FLOOD PLAIN.
16. INTERSECTION RADII WILL BE 15'.
17. 36"Ø STORM SEWER BETWEEN TIERNY TERRACE & SONOMA DRIVE ONLY CARRIES RUNOFF FROM DEVELOPMENT WEST OF UNION ROAD.
18. WATERWAY ALONG SOUTHERLY LINE OF LOT 4 WILL BE REGRADED.

NOTE:
SEE SHEET 3 FOR LEGEND.

NUMBER	BEARING	DISTANCE
L1	S 45°06'07" E	232.80'
L2	S 05°24'28" E	18.90'
L3	N 89°36'26" W	38.21'
L4	S 89°36'26" E	37.79'

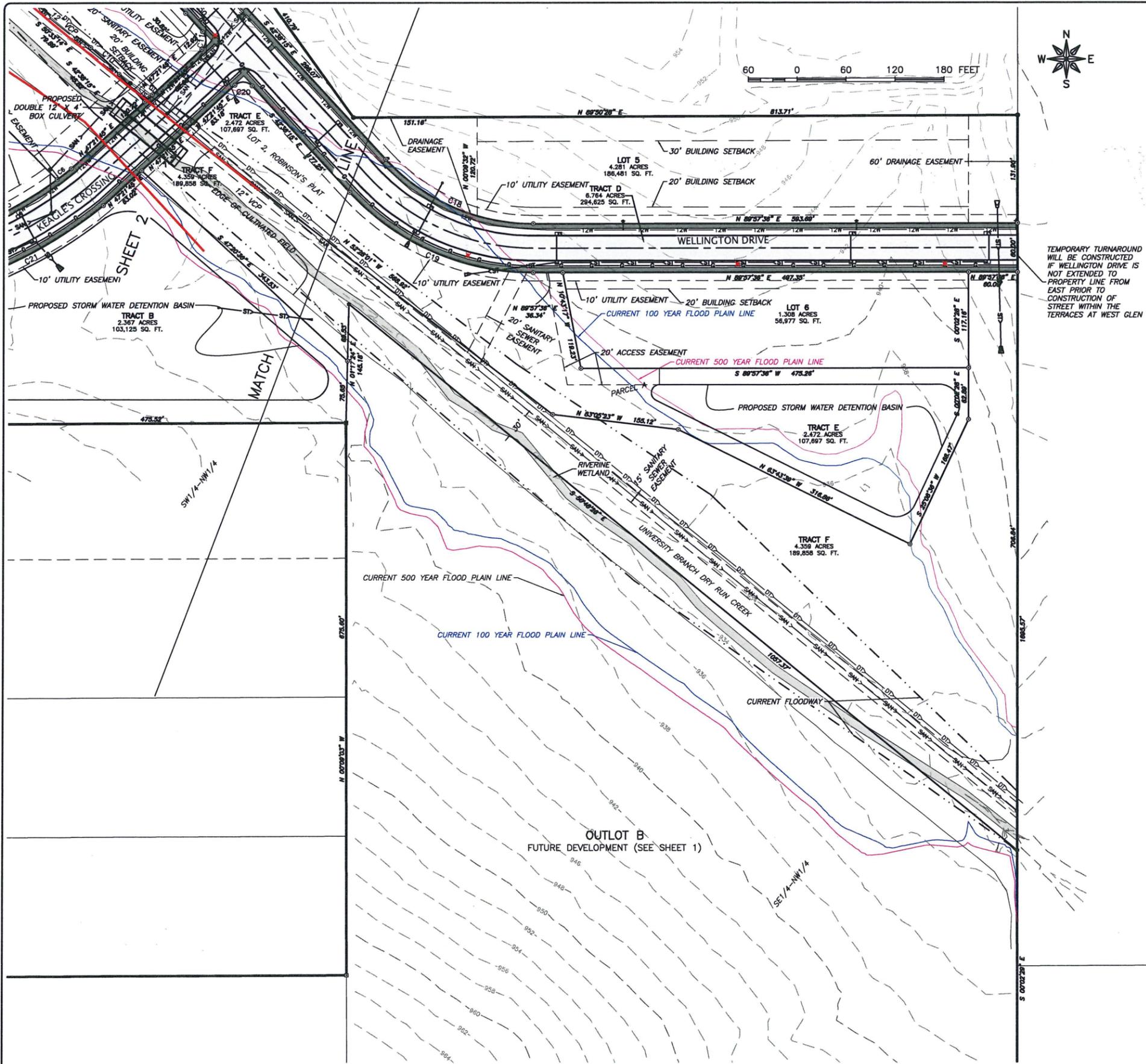
CURVE TABLE				
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	55.28'	485.50'	N 87°51'16" E	55.25'
C2	325.61'	470.00'	S 25°15'17" E	318.14'
C3	133.85'	230.00'	S 28°25'46" E	131.97'
C4	24.88'	15.00'	S 59°16'35" E	22.13'
C5	161.51'	470.00'	N 63°21'38" E	160.72'
C6	21.47'	470.00'	N 52°12'25" E	21.47'
C7	221.79'	350.00'	S 26°56'53" E	218.10'
C8	241.09'	940.00'	S 07°19'54" E	240.43'
C9	494.64'	790.00'	S 32°36'59" E	486.60'
C10	47.80'	344.50'	S 46°35'44" E	47.56'
C11	23.56'	15.00'	N 02°21'45" E	21.21'
C12	62.80'	454.50'	N 46°35'44" W	62.75'
C13	425.77'	680.00'	N 32°36'59" W	418.85'
C14	212.87'	830.00'	N 07°19'54" W	212.28'
C15	197.49'	770.00'	S 07°19'54" E	196.95'
C16	398.20'	620.00'	S 32°36'59" E	381.89'
C17	71.09'	514.50'	S 46°35'44" E	71.03'
C18	202.70'	245.00'	S 66°20'20" E	196.97'
C19	252.34'	305.00'	S 66°20'20" E	245.20'
C20	23.56'	15.00'	S 87°38'15" E	21.21'
C21	216.62'	530.00'	N 62°30'53" E	217.07'
C22	19.83'	15.00'	N 36°26'46" E	18.42'
C23	72.89'	120.00'	N 18°50'03" W	71.77'
C24	68.69'	180.00'	S 12°21'52" E	68.26'
C25	24.78'	15.00'	S 48°45'09" E	22.05'
C26	75.35'	530.00'	N 88°00'07" E	75.29'
C27	199.08'	130.81'	S 43°57'48" E	180.42'
C28	41.13'	220.00'	S 05°21'25" E	41.07'
C29	23.19'	15.00'	S 55°00'40" E	20.95'
C30	106.69'	630.00'	N 85°32'30" E	106.56'
C31	233.90'	570.00'	S 78°38'13" W	232.26'
C32	31.37'	270.00'	S 63°33'11" W	31.35'
C33	22.88'	15.00'	S 16°32'00" W	20.72'
C34	201.20'	530.00'	S 16°16'59" E	199.89'
C35	23.56'	15.00'	S 50°24'28" E	21.21'
C36	62.12'	545.50'	N 87°51'16" E	62.08'
C37	78.31'	530.00'	S 40°52'08" E	78.24'
C38	97.84'	170.00'	S 28°36'53" E	96.49'
C39	25.31'	15.00'	S 36°12'53" W	22.41'
C40	81.87'	470.00'	S 88°18'58" W	81.62'
C41	107.45'	70.81'	N 43°57'48" W	97.43'
C42	58.22'	280.00'	N 05°45'14" W	56.13'
C43	22.04'	15.00'	N 30°35'19" E	20.11'
C44	63.80'	630.00'	N 69°46'56" E	63.77'
C45	41.53'	330.00'	N 63°16'35" E	41.50'
C46	21.91'	15.00'	S 78°28'56" E	20.01'
C47	56.75'	980.00'	S 07°06'04" E	56.74'
C48	61.48'	1040.00'	S 07°06'04" E	61.47'

JOB NUMBER:
18-868

SHEET NUMBER:
2 OF 3

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN



NOTES:

19. WATER SERVICE AND SANITARY SEWER SERVICE WILL BE STUBBED TO THE BACK OF THE UTILITY EASEMENT LINE FOR EACH RESIDENTIAL UNIT.
20. INITIAL PHASE OF CONSTRUCTION WILL BE LOTS 1-5, ADJACENT PORTION OF TRACT D (CITY STREET), TRACT A (FLOODPLAIN, TRACT B (STORM WATER MANAGEMENT).
21. TRACT A WILL BE VEGETATED WITH NATIVE PLANTINGS (GRASSES AND FORBS).
22. WATER MAIN GENERALLY 6.5' BEHIND CURB.
23. GAS MAIN GENERALLY 6' BEHIND CURB, OPPOSITE SIDE OF STREET FROM WATER.
24. UNDERGROUND ELECTRIC & COMMUNICATION LINES WITHIN 10' UTILITY EASEMENTS.
25. STREETS TO BE 31" BB, PCC, WITH MIN. 12" THICK CRUSHED STONE BASE & SUBDRAIN TILE ON BOTH SIDES OF STREET.
26. BASED UPON THE EFFECTIVE FLOOD INSURANCE RATE MAP, LOT 1 HAS 16.6 PERCENT WITHIN THE 100 YEAR FLOOD PLAIN AND OUTLOT A HAS 47.2 PERCENT WITHIN THE 100 YEAR FLOOD PLAIN. A LETTER OF MAP AMENDMENT (LOMA) HAS BEEN PREPARED AND SUBMITTED BASED UPON APPLYING THE FLOOD PROFILES FROM THE EFFECTIVE FLOOD INSURANCE STUDY. APPLICATION OF THE PROFILE TO ACTUAL EXISTING GROUND INDICATES A SIGNIFICANTLY SMALLER 100 YEAR FLOOD PLAIN. THE LOMA WILL TAKE THE AREAS OF BOTH LOT 1 AND OUTLOT A WITHIN THE 100 YEAR FLOOD PLAIN TO ZERO PERCENT - WITH NO GRADING REQUIRED.
27. THE SECTION OF UNIVERSITY BRANCH DRY RUN CREEK WILL BE REGRADED. A NEW LETTER OF MAP AMENDMENT WILL BE PROVIDED THAT WILL MODIFY THE FLOOD PLAIN AREA TO KEEP WITHIN THE DESIGNATED TRACTS AS WELL AS LOWER THE FLOOD PROFILE IN SEVERAL INSTANCES. THIS IS ACCOMPLISHED BY REMOVAL OF MATERIAL FROM THE CURRENT FLOOD PLAIN. ADJACENT HOMES WILL HAVE A LOWEST FLOOR AT LEAST 2' ABOVE THE 500 YEAR FLOOD PROFILE.
28. NATIVE GRASSES AND FORBS WITHIN TRACTS A, B, E, AND F WILL BE ESTABLISHED BY THE DEVELOPER. AS THIS TAKES TIME TO ESTABLISH, THE DEVELOPER WILL UNDERTAKE AN INTENSIVE WEEDING, SPRAYING, AND MAINTENANCE PLAN TO KEEP THESE AREAS AS ATTRACTIVE AS POSSIBLE. OCCASIONAL SPOT MOWING, SUBJECT TO PLANT TOLERANCE, WILL TAKE PLACE. THE INTENT IS FOR THESE AREAS TO BE AS ATTRACTIVE AS POSSIBLE AND TO BECOME AN AMENITY FOR THE DEVELOPMENT.
29. MAXIMUM VEGETATED SLOPES UPON GRADING WILL BE 4:1. AREAS SHOWN STEEPER ON THE PRELIMINARY GRADING PLAN WILL ULTIMATELY HAVE RETAINING WALLS AND WILL INITIALLY BE CONSTRUCTED FLATTER TO REDUCE EROSION. FINAL GRADING WITH RETAINING WALLS WILL TAKE PLACE LATER AS STRUCTURES ARE CONSTRUCTED.

TEMPORARY TURNAROUND WILL BE CONSTRUCTED IF WELLINGTON DRIVE IS NOT EXTENDED TO PROPERTY LINE FROM EAST PRIOR TO CONSTRUCTION OF STREET WITHIN THE TERRACES AT WEST GLEN

LEGEND

	SECTION CORNER AS DESCRIBED
	FOUND 1/2" REBAR
	FOUND 1/2" REBAR W/YPC #8505
	FOUND MONUMENT
	TO BE SET 1/2" REBAR W/RPC #7060
	CALCULATED POSITION
	SUBDIVISION BOUNDARY
	RED PLASTIC CAP
	YELLOW PLASTIC CAP
	RPC
	YPC
EXISTING	PROPOSED
	WATER PIPE
	FIRE HYDRANT
	YARD HYDRANT
	WATER VALVE WITH BOX
	CURB STOP W/CURB BOX
	STORM SEWER
	DRAIN TILE
	DITCH LINE (UNPAVED)
	STORM MANHOLE
	CATCH BASIN
	STORM SEWER INLET
	STORM SEWER INLET - BEHIND CURB
	RCP OR RCP EQRS (RCAP) END SECTION
	FIBER OPTIC LINE
	UNDERGROUND TV CABLE
	CABLE TV RISER PEDESTAL
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	ELECTRIC RISER PEDESTAL
	ELECTRIC MANHOLE
	UNDERGROUND TELEPHONE
	TELEPHONE RISER PEDESTAL
	TELEPHONE MANHOLE
	UTILITY POLE
	UTILITY POLE W/ METER
	UTILITY POLE W/ TRANSFORMER
	UTILITY POLE W/ LIGHT
	UTILITY POLE WITH GUY WIRE AND ANCHOR
	LIGHT POLE (SINGLE FIXTURE)
	GAS MAIN
	GAS VALVE
	GAS STRUCTURE

JOB NUMBER:
18-868

SHEET NUMBER:
3 OF 3

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

DEED OF DEDICATION
OF
THE TERRACES AT WEST GLEN PHASE I
CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Terraces at West Glen, L.L.C., an Iowa Nonprofit Corporation, with its principal office in Cedar Falls, Iowa; being desirous of setting out and platting the land described in the attached Certificate of Survey by Lyle G. TeKippe, a Professional Engineer and Licensed Land Surveyor, dated the 22nd day of April, 2019, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa the same to be known as:

THE TERRACES AT WEST GLEN PHASE I
CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, IOWA

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

EASEMENTS

The undersigned do hereby grant and convey to the City of Cedar Falls, Iowa, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying building and maintenance of said services over, across, on and/or under the property as shown on the attached plat.

RESTRICTIONS

Be it also known that the undersigned do hereby covenant and agree for themselves and their successors and assigns that the real estate is subject to the following restrictions its use and occupancy as fully and effectively to all intents and purposes as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or their successors in interest may hereinafter make for any of said lots and that such restrictions shall run with the land to-wit:

1. Any dwelling erected shall have a minimum setback as indicated on the Final Plat. All minimum setbacks will be required to meet or exceed R-P Zoning.
2. The owner shall keep the real estate free of weeds and debris.
3. All approaches and driveways in said subdivision shall constructed in accordance with applicable Cedar Falls Ordinance.
4. Owner shall comply with all requirements of the US Post Office for mail receptacles.
5. No bus, semi-tractor, RV, fifth-wheel camper, trailer or truck of any kind except

what is commonly described as a “pick-up truck” shall be kept or parked on any lot or street in said subdivision for a period not to exceed twenty-four hours, after which said vehicle cannot return to said subdivision for a period of five days, provided, however, that this prohibition shall not apply to such vehicles driven in said subdivision in pursuit of and in conducting their usual business.

6. All buildings erected on the real estate shall be constructed in accordance with the Building, Plumbing, and Electrical Codes of the City of Cedar Falls, Iowa.

7. No animals, livestock, or poultry of any kind shall be raised, bred or kept on the real estate. Household pets only subject to Owner/Developer approval.

8. Sidewalks and trails shall be constructed according to and as reflected on the Plat.

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

10. Tracts “C” and “D” to be deeded to the City of Cedar Falls, Iowa for street purposes.

PUBLIC IMPROVEMENTS REQUIRED IN PLAT

1. The Street(s) shown on the attached plat, will be brought to City grade and that the street will be thirty-one (31) feet, back of curb to back of curb, with approved hard surface pavement in accordance with the City of Cedar Falls, Standard Specifications unless otherwise specified as per approved construction plans.

2. Sanitary sewer, together with the necessary manholes and sewer service lines to the platted real estate will be provided.

3. That underground utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.

4. That city water will be provided to the platted real estate as required by the Cedar Falls Municipal Utilities,

5. That municipal fire hydrant(s) will be provided as required by the Cedar Falls Public Safety Department.

6. That Storm sewer will be provided as specified by the City Engineer.

7. That handicap ramps will be provided as required by law.

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

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

10. That the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the platted real estate with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.

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

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

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

SIGNED and DATED this ____ day of _____, 2019.

Terraces at West Glen, L.L.C.

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

STATE OF IOWA, BLACK HAWK COUNTY: ss

On this day of _____, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Millisa Tierney, CEO, Cedar Falls Lutheran Home n/k/a NewAldaya Lifescapes, Member/Manager of Terraces at West Glen, LLC, to me known as the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed on behalf of Terraces at West Glen, LLC.

Notary Public

THE TERRACES AT WEST GLEN DEVELOPMENT CONCEPT

Projected Unit Summary:
 Single Units - 25 = 25 Units
 Twin Units - 22 = 44 Units
 2-Story Multi-Unit - East = 22 Units
 3-Story Multi-Unit - NW = 44 Units
Total Dwelling Units = 135 Units

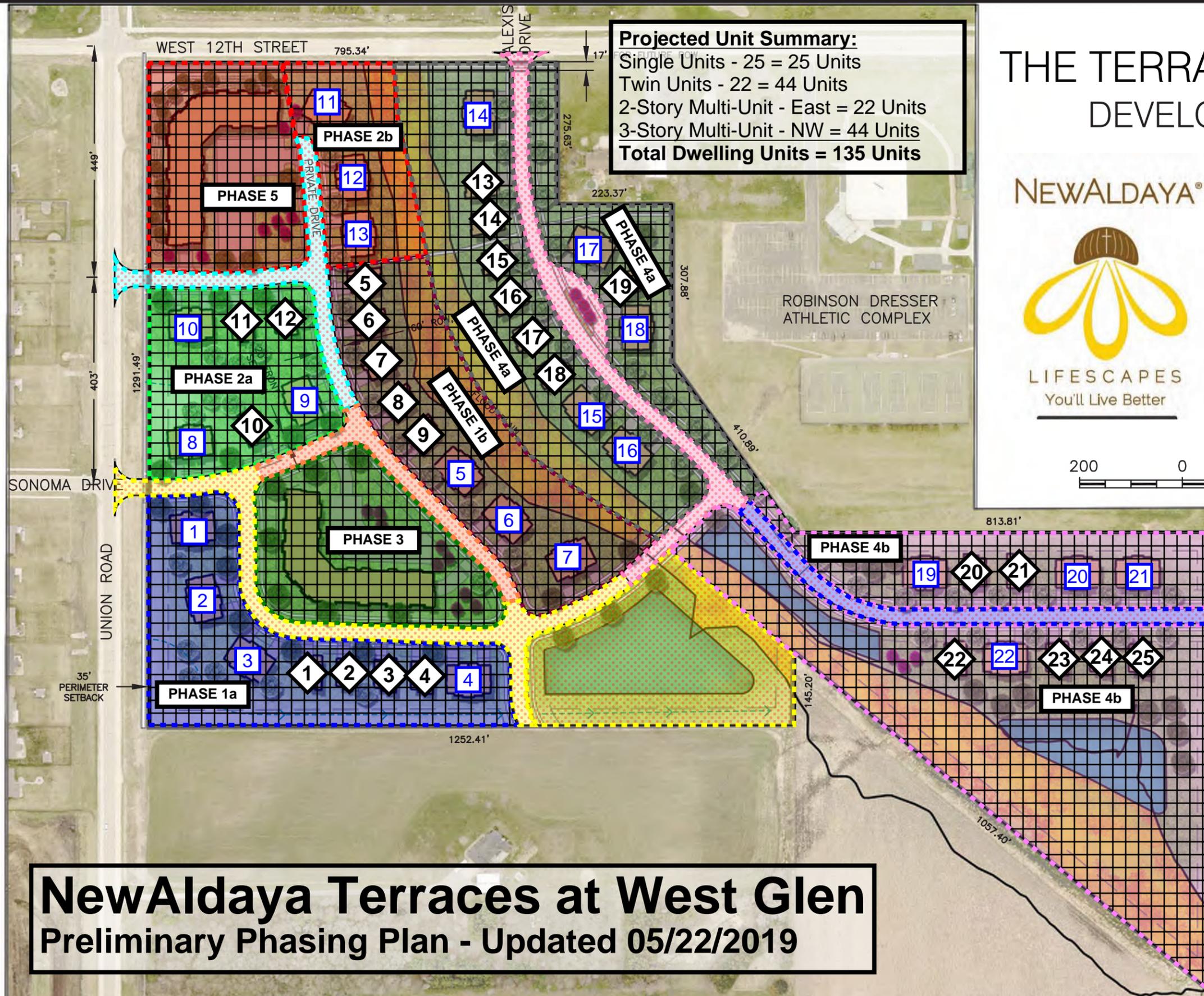
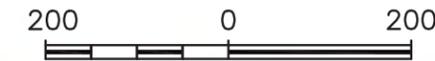
NEWALDAYA®



LIFESCAPES
You'll Live Better

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

PETERS
CONSTRUCTION CORPORATION



Phase	Timeframe
Phase 1 Infrastructure	Summer 2019-Fall 2019
Phase 1 Dwelling Units	Late Fall 2019-Summer 2020
Phase 1b Infrastructure	Fall 2019-Spring 2020
Phase 1b Dwelling Units	Spring 2020-Spring 2021
Phase 2 Infrastructure	Spring 2020-Summer 2020
Phase 2a Dwelling Units	Summer 2021-Spring 2022
Phase 2b Dwelling Units	Summer 2022-Spring 2023
Phase 3 Infrastructure	N/A
Phase 3 Multi-Story Building	Spring 2021-Fall 2022
Phase 4 Infrastructure	Spring 2022-Fall 2022
Phase 4a Dwelling Units	Summer 2023-Summer 2024
Phase 4b Dwelling Units	Summer 2024-Summer 2025
Phase 5 Multi-Story Building	Summer 2023-Winter 2024

NewAldaya Terraces at West Glen Preliminary Phasing Plan - Updated 05/22/2019



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Iris Lehmann, AICP, Planner II
Matt Tolan, Civil Engineer II
DATE: July 3, 2019
SUBJECT: Greenhill Village Townhomes II Final Plat

REQUEST: Request to approve the Greenhill Village Townhomes II Final Plat
PETITIONER: Panther Farms LLC – owner; CGA Engineers – Civil Engineer
LOCATION: 2 acres southeast of the Greenhill Road and Hudson Road intersection

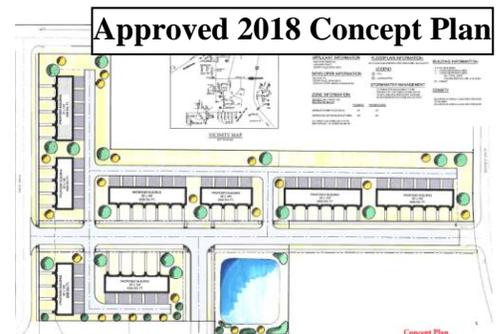
PROPOSAL

The applicant is proposing to final plat a portion of the Greenhill Village Townhomes II development in the MU, Mixed Use Residential, zoning district with the intent to develop townhome buildings. This final plat will create a 1 acre buildable Lot, a 1.5 acre Outlot to function as a drainage swale reserved for future development, and a 0.5 acre Tract for a stormwater detention basin.

BACKGROUND

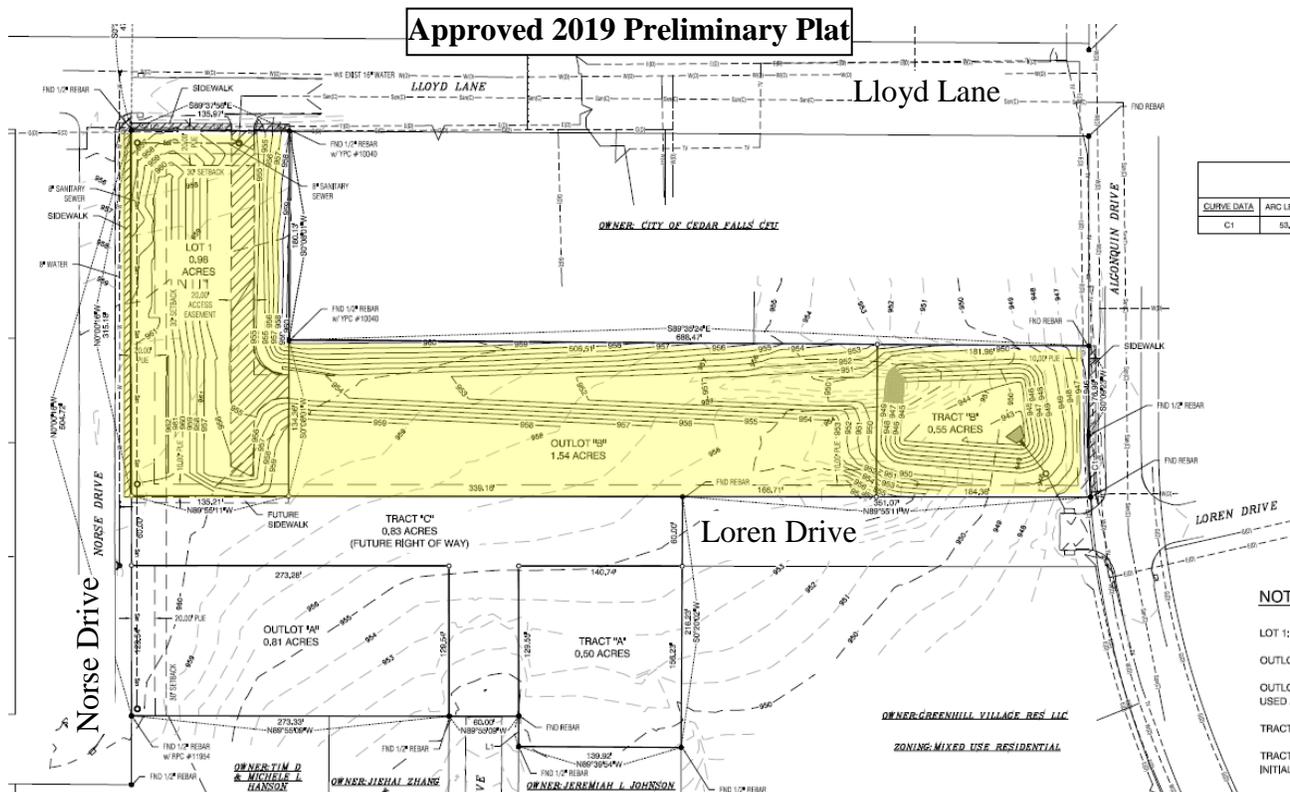
The property in question was rezoned to MU, Mixed Use Residential in 1998 as part of the 130 acre Greenhill Village project. The intent of the MU district is to encourage a variety of housing types and neighborhood commercial land uses for the purpose of creating viable, self-supporting neighborhood districts. Therefore, MU districts permit a variety of uses ranging from neighborhood commercial to office to single-unit homes to condominiums. To provide a guide for the development in this area, the rezoning was accompanied by the creation of a Greenhill Village Master Plan.

Since that time there have been a number of amendments to the Greenhill Village Master Plan. The most recent amendment to the Master Plan was approved in April 2018. This amendment to the Master Plan focused on the 5.3 acres southeast of the Greenhill Road and Hudson Road intersection; the area being considered in this request. The approved amendment to the Master Plan allows for medium



density, multi-unit, residential development at a maximum density of 7.7 units an acre. The concept plan that was approved with this update to the Greenhill Village Master Plan presented a development of townhomes, see image on previous page.

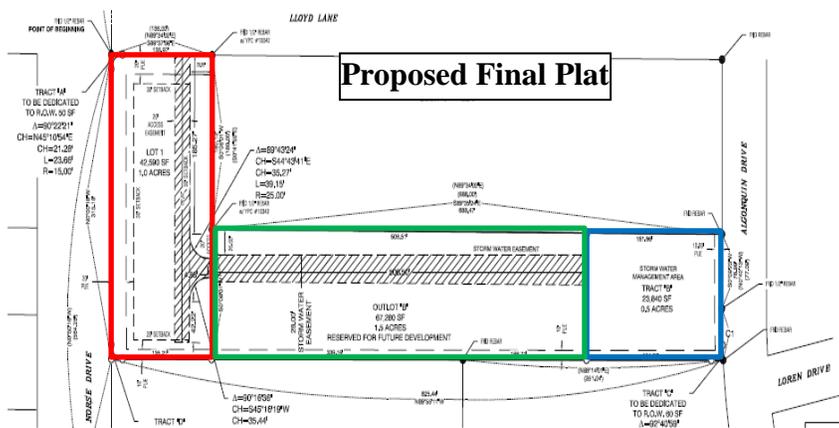
On March 4, 2019 a preliminary plat for this 5.3 acre site was approved by City Council. The approved preliminary plat, see excerpt below, consists of one developable lot, tracts for future streets and stormwater basins, and two outlots as placeholders for future development. The proposed final plat is a portion of that approved Greenhill Village Townhomes II Preliminary Plat, specifically the area highlighted in yellow north of Loren Drive.



Approval of the proposed final plat will allow City Council to approve the 4-unit townhome building and 5-unit townhome building shown on the attached site plan approved by the Planning and Zoning Commission at their February 27, 2019 regular meeting.

ANALYSIS

The proposed final plat is consistent with the approved preliminary plat. The final plat will create one buildable lot, Lot 1, outlined in red in the excerpt to the right. This lot will be 1 acre in size, is consistent with the buildable lot shown in the preliminary plat, and will hold the 4-unit townhome building and 5-unit townhome building previously approved by the Planning and Zoning Commission. As designed with the preliminary plat a 0.5 acre detention



basin, Tract B, outlined in blue in the image on the previous page, will be installed with the creation of Lot 1. Following the grading plan for the preliminary plat, the land in Outlot B, outlined in green, will be used as an overland flow route that will capture stormwater run-off from Lot 1 and direct it to the detention basin in Tract B. Accordingly, a 28-foot wide stormwater easement is established on the final plat in this location. This improvement ensures that the water runoff from the new development that will occur on Lot 1 will be properly managed. The detention basin located in Tract B will be oversized to also serve future development anticipated in Outlot B.

The approved preliminary plat includes an extension of Loren Drive, which will create an east-west connection to Norse Drive. The preliminary plat also shows Addison Drive extending north to connect to the extension of Loren Drive. These connections will create additional points of egress and ingress for the residential properties to the south. Additional street connections in this area will help to distribute traffic by providing multiple travel routes through the neighborhood. However, these road extensions are not part of the final plat currently proposed and will follow in a future phase.

Following the design of the preliminary plat, the final plat provides a private alley extending south from Lloyd Lane to provide access to Lot 1. This private alley connection meets City standards and allows more flexibility with the grading of the site as opposed to a connection coming from the south. Public sidewalks will be installed on the west and north sides of Lot 1 as well as the east side of Tract B. The sidewalk connection along the south side of Lot 1 will be installed when the Loren Drive connection is constructed in a future phase.

Utilities are readily available to this site. The developer will coordinate with CFU for extending the utility services to the proposed development.

Note that Outlot B may not be developed until a separate Preliminary and Final Plat are reviewed and approved by the Planning and Zoning Commission and the City Council. Similarly, the remainder of the preliminary plat not included in this final plat cannot be developed until reviewed and approved by the Commission and the City Council.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed final plat. All of staff's technical comments have been addressed. One minor item is requested for clarification:

- Change title of the final plat to "Greenhill Village Townhomes II, Phase I".

The property is located outside of the designated floodplain. A courtesy mailing was sent to neighboring property owners on Tuesday, July 2, 2019.

STAFF RECOMMENDATION

The proposed Final Plat of Greenhill Village Townhomes II, Phase I, is consistent with MU zoning, the adopted Master Plan for this area, meets the standards of the City's subdivision code, and is consistent with its corresponding and approved Preliminary Plat. Therefore, Staff recommends approval.

PLANNING & ZONING COMMISSION

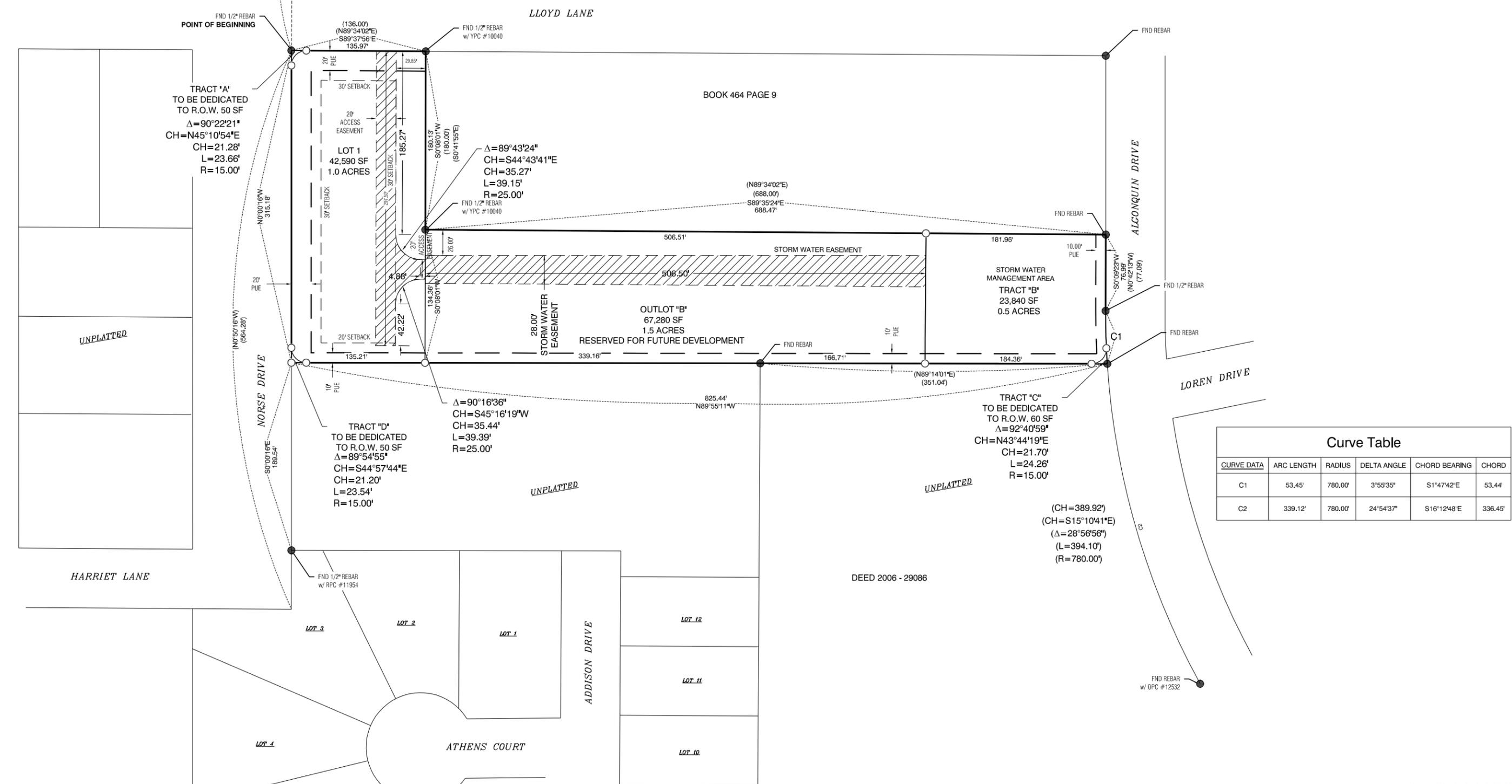
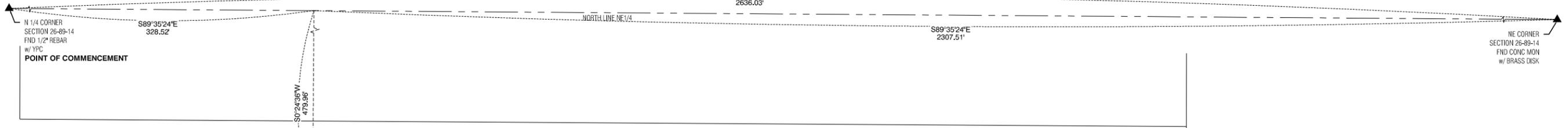
Discussion/Vote
7/10/2019

Attachments: Approved Greenhill Village Townhomes Concept Plat
Approved Site Plan
Proposed Final Plat
Proposed Deed of Dedication



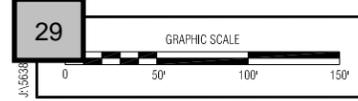
(S89°33'47"W)
(2635.77)
S89°33'47"W
2636.03'

(S89°34'02"W)(2635.95) MISC. BOOK 336, PAGE 666
(2635.85) FILE 2013-3320
(2635.81) GREENHILL CROSSING FINAL PLAT



Curve Table					
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	53.45'	780.00'	3°53'35"	S1°47'42"E	53.44'
C2	339.12'	780.00'	24°54'37"	S16°12'48"E	336.45'

Revised Final Plat 11-29-2018 5638 Final Plat Sheet 2 - 5-13-19.dwg - CGA Plan - 07-01-19 - 9:58am - cap288
 5638



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
7	CITY COMMENTS	BMC	5-13-2019				
8	CITY COMMENTS	KMN	6-27-2019				


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

DESIGNED: _____ DATE: _____
 DRAWN: BMC DATE: 5-13-19
 CHECKED: _____ DATE: _____
 APPROVED: _____ DATE: _____

GREENHILL VILLAGE TOWNHOMES II
 CEDAR FALLS, IOWA

FINAL PLAT
 PROJECT NO. 5638.05
 SHEET NO. 2 of 2

DATE PREPARED: 6/27/2019

DEED OF DEDICATION
OF
GREENHILL VILLAGE TOWNHOMES II
CEDAR FALLS, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Panther Builders, LLC, an Iowa limited liability company, with its principal office in Cedar Falls, Iowa; being desirous of setting out and platting into a lot, outlot, and tracts the land described in the attached Certificate of Survey by Jeremy A. Harris, a Professional Engineer and Licensed Land Surveyor, dated ____ day of _____, 2019, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa the same to be known as:

GREENHILL VILLAGE TOWNHOMES II
CEDAR FALLS, IOWA

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

EASEMENTS

The undersigned do hereby grant and convey to the City of Cedar Falls, Iowa, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying building and maintenance of said services over, across, on and/or under the property as shown on the attached plat. No structures shall be built or placed on the easements.

RESTRICTIONS

Be it also known that the undersigned do hereby covenant and agree for themselves and their successors and assigns that each and all of the residential lots in Development be and the same are hereby made subject to the following restrictions upon their use and occupancy as fully and effectively to all intents and purposes as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or their successors in interest may hereinafter make for any of said lots and that such restrictions shall run with the land and with each individual lot thereof for the length of time and in all particulars hereinafter stated, to-wit:

1. Any building that shall be erected shall have a minimum setback from the front, side, and rear of the lot lines as indicated on attached Final Plat. All minimum setbacks will be required to meet or exceed M-U Mixed Use Zoning.
2. Only buildings containing townhomes shall be constructed on Lot 1.

3. The sidewalk along the south side of Lot 1 will be constructed when the extension of Loren Drive is installed. If the owner of Lot 1 does not construct said sidewalk within five years after the extension of Loren Drive, the City may construct the sidewalk and impose a lien against the lot.

4. Tract B shall be used for water retention and shall be maintained by the Greenhill Village Townhomes II of Cedar Falls Owners Association. The City of Cedar Falls and the Greenhill Village Townhomes II of Cedar Falls Owners Association shall have access to said detention ponds for maintenance pursuant to the Maintenance and Repair Agreement and Permanent Easement between Developer and the City of Cedar Falls.

5. Outlot B shall be used for future development and drainage to the water retention area located on Tract B.

6. All private streets in Development shall be maintained by the Greenhill Village Townhomes II of Cedar Falls Owners Association.

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

8. The Owners and/or occupants of the townhomes on Lot 1 shall jointly and severally be responsible to keep in good order or to maintain the area between the curblineline and the property line abutting their property including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone, cement, stakes, posts or rods to which a metal, plastic or similar receptacle designed to hold newspapers are affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar materials, or any other simulator obstruction. All mailboxes shall be clustered or grouped for the units, and shall not be placed between the curb line and the property line abutting the Lot.

9. All townhomes shall be subject to the Declaration of Submission of Property to Horizontal Property Regime for Greenhill Village Townhomes II Cedar Falls, Black Hawk County, Iowa to be filed within one (1) week of the filing of the Final Plat.

10. Lot 1 and the owner(s) of any part thereof shall be subject to all of the provisions of the Greenhill Village Master Plan currently on file with the City of Cedar Falls, Iowa, at the time of construction and the lot, and all amendments thereto, including but not limited to the design guidelines contained therein.

11. The undersigned and all persons and entities hereafter acquiring any right, title, or interest in any portion of Lot 1 shall be taken and held to have agreed and covenanted with the owners of all other portions of Lot 1 and all Tracts and Outlot in this Development and with the respective successors and assigns of all of the rest of such other portions of Lot 1 and all Tracts

and Outlot to conform to and observe all of the foregoing covenants, restrictions, and stipulations as to the construction of building thereon, for a period of 21 years from the date of filing of said plat, and this deed of dedication for record. Within the period of 21 years and in accordance with Iowa Code § 614.24 and § 614.25 or their successor provisions, these covenants, restrictions, and stipulations may be extended for an additional period of 21 years upon compliance with § 614.24 and § 614.25 of the Code of Iowa. In the event an extension of the covenants, restrictions, and stipulations is not filed within the period of 21 years or successive 21-year periods, then the covenants, restrictions, and stipulations contained herein shall terminate at the end of the existing period of 21 years.

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

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

PUBLIC IMPROVEMENTS REQUIRED IN PLAT

1. Any public street(s) shown on the attached plat, will be brought to City grade and that the street will be thirty-one (31) feet, back of curb to back of curb, with approved hard surface pavement in accordance with the City of Cedar Falls, Standard Specifications unless otherwise specified as per approved construction plans.

2. Sanitary sewer, together with the necessary manholes and sewer service lines to all buildings in the plat will be provided.

3. That underground utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.

4. That city water will be provided to all buildings as required by the Cedar Falls Municipal utilities.

5. That municipal fire hydrant(s) will be provided as required by the Cedar Falls Public Safety Department.

6. That Storm sewer will be provided as specified by the City Engineer.

7. That handicap ramps will be provided as required by law.

8. All buildings erected on any lot in this Development shall be constructed in accordance with the building, plumbing and electrical codes of the City of Cedar Falls.

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

10. That the work improvements called herein shall be in accordance with the specifications of the City of Cedar Falls, Iowa, and performed under the supervision of the City Engineer. In the event that the developer, Panther Builders, LLC, its grantees and assigns fail to complete said work and improvements called for within one (1) year from the date of the acceptance of said final plat by the City of Cedar Falls, Iowa, the City may then make improvements and assess the costs of the same to the respective parcel. The undersigned, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and agree that the City may install said improvements and assess the total costs thereof against the respective parcel.

11. That the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the respective parcel with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.

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

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

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

SIGNED and DATED this _____ day of _____, 2019

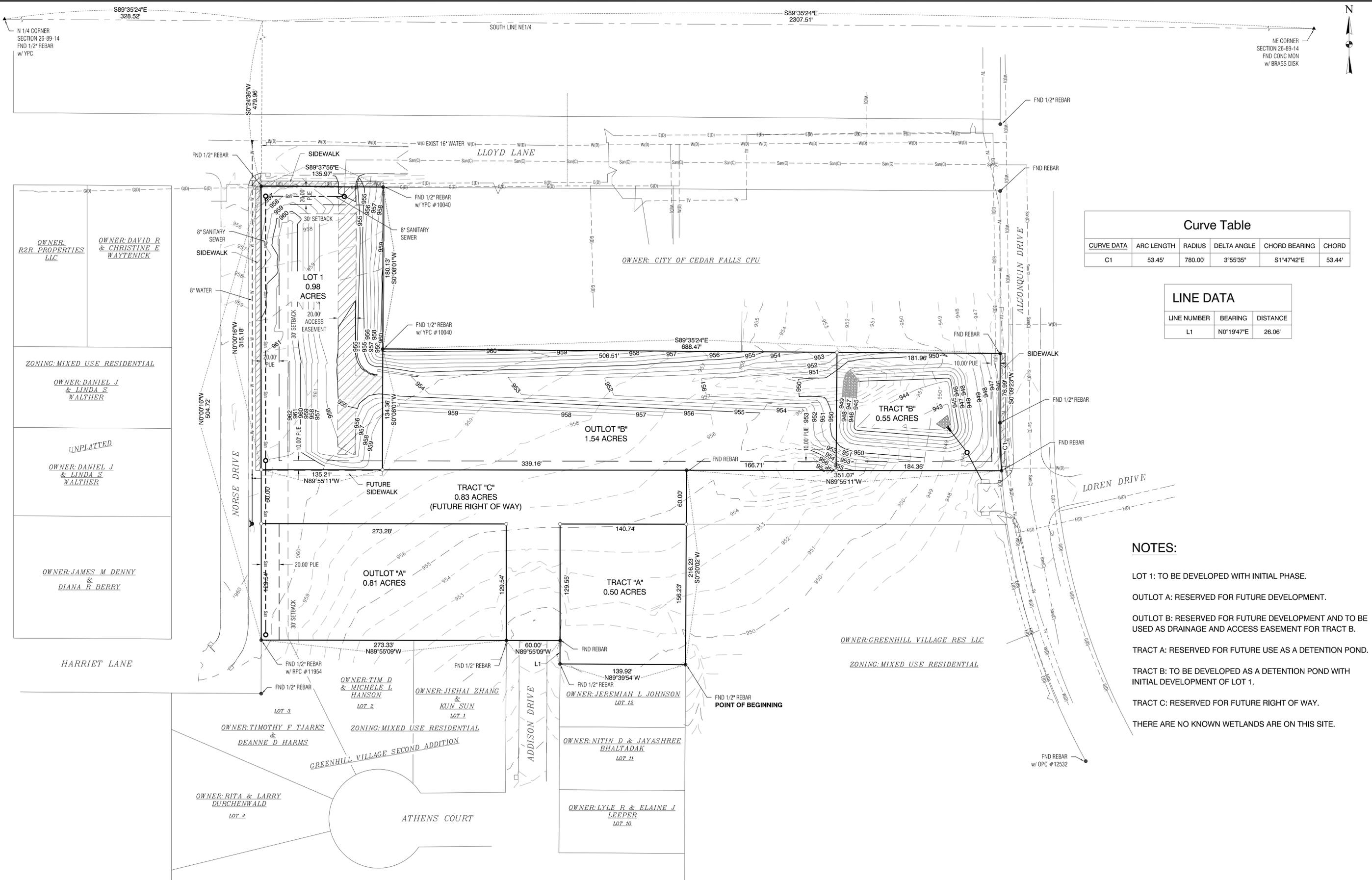
Panther Builders, LLC

Brent Dahlstrom, Manager

STATE OF IOWA, BLACK HAWK COUNTY: ss

On this ____ day of _____, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brent Dahlstrom, Manager of Panther Builders, LLC, to me known as the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed on behalf of Panther Builders, LLC.

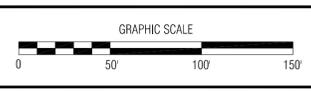
Notary Public in and for the State of Iowa



Curve Table					
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	53.45'	780.00'	3°55'35"	S1°47'42"E	53.44'

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	N0°19'47"E	26.06'

- NOTES:**
- LOT 1: TO BE DEVELOPED WITH INITIAL PHASE.
 - OUTLOT A: RESERVED FOR FUTURE DEVELOPMENT.
 - OUTLOT B: RESERVED FOR FUTURE DEVELOPMENT AND TO BE USED AS DRAINAGE AND ACCESS EASEMENT FOR TRACT B.
 - TRACT A: RESERVED FOR FUTURE USE AS A DETENTION POND.
 - TRACT B: TO BE DEVELOPED AS A DETENTION POND WITH INITIAL DEVELOPMENT OF LOT 1.
 - TRACT C: RESERVED FOR FUTURE RIGHT OF WAY.
 - THERE ARE NO KNOWN WETLANDS ARE ON THIS SITE.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	CITY COMMENTS	CAQ	6-11-2018	4	GRADING/UTILITY CHANGES	LAW	9-24-2018
2	CITY COMMENTS	CAQ	7-23-2018	5	CITY COMMENTS	CAQ	10-22-2018
3	CITY COMMENTS	CAQ	9-8-2018	6	CITY COMMENTS	BMC	11-21-2018

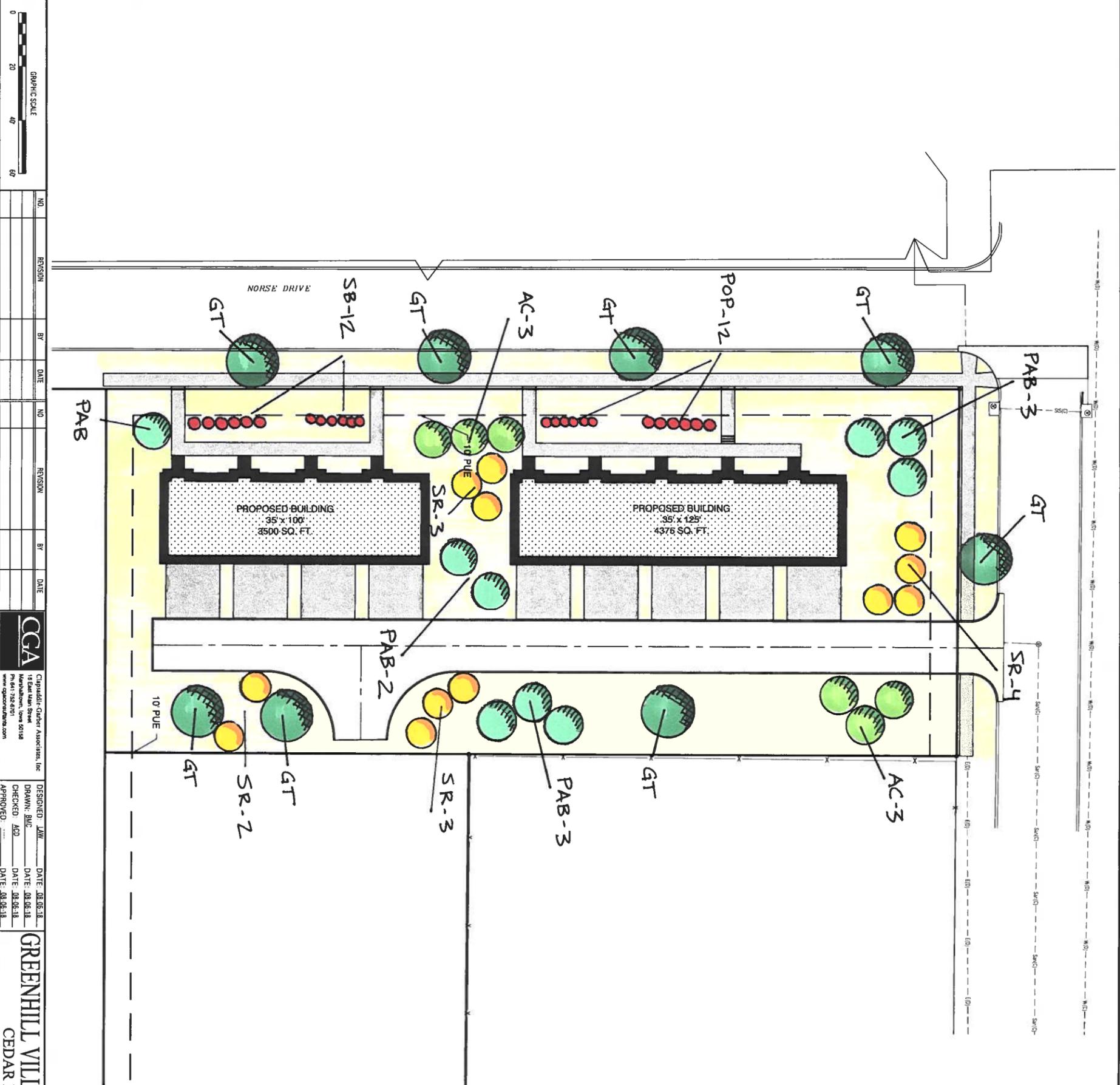
CGA Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-4701
www.cgaconsultants.com

DESIGNED: - DATE: -
DRAWN: BMC DATE: 11-21-2018
CHECKED: ACD DATE: -
APPROVED: ACD DATE: -

GREENHILL VILLAGE TOWNHOMES II
CEDAR FALLS, IOWA

PRELIMINARY PLAT

PROJECT NO. 5638.05
SHEET NO. 2 of 2



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
GT	Deciduous Overstory Trees	SKYLINE HONEYLOCUST	8	2' BB
GT	GLEDITSIA TRIACANTHOS VAR. INERMIS			
AC	Evergreen	CONCOLOR FIR	6	6' BB
PAB	ABIES CONCOLOR	NORWAY SPRUCE	9	6' BB
PAB	ABIES ABIES			
SR	Ornamental Trees	IVORY SILK JAPANESE TREE LILAC	12	2' BB
SR	SYRINGA RETICULATA 'IVORY SILK'			
POP	Shrubs	BURGUNDY CANDY NINEBARK	12	#5
POP	PHYSOCARPUS OPULEFOLIUS			
SB	'BURGUNDY CANDY'	MAGIC CARPET SPIREA	12	#5
SB	SPIREA X BUMALDA 'MAGIC CARPET'			

LOT 1:

WILL OF LEONARD FALLS, IOWA

REQUIRED ORDINANCE		PROVIDED		
0.02 POINTS PER SQ. FT. OF TOTAL DEVELOPED AREA SHALL BE LANDSCAPED	QTY	TYPE	PTS/EA	PTS/TYPER
106,723 SF X 0.02 = 2,134 POINTS NEEDED	3	2" OVERSTORY TREES	80	= 240
	12	2" UNDERSTORY	40	= 480
	15	6" EVERGREEN	80	= 1200
	24	5 GAL SHRUBS	10	= 240
				TOTAL POINTS = 2160

LANDSCAPE REQUIREMENTS

STREET TREE PLANTING: A MINIMUM OF 0.75 POINTS PER LINEAR FOOT OF STREET FRONTAGE SHALL BE PROVIDED

492 LF X 0.75 = 369 POINTS NEEDED

5 - 2" OVERSTORY TREES PROVIDED = 400 POINTS

- LANDSCAPE NOTES:**
1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL. IF CONFLICT OCCURS, CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
 2. NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
 3. CONTRACTOR SHALL PLACE SHREDED HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
 4. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60-2004, OR MOST RECENT EDITION.
 5. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
 6. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
 7. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OR VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
 8. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
 9. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
 10. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS SHALL BE SOODED WITH KENTUCKY BLUE TURF GRASS AS APPROVED BY LANDSCAPE ARCHITECT AND OWNER.

NO.	PERSON	BY	DATE	NO.	PERSON	BY	DATE

DESIGNED: LAW DATE: 08.06.18
 DRAWN: BJC DATE: 08.06.18
 CHECKED: AOD DATE: 08.06.18
 APPROVED: DATE: 08.06.18

CCA Consulting & Construction Associates, Inc.
 18 East Main Street, Suite 501B
 Cedar Falls, Iowa 51301
 Phone: 319.261.0101
 www.ccaconsulting.com

GREENHILL VILLAGE TOWNHOMES II
 CEDAR FALLS, IOWA

LANDSCAPE PLAN

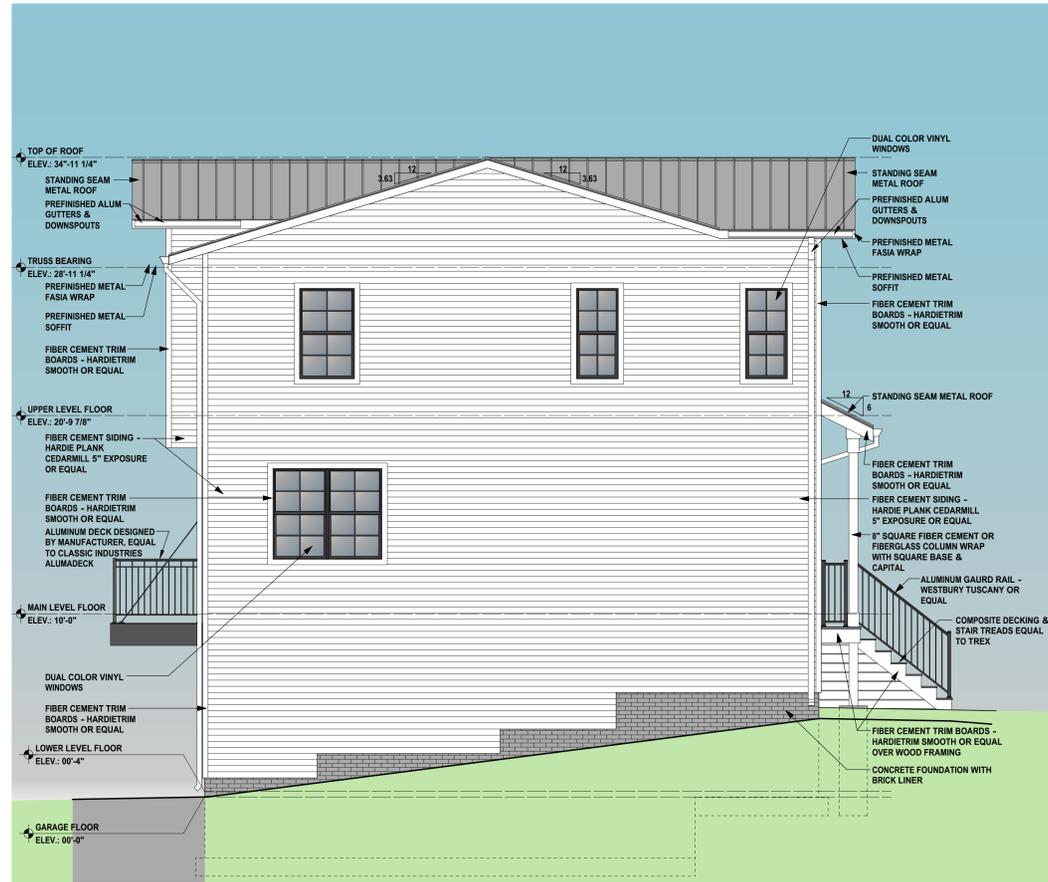
PROJECT NO: 5638
 SHEET NO: C.600



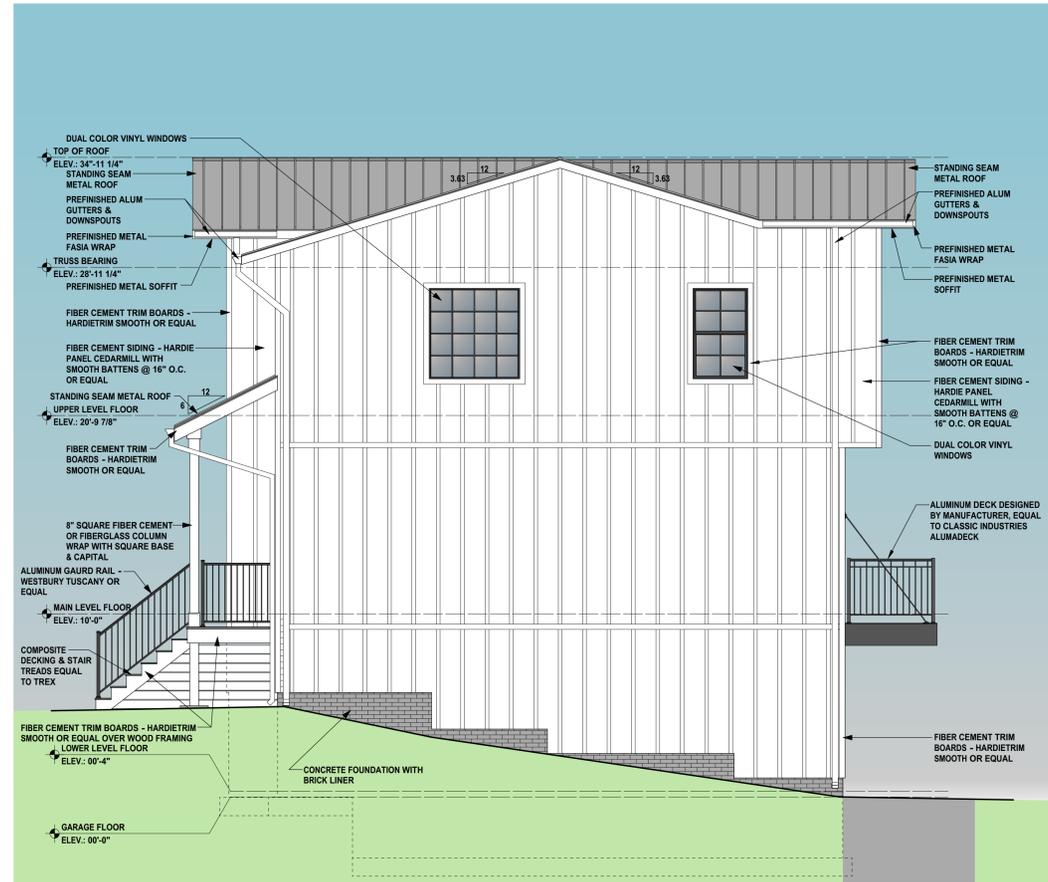
5 Unit Front Elevation
Scale: 1/4" = 1'-0"



5 Unit Rear Elevation
Scale: 1/4" = 1'-0"

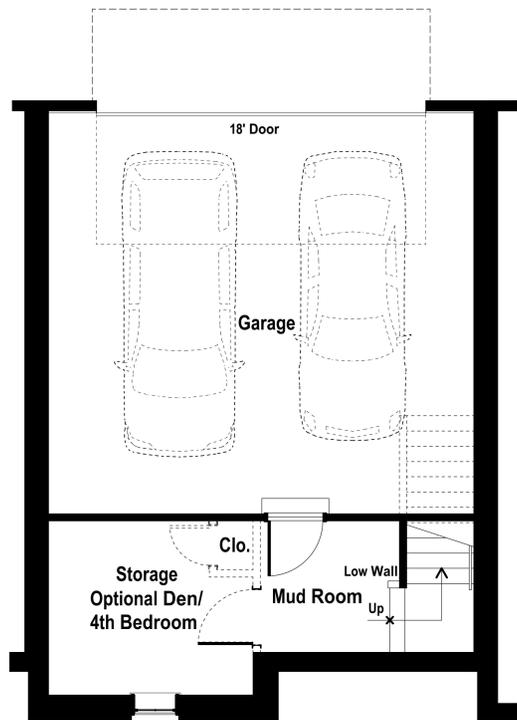


Side Elevation
Scale: 1/4" = 1'-0"

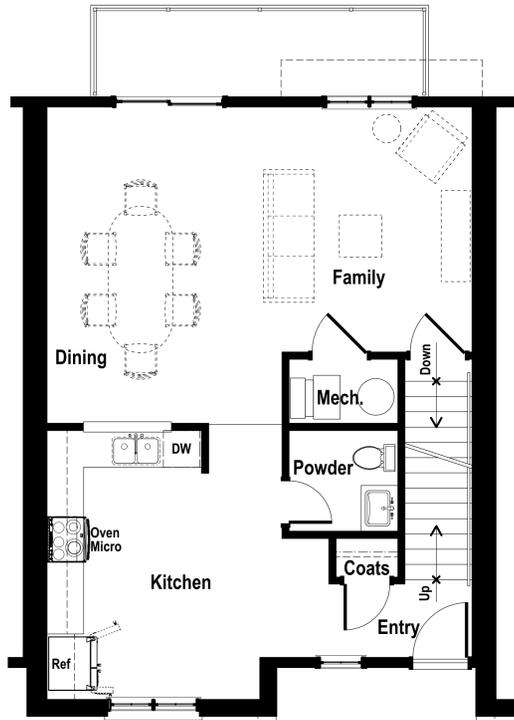


Side Elevation
Scale: 1/4" = 1'-0"

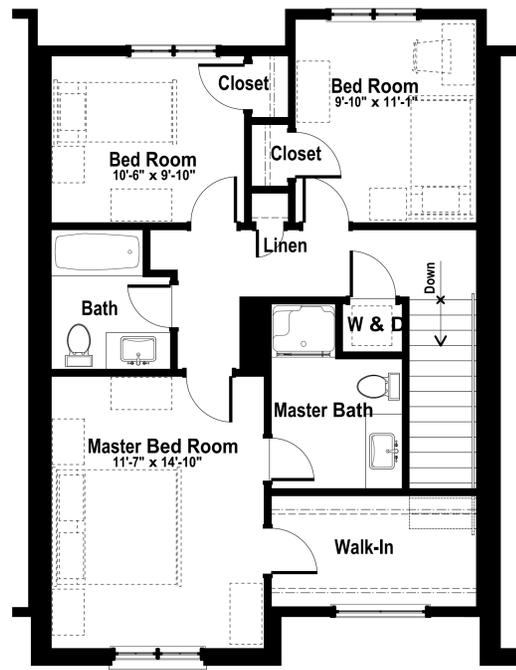
Proposed Condo Unit



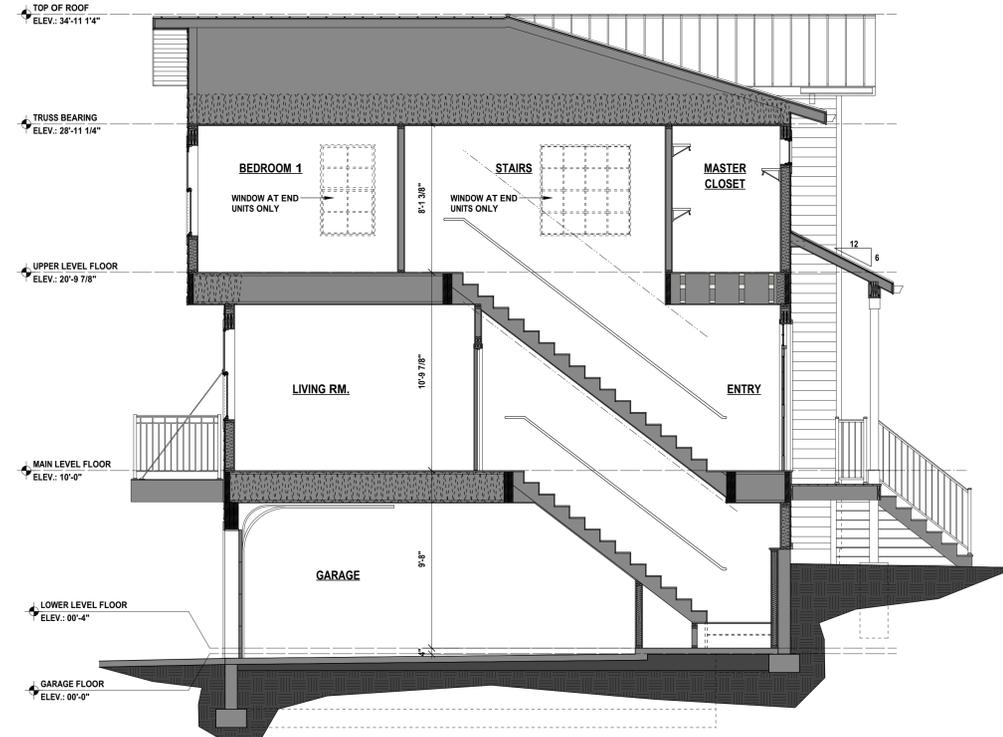
Lower Level
Scale: 1/4" = 1'-0"



Main Level
Scale: 1/4" = 1'-0"



Upper Level
Scale: 1/4" = 1'-0"



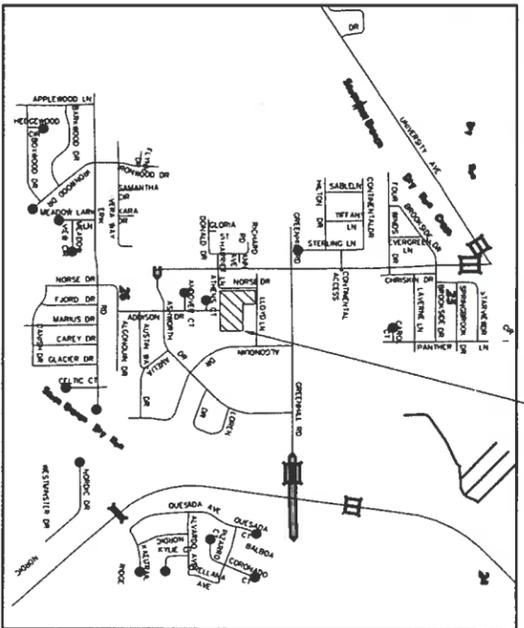
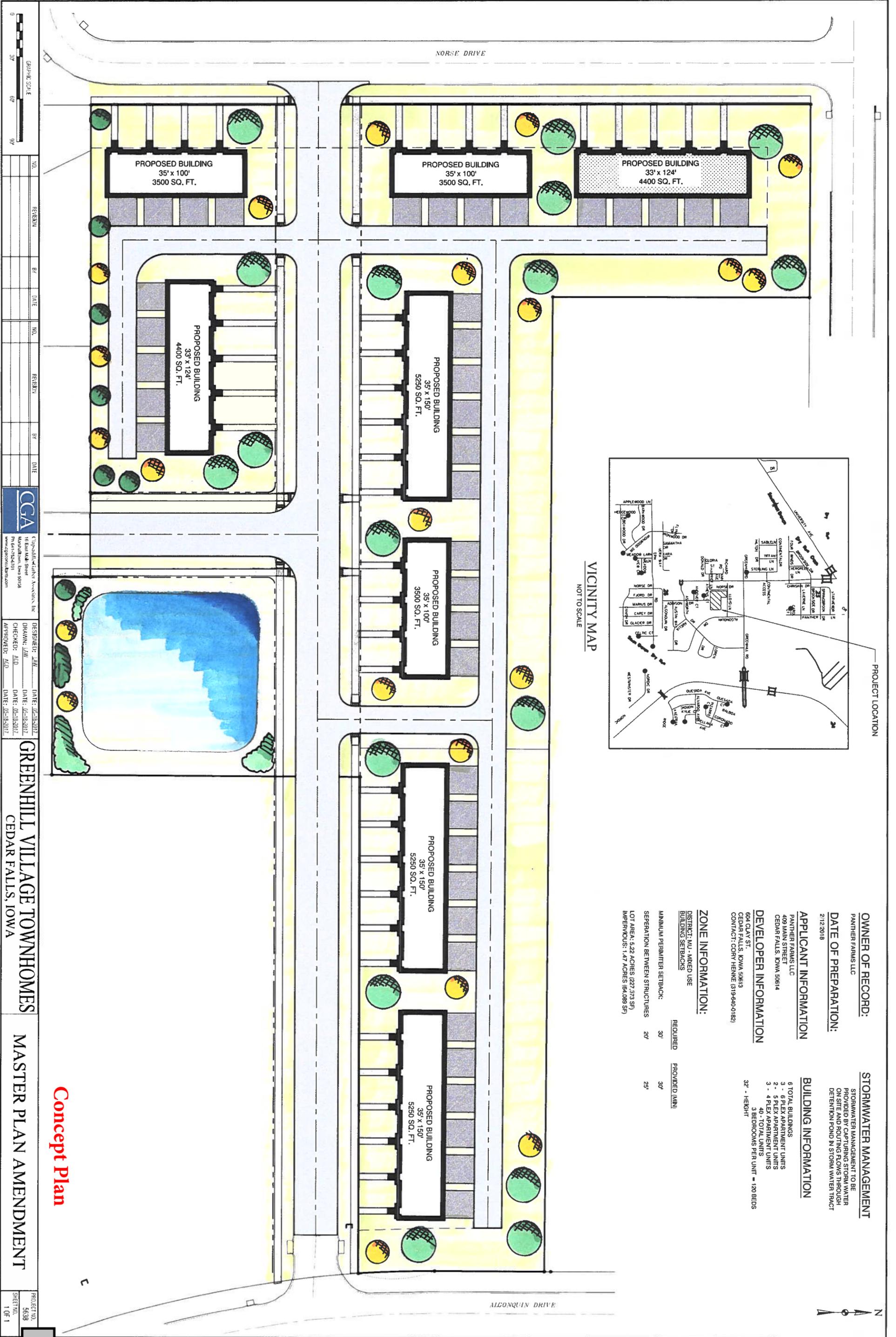
Building Section
Scale: 1/4" = 1'-0"



4 Unit Front Elevation
Scale: 1/4" = 1'-0"



4 Unit Rear Elevation
Scale: 1/4" = 1'-0"



PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

OWNER OF RECORD:

PANTHER FARMS, LLC

DATE OF PREPARATION:

2/12/2018

APPLICANT INFORMATION

PANTHER FARMS, LLC
409 MAIN STREET
CEDAR FALLS, IOWA 50614

DEVELOPER INFORMATION

624 CLAY ST.
CEDAR FALLS, IOWA 50613
CONTACT: COBY HEINKE (319-640-0182)

ZONE INFORMATION:

DISTRICT: MU - MIXED USE
BUILDING SETBACKS

REQUIRED	PROVIDED (MIN)
MINIMUM PERIMETER SETBACK:	30'
SEPARATION BETWEEN STRUCTURES	25'

LOT AREA: 5.22 ACRES (227,373 SF)
IMPERVIOUS: 1.47 ACRES (64,089 SF)

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT TO BE PROVIDED BY CAPTURING STORM WATER ON SITE AND ROUTING FLOWS THROUGH DETENTION POND IN STORM WATER TRACT

BUILDING INFORMATION

- 6 TOTAL BUILDINGS
- 3 - 6 FLEX APARTMENT UNITS
- 2 - 5 FLEX APARTMENT UNITS
- 3 - 4 FLEX APARTMENT UNITS
- 40 - TOTAL UNITS
- 3 BEDROOMS PER UNIT = 120 BEDS
- 32' - HEIGHT

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



DESIGNED: JAW	DATE: 02-18-2017
DRAWN: LAW	DATE: 02-18-2017
CHECKED: AJO	DATE: 02-18-2017
APPROVED: AJO	DATE: 02-18-2017

GREENHILL VILLAGE TOWNHOMES
CEDAR FALLS, IOWA

MASTER PLAN AMENDMENT

Concept Plan



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: David Sturch, Planner III
Matt Tolan, Civil Engineer II
DATE: July 2, 2019
SUBJECT: Sands Addition Final Plat

REQUEST: Request to approve the Sands Addition Final Plat

PETITIONER: Jim Sands - owner; VJ Engineering

LOCATION: The property is located on 10.78 acres of land situated near the northeast corner of Greenhill Road and Highway 58

PROPOSAL

The petitioner has been working on a 21 lot residential subdivision on 10.78 acres of land off the Greenhill Road. This subdivision includes a new public new street, James Drive that extends northerly off of Greenhill Road to a cul-de-sac. The Sands Addition preliminary plat was reviewed by the Planning and Zoning Commission and approved by the City Council in the spring of 2017.

BACKGROUND

This 10.78 acre property was purchased by Jim Sands in the summer of 2016. He is proposing a new residential subdivision along Greenhill Road. This property is situated along the east side of the Cedar Prairie Recreational Trail. There is an existing tree line on the property that separates the trail from the proposed residential lots. Also, this property is in close proximity to the Highway 58 and Greenhill Road intersection. This intersection is under study by the city of Cedar Falls and the Iowa DOT for a future interchange. Funding is not allocated at this time, but the developer and future property owners must be aware of this pending project for a new interchange at this intersection sometime in the future.

ZONING

The property is zoned R-1, single family residential, which permits one and two family dwellings. The developer plans to construct single family dwellings in this subdivision. The lot requirements in the R-1 district include a minimum lot area of 9,000 ft² with a minimum lot width of 75 feet. Minimum required building setbacks are 30 feet for front and side yards abutting a street, 30-foot rear yard setback and side yard building setbacks of not less than 10% of the lot width.

ANALYSIS

It is proposed to create 21 residential lots on the 10.78 acre property. The majority of the lots have widths of 80 feet with standard lot areas of 14,000 ft² to 23,000 ft². The plat shows a 30-foot front yard setback and a 50-foot setback around the cul-de-sac. The rear yard setbacks will be 30 feet and the side yard setback will equal 10% of the lot width. These building setbacks conform to the R-1, residential zoning district standards.

There is one cul-de-sac street included in the proposed plat. A new street, James Drive, will extend northeasterly off of Greenhill Road approximately 900 feet. This will be a 31-foot wide street in a 60-foot public right of way. The cul-de-sac will have a 50 foot radius which is large enough for city vehicles and fire trucks to make the turnaround. All lots will have access onto James Drive. With the exception of the proposed street, there will be no direct access onto Greenhill Road.

Cul-de-sacs shall not exceed 600 feet in length except in unusual circumstances. This property is bounded by the existing development along S. Main Street and the recreational trail and University property on the west. The only access will be provided from Greenhill Road and the number of lots/dwelling units is limited. The first 90 feet James Drive is located in the Greenhill Road right of way. There are no lots in this section of James Drive. The remaining 810 feet provides access to the proposed 21 residential lots. The street is wide enough and the turnaround at the north end of James Drive will support this 900 foot long cul-de-sac. At the time of the preliminary plat, the City Engineer evaluated this cul-de-sac and approved its length based on the aforementioned conditions.

The Deed of Dedication in association with the plat submittal is straightforward. The Deed language is fairly limited and it outlines the requirements for the developer and restricts the development of each lot in accordance with the R-1 residential standards found in the Zoning Ordinance. The development of this subdivision is limited to single family dwellings. There is a provision in the Deed of Dedication for the installation of a 4-foot wide public sidewalk across the entire frontage of any lot at the time when a new house is under construction.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, gas and communication services are available to the site. The developer will be responsible for extending the utility services to the proposed development. The easements identified on the plat satisfy CFU requirements.

A storm water detention plan has been reviewed and approved. The storm water generated from this subdivision will be transferred to an area wide detention basin located at the northwest corner of the subdivision. The property is approximately 10.78 acres in area. 9.34 acres will drain to the northwest corner of the site into the detention basin while the remaining 1.44 acres will drain to the southwest as its current situation. Off-site water will also route through this subdivision to the detention pond. This pond is designed to account for the 100-year event and release the stormwater at a 2 year pre-development rate. From here the water will be released under the adjacent recreational trail and into Dry Run Creek. Therefore, the entire site will have a net discharge rate in compliance with the Cedar Falls stormwater detention requirements. Drainage easements are provided along the north and west edge of the site to channel the water into the proposed detention basin. A maintenance and repair agreement has been submitted to the City Engineering office for acceptance with the final plat by the City Council.

The sanitary sewer will be extended to the limits of the plat near the east lot line of Lot 13 and Lot 18. This sanitary sewer is intended to be extended to the east to provide sewer service to the properties along S. Main Street. The adjacent property owners will be responsible to connect into the sanitary sewer at a future date when their existing septic systems needs upgrading or replacement. A 20 foot utility easement is needed along the easterly edge of the Sands Addition to accommodate the extension and trenching of the future sanitary sewer.

The City's Subdivision Ordinance outlines the requirements pertaining to Subdivision Plats. A Preliminary Subdivision Plat represents a "conceptual development plan" which the City must review and evaluate to insure compliance with all City regulations. Issues related to zoning regulations, utility easement provision, street locations and alignments and other factors are all subject to review and approval by City staff and the Planning and Zoning Commission and the City Council. Following Preliminary Plat approval by the City Council, the developer is free to begin installing the necessary public improvements (i.e. streets, sewers, waterlines, etc.) as indicated on the plat.

A Final Subdivision Plat formalizes the Preliminary Plat and authorizes the developer to begin selling lots and to begin building on the newly created lots. Normally a Final Subdivision Plat cannot be approved until all of the required public improvements have been installed and completed to the satisfaction of the City Engineer. A Final Plat can be "expedited" prior to full completion and acceptance of public improvements provided that the developer posts a cash bond or escrow agreement with the City Engineering Division which serves as a financial guarantee that all the improvements will be installed in a timely fashion.

The public infrastructure has been installed and there are some outstanding items to complete as part of this subdivision. Final grading, seeding and removing the earthen berms from the preliminary grading must be completed before final acceptance of the subdivision by the City Council. The developer will provide a performance bond to complete the remaining improvements.

The property is located outside of the designated 100-year floodplain.

The platting documents, City Council resolution forms and a plat fee of \$300.00 have been submitted.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the Sands Addition Final Plat with the following stipulations:

- 1) Any comments or direction specified by the Planning & Zoning Commission.
- 2) Add a 20-foot wide utility easement along the easterly boundary of the plat for the future sanitary sewer extensions to the adjacent properties.
- 3) Conform to all city staff recommendations and technical requirements.

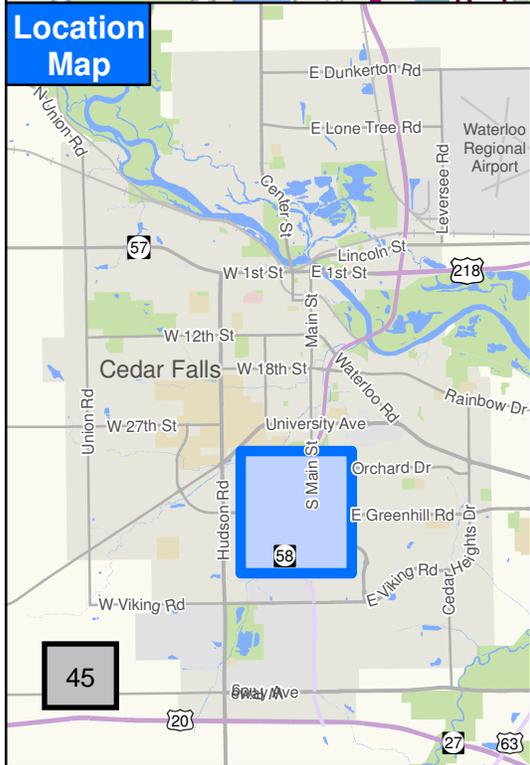
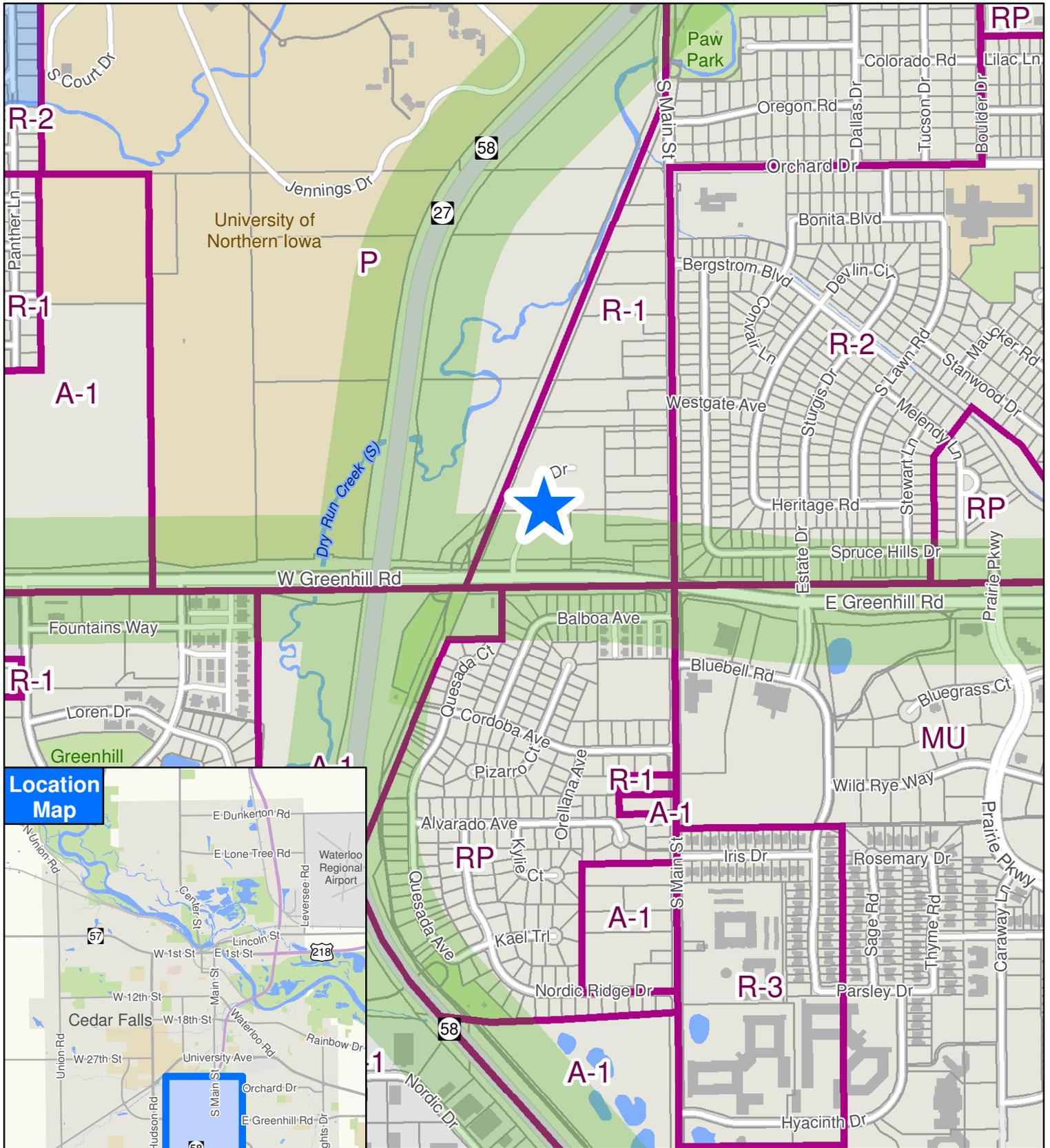
PLANNING & ZONING COMMISSION

Discussion/ Vote

7/10/2019

Cedar Falls Planning & Zoning Commission

July 10, 2019



Sands Addition Final Plat

DEED OF DEDICATION AND DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS

SANDS ADDITION TO THE CITY OF CEDAR FALLS, IOWA

KNOW ALL MEN BY THESE PRESENTS:

James V. Sands (hereinafter the “Developer”), of Black Hawk County, Iowa, does hereby certify that he is the owner in fee simple of the lands laid out into lots and streets as shown by the annexed plat of “SANDS ADDITION TO THE CITY OF CEDAR FALLS, IOWA,” which lands more particularly are described by metes and bounds in the Surveyor’s Certificate accompanying said plat, prepared by Wendell J. Lupkes, P.L.S., a licensed professional land surveyor, and does hereby further declare that the said subdividing and platting as it appears on said plat is with his free will and consent and in accordance with his desire and he does hereby duly and legally dedicate, grant, and donate the streets as shown and designated on said plat, to the use of the public forever.

PUBLIC IMPROVEMENTS REQUIRED IN SUBDIVISION

The Developer, in consideration of approval of this Subdivision by the Cedar Falls Planning and Zoning Commission and the City Council of the city of Cedar Falls, Iowa, does hereby agree for itself and its successors and assigns as follows:

1. That concrete sidewalks four inches thick will be installed during or immediately after construction of a building on any particular lot. Such sidewalks will be installed on any unsold lots in any event within five years after the date the plat is filed in the office of the Recorder of Black Hawk County, Iowa, and the sidewalks constructed shall be across the full width of the lot and on corner lots and also across the parking and full length of the lot. The balance of the sidewalks will be 5-foot wide, and are to be installed by individual lot owners during or after construction of a building as set forth above. In the event that the sidewalks are not so installed, the City may perform the work and levy the cost thereof under paragraph 11. In the event the City is required to construct the sidewalks or trails as permitted in paragraph 10, a lien or liens may only be imposed against the lot which requires city construction and no other lot.
2. Sanitary sewer, together with all necessary manholes and sewer service lines to all lots shall be provided.
3. Underground utilities, as required by the Subdivision Ordinance of the city of Cedar Falls, Iowa, shall be installed.
4. Water shall be provided and stubbed in to each lot as required by the Cedar Falls Municipal Utilities.
5. Municipal fire hydrants shall be provided as required by the Cedar Falls Public Safety Department.
6. Storm sewer shall be provided as required by the City Engineer of the city of Cedar Falls.
7. Handicap ramps shall be provided as required by law.

8. All buildings erected on any lot in said subdivision shall be constructed in accordance with the building, plumbing and electrical codes of the City of Cedar Falls.
9. The Developer shall construct and install all required public improvements within the subdivision plat, which public improvements shall conform to approved construction plans which meet the specifications of the city of Cedar Falls, Iowa. Such required public improvements shall meet the following requirements:
 - (a) Shall be constructed and installed in a good and workmanlike manner;
 - (b) Shall be free of defects in workmanship or materials;
 - (c) Shall be free of any conditions that could result in structural or other failure of said improvements;
 - (d) Shall be constructed and installed in accordance with the design standards and technical standards established for such public improvements by the city of Cedar Falls, and by Cedar Falls Utilities; and
 - (e) Shall be constructed and installed in strict compliance with the minimum acceptable specifications for the construction of public improvements set forth in the Cedar Falls Code of Ordinances, including without limitation, Chapter 24, Subdivisions, and as such specifications shall be recommended for approval by the City Engineer from time to time, and approved by the city council.

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

10. The work and improvements called for herein shall be in accordance with City specifications under the supervision of the City Engineer, and shall be completed within one year of the date of approval of the final Plat. Further, the Owner and its successors and assigns shall comply with site plan review and approval by the Cedar Falls Planning and Zoning Commission and the Cedar Falls City Council.
11. In the event the improvements called for herein shall not be performed in accordance with the City Ordinances and the above Agreement, the City may perform said work, levy the costs thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on all of the lots in the subdivision with the same force and effect as though all legal provisions relating to the levy of such special assessments have been observed and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.

EASEMENTS

The Developer further does hereby reserve for the mutual benefit and convenience of grantor and his assigns, the city of Cedar Falls, Iowa, all grantees named in any and all deeds heretofore or hereinafter executed for each and all of the lots in said "SANDS ADDITION TO THE CITY OF CEDAR FALLS, IOWA," all proprietors of public utility companies and their assigns, and any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, gas, sewer, electricity, communication service or cable television, perpetual non-exclusive easements for the construction,

laying, building, and maintenance of said services, including underground facilities and related surface mounted equipment such as meter boxes, junctions and cabinets, for said services, over, under, across, and upon as applicable those utility, sewer and drainage easements as more particularly reflected on the Final Plat of "SANDS ADDITION TO THE CITY OF CEDAR FALLS, IOWA," prepared by Wendell J. Lupkes, P.L.S., licensed land surveyor in the State of Iowa.

The proprietors, agents and employees of all such public utility and service companies, corporations or agencies shall have the right of reasonable access to their services and proposed installations for the purpose of the proper construction and maintenance of their lines and equipment, together with the privilege of installing, maintaining and operating permanent underground feeders or service facilities and to enter upon said premises to do any of the work contemplated in the installation and maintenance of said public utilities, provided the user of the easement restores the property as nearly as possible to the condition the property was in prior to any repair, maintenance, or use of the easement, all at no cost to grantors. No structure will be placed or use undertaken within the easement premises in any manner so as to obstruct the proper and authorized use of the easement premises.

RESTRICTIVE COVENANTS

The Developer further does hereby make and declare all of the real estate situated in "SANDS ADDITION TO THE CITY OF CEDAR FALLS, IOWA," subject to the following restrictive covenants, to-wit:

1. All lots in the subdivision shall be used for residential purposes only, and no lot shall be re-subdivided into building lots. No structure shall be erected or located on any lot other than one single-family dwelling not exceeding two stories in height with a private attached garage. Notwithstanding any other provision herein to the contrary, however, the developer may place on any lot a bi-attached dwelling or a horizontal property regime in a manner that is consistent with applicable zoning regulations. All building and construction, including the requirements of structure and living units shall be governed by the applicable zoning regulations of the City of Cedar Falls.
2. On all lots, one outbuilding, of similar design with the house, no larger than 40% of rear yard area will be allowed. Rear yard shall include the area from the rear corners of the residence to the adjacent lot lines and rearward to the back lot line.
3. No building shall be erected on any lot nearer than the 30' front building line, side yard setback, or 30' rear yard setback as shown or noted on the plat.
4. No trailer, basement, tent, shack, garage, barn or other out-building erected in the subdivision shall be used at any time as a residence, either temporarily or permanently, and no residence of a temporary character shall be permitted on any lot.
5. All one-story single family houses shall have a minimum ground floor area of 1,500 square feet, all one and on-half and split foyer houses shall have a minimum ground floor area of 1,400 square feet and two-story houses shall have a minimum ground floor area of 1,000 square feet, said ground floor areas to be exclusive of porches and garages. A "story" shall be required to have a floor level which is above ground level at all points. Any floor level which is not above ground level at all points shall be considered a basement level, and shall not be a "story."

6. All residential structures shall be constructed with private attached two-stall garages (or larger).
7. All approaches located on city right of way and all driveways shall be constructed of Portland cement concrete, and shall be constructed at the same time as any residential structure is constructed on any lot.
8. The owner of each lot, vacant or improved, shall keep his/her lot or lots mowed and free of weeds and debris.
9. No obnoxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Burn barrels are specifically prohibited.
10. No residence shall be used as a place of business and no business signs shall be erected in or at the entrance of the subdivision.
11. No dwelling on any lot in the subdivision shall be occupied until the exterior is completed and finished and the interior substantially completed and finished and an occupancy permit issued by the City of Cedar Falls, Iowa. All construction shall be completed within one year from the start of dwelling construction.
12. No old or used buildings shall be moved upon any of the lots in the subdivision for any purpose and all buildings on any lot in the subdivision shall be kept in a reasonable state of repair and upkeep.
13. With the exception of household pets, no animals, poultry, rabbits, or livestock of any kind shall be kept or raised nor shall any kennel accommodating more than two household pets be maintained on any lot in the subdivision.
14. No trailers of any kind or nature, buses, semi-tractors, recreational vehicles, campers, boats, or trucks (except for those trucks commonly described as "pickup trucks") shall be stored on any lot unless they are fully enclosed in a permanent garage, or parked on a concrete driveway or concrete slab adjacent to a driveway or outbuilding servicing any lot. All disabled or non-functioning motor vehicles must be fully enclosed in a permanent garage.
15. All outdoor swimming pools of any nature shall be constructed "in ground" or if "above ground", must be fully professionally enclosed. In either case, the pool shall be fenced and any such fencing must be consistent with the requirements of the city of Cedar Falls, Iowa. This restriction shall not be construed so as to prohibit removable children's wading pools. All non-portable jacuzzis, hot tubs, whirlpool spas or other items of such nature shall be recessed or built in with the heating and filtering equipment and elements completely enclosed from public view by appropriate material.
16. All plans and specifications for houses, garages, and fencing to be built on any lot in the subdivision are to be submitted to and approved by the Developer or his authorized agent or agents. No television or radio tower shall be erected without the prior written approval of the developer or his authorized agent or agents.
17. No wood basements shall be allowed. No totally manufactured or modular homes or mobile homes shall be placed or constructed on any lot unless approved in writing by the Developer or his authorized agent or agents.

18. All electrical transmission lines and service entrances, cable television or other transmission lines, and all telephone lines and services shall be installed underground on all lots.
19. No excess dirt from the excavation of basements on any lot in the subdivision shall be removed from the subdivision unless approved by the Developer or his authorized agent or agents. The Developer or his authorized agent or agents may stockpile or distribute the excess dirt as needed, or may require the excess dirt be disposed of off-site by the lot owner.
20. The Developer will cause to be constructed a stormwater detention area on Tract "B", and the Developer does hereby convey Tract "B" to the Association for use as a stormwater drainage and detention area as required by applicable ordinance of the City of Cedar Falls, subject to a right of access in favor of the City of Cedar Falls. The Association is charged with the duty to maintain and repair said stormwater drainage and detention area, pursuant to requirements adopted by the City of Cedar Falls. No building structures, fence structures, landscaping structures, private gardens or any other possible obstruction shall be built in and over such stormwater drainage easement as shown on the Sands Addition Final Plat.

An Iowa non-profit corporation known as the Sands CF Association (the "Association") is being created for the purpose of maintaining Tract "B" for the common benefit of the owners of all lots in the Addition. The Association is charged with the duty to maintain and repair said stormwater drainage and detention area, pursuant to requirements adopted by the City of Cedar Falls. The membership of the Association shall at all times remain vested in the owners of all lots in the Addition. A transfer of a lot within the Addition shall automatically require that the membership rights and obligations in the Association be transferred to the new owner, including any unpaid assessments. The cost of the maintenance of Tract "B" shall be shared equally by all of the owners of the lots and shall be assessed to the owners in the manner and in the amount determined from time to time by the board of directors of the Association. Any owner failing to pay an assessment adopted by the board of directors of the Association shall be subject to a civil action for collection instituted by the board of directors of the Association or a lien may be filed against the property of such owner and collected in the same manner as a mechanic's lien.

21. The owner and/or occupant of each lot shall jointly and severally be responsible to keep in good order and maintain the area between the curb line and the property line abutting their property including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone, cement, stakes, posts or rods to which a metal, plastic or similar receptacle designed to hold newspapers is affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar material, or any other similar obstructions. All mailboxes shall be clustered or grouped for the units, and shall not be placed between the curb line and the property line abutting the lots.
22. Lots 1 and 21 shall not be allowed direct access to Greenhill Road.
23. Certain lots within the subdivision are adjacent to Highway 58 and will be adjacent to the future improved interchange of Highway 58 and Greenhill Road.
24. The undersigned and all persons and entities hereafter acquiring any right, title, or interest in any of the lots in said subdivision shall be taken and held to have agreed and covenanted with the owners of all other lots in this subdivision and with the respective successors and assigns of all of the rest of such other lots to conform to and observe all of the foregoing covenants,

restrictions and stipulations for a period of 21 years from the date of the recording of the final plat and this dedication, and during the term of any renewal or extension of these restrictions or their enforceability or applicability as provided for under Iowa law.

- 25. Any violation of the restrictions contained herein may be enforced by any lawful proceeding at law or in equity by any party with an interest in any real estate situated in the subdivision, and any party bringing any such enforcement proceeding shall be entitled to reasonable damages, costs and attorney's fees as determined to be appropriate by a court of competent jurisdiction.
- 26. Invalidation of any one of these covenants by judgment, decree, order of court, or otherwise shall in no way affect any of the other covenants and such other covenants shall remain in full force and effect.

Dated this ____ day of _____, 2019.

James V. Sands

Roberta Sands

STATE OF IOWA, BLACK HAWK COUNTY, ss:

This instrument was acknowledged before me on this ____ day of _____, 2019, by James V. Sands and Roberta Sands.

Notary Public in and for the State of Iowa



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM
Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Iris Lehmann, AICP, Planner II
DATE: July 3, 2019
SUBJECT: Sign review of property in the Central Business District Overlay

REQUEST: New signage on storefront

PETITIONER: Riverside Brothers, Inc. DBA Hurling Hatchet

LOCATION: 100 E 2nd Street, Suite 103

PROPOSAL

A new tenant and the property owner of 100 E 2nd Street are requesting a site plan review for a new wall sign and projecting sign at 100 E 2nd Street, Suite 103 in the Central Business District Overlay Zoning District.

BACKGROUND

The petitioner proposes to install one new wall sign and one new projecting sign on the facade of 100 E 3rd Street for a new business, Hurling Hatchet, locating in Suite 103. The property is located directly east of the 200 block of Main Street on the north side of E 2nd Street, see image to the right.



This item requires review by the Planning and Zoning Commission and the City Council due to the fact that this property is located within the Central Business District (Section 26-189). The downtown district requires a building site plan review (i.e. design review) for any "substantial improvement" to an exterior facade, including new signs and awnings. A substantial improvement to properties in the CBD Overlay is defined in Section 26-189 (f) and reads as follows:

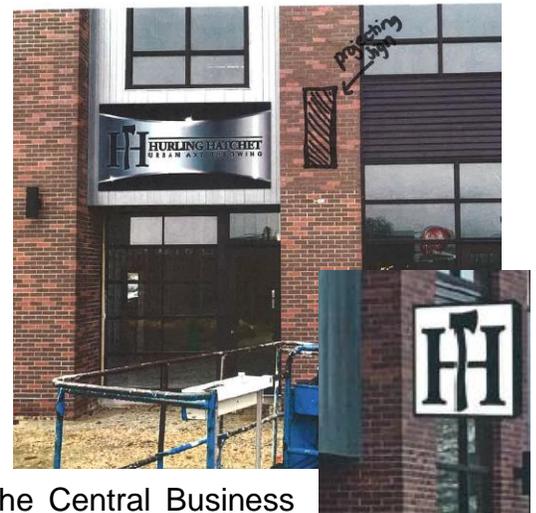
"Substantial improvement" includes any new building construction within the overlay district or any renovation of an existing structure that involves any modification of the exterior appearance of the structure by virtue of adding or removing exterior windows or doors or altering the color or exterior materials of existing walls. All facade improvements,

changes, alterations, modifications or replacement of existing facade materials will be considered a substantial improvement. Included in this definition are any new, modified or replacement awning structures or similar material extensions over the public sidewalk area. A substantial improvement also includes any increase or decrease in existing building height and/or alteration of the existing roof pitch or appearance.”

Typically signage is not part of the review process unless the review is mandated by the Ordinance. In this case, when a new projecting sign is installed that overhangs the public right-of-way the Planning and Zoning Commission and City Council must review and approve the request. Not all signs are reviewed in this manner. If a sign or projecting sign is simply replaced, review of this level is not triggered and a permit can be issued with only staff level review.

ANALYSIS

The applicant is proposing to install a 4' x 8' flush mount wall sign and a 30" square blade sign to advertise the new tenant, Hurling Hatchet. Wall signs within the Central Business District cannot exceed ten percent of the total storefront area and all projecting signs shall not exceed 40 square feet per sign face (Section 26-189 (j)). The districts signage size requirements have been met. Both proposed signs will be placed on the south elevation facing E 2nd Street. Two goose neck lights will be used to illuminate the wall sign. The projecting sign will not be lighted. The wall sign will be located above the store's entrance and the projecting sign will be placed next to the entrance 11 feet above the sidewalk and will project 2.5 feet into the right-of-way, see images to the right. All projecting signs within the Central Business District are required to be at least 10 feet above the sidewalk and cannot project further than half the width of the sidewalk that the storefront is located on or five feet, whichever is less (Section 26-189 (j)(2)). The sidewalk at this location is approximately 10 feet wide. The proposed placement of the signs meet city code. If approved by the Planning and Zoning Commission, this item will be placed on the next regularly scheduled City Council meeting. If the City Council approves this request, a sign permit will be issued for the new signs.



TECHNICAL COMMENTS

No comments.

PLANNING & ZONING COMMISSION

Discussion/Vote
7/10/2019

STAFF RECOMMENDATION

The Community Development Department recommends approval of the submitted facade plan for 100 E 2nd Street, Suite 103.

Attachments:

Details of proposed signage

June 18th, 2019

Riverside Brothers, Inc. DBA Hurling Hatchet
100 E 2nd Street Suite 103
Cedar Falls, IA 50613

To the City of Cedar Falls:

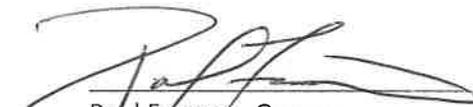
Hurling Hatchet is a new venue coming to the greater main street district of Cedar Falls. We will be opening our business in the new building on 2nd street and plan to put up two signs marking our location. See attached for mock up

- 4x8 flush mount sign located on the south side of the building above our entrance door
 - This sign will be illuminated by two goose neck lights mounted above the signs
- 30 inch square blade sign, no lighting

We are requesting approval to move forward with the signs as designed.



Mark Mayfield - Owner



Paul Farmer - Owner



Mark Kittrell - Property Owner



