



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, MAY 24, 2023  
5:30 PM AT CITY HALL**

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**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of May 10, 2023

**Public Comments**

**Old Business**

2. **Land Use Map Amendment (LUMA) from “Low Density Residential” to “Neighborhood Commercial and Mixed use” (LU23-001) and Rezoning from C-1 to PC-2 for property at 702 LeClair Street (RZ23-002)**  
**Petitioner:** Randy Howe, Owner; Bradley Best, Applicant  
**Previous discussion:** May 10, 2023  
**Recommendation:** *Approval, subject to development agreement*  
**P&Z Action:** *Hold the public hearing and make a recommendation to City Council*
3. **Zoning Code Text Amendment – Vinyl Siding Allowance in CD-DT (TA23-003)**  
**Petitioner:** Cedar Falls City Council  
**Previous discussion:** May 10, 2023  
**Recommendation:** *Make a recommendation to City Council*  
**P&Z Action:** *Hold the public hearing and make a recommendation to City Council*

**New Business**

4. **Communication Tower at 4510 Chadwick Road (CT23-001)**  
**Petitioner:** Julie Shebeck, agent for USCOC of Greater Iowa LLC; Ronald Cervetti, property owner  
**Previous discussion:** None  
**Recommendation:** *Introduction and Discussion*  
**P&Z Action:** *Discuss and continue to next meeting*
5. **Zoning Code Text Amendment – Parking and Minimum Building Height for Institutional Uses in CD-DT (TA23-002)**  
**Petitioner:** City of Cedar Falls  
**Previous discussion:** None  
**Recommendation:** *Introduction and discussion*  
**P&Z Action:** *Discuss and set a date of public hearing*

**Commission Updates**

**Adjournment**

Reminders:

- \* June 14 and June 28 - Planning & Zoning Commission Meetings
- \* June 5 and June 19 - City Council Meetings

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
May 10, 2023  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on May 10, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Crisman, Grybovych, Hartley, Larson and Moser. Leeper and Lynch were absent. Karen Howard, Planning and Community Services Manager and Jaydevsinh Atodaria, Planner I, were also present.

- 1.) Acting Chair Hartley noted the Minutes from the April 26, 2023 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Ms. Moser seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Larson and Moser), and 0 nays.
  
- 2.) The first item of business was Land Use Map Amendment (LUMA) and Rezoning from C-1 to PC-2 for property at 702 LeClair Street and LUMA from "Low Density Residential" to "Neighborhood Commercial and Mixed Use." Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that the property is located on West 4<sup>th</sup> Street and has access from LeClair Street. It is proposed to amend the Future Land Use Map to reflect commercial use of the property and to rezone the property from C-1 Commercial to PC-2 Planned Commercial District. He provided the background of the uses of the property from 1950 until the present day. He explained that the existing storage building on the site exceeds the limit and the property owner is requesting to rezone the property to allow continued ongoing business and growth on the property. He also discussed the Master Plan for the property and the uses allowed in that area. The submittal provides for limited truck traffic and staff feels that the use is reasonable. Renderings were displayed to give an idea of the scale of the building and its proportion to the existing site and its surroundings. Site plan details, including building design, architectural characteristics, landscaping plan, etc. will be reviewed when a site plan for the proposed building is submitted.

Mr. Atodaria discussed the need for compliance with the Comprehensive Plan and Future Land Use Map, explaining that the entire area would need to be amended to "Neighborhood Commercial/Mixed Use to align with the C-1 and PC-2 zoning. The amendment will make the current and proposed zoning of these properties consistent with the Future Land Use Map. He also noted that there is access to public services on the site as well as access to an adequate street network. At the time of rezoning, a development agreement will be required that will spell out any condition or agreement about the proposed master plan and the anticipated land use. Staff recommends adding language to restrict the uses to only those allowed in the C-1 District plus the wholesale use with associated warehouse space. The development agreement will need to be finalized prior to the public hearing at City Council. He explained that all site plans in the PC-2 district require approval by the Planning and Zoning Commission and City Council and the applicant will need to submit a site plan application that is consistent with the submitted master plan and PC-2 district regulations.

Staff recommends setting a date of public hearing for May 24, 2023 to discuss amending the Future Land Use Map to Neighborhood Commercial and Mixed Use as noted in the staff report, and to rezone the property at 702 LeClair Street from C-1 Commercial District to PC-2 Planned Commercial District.

Brad Best, Peters Construction and Randy Howe, 2314 Sunset Boulevard came forward to speak regarding the project and make themselves available for any questions.

Ms. Moser commended the applicant for holding a neighborhood meeting and feels that was very helpful.

Mr. Larson asked why it was decided to rezone to PC-2 instead of C-3. Ms. Howard explained that C-3 is a specific zone for a downtown setting. This is not in a downtown setting and would not be appropriate right next to low density residential neighborhood. The PC-2 Zoning would provide the flexibility the applicant is seeking to continue his existing operation on this site, but at a scale that is appropriate to the adjacency to R-1 neighborhood.

Mr. Larson made a motion to set a public hearing for the items. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Larson and Moser), and 0 nays.

- 3.) The next item for consideration by the Commission was a Zoning Code Text Amendment regarding vinyl siding allowance in CD-DT. Acting Chair Hartley introduced the item and Ms. Howard provided background information. She explained that the City Council has petitioned the Planning and Zoning Commission to consider allowing vinyl siding on any new single unit dwelling and to consider allowing vinyl siding for new construction of other small residential buildings with six or fewer dwelling units (duplexes, townhomes, small apartment buildings, etc.). As most of the Commissioners were not on the Commission when this was originally brought for consideration, Ms. Howard gave background on what was discussed previously by the Planning and Zoning Commission and the decisions that were made with regard to vinyl siding. She provided a map of the Downtown Character District Regulating Plan and discussed the neighborhood areas that the proposed changes would apply to, including the Neighborhood Small and Neighborhood Medium areas. She noted that the 2021 Decision Matrix that was used by the Commission when the decision was made was included in the packet, which list the pros and cons of vinyl siding considered at the time.

Mr. Larson feels that the suggestions from Council are clear and make sense to him, and this change doesn't affect anything as far as architectural compliance or compatibility set up in the zoning code. He feels that vinyl siding provides an affordable option in the housing market today.

Ms. Grybovych asked if it was worthwhile for Commissioners to go back and view the video of the previous conversations with regard to this matter. Ms. Howard stated that staff could find the dates of the discussions so that the conversation would be available.

Acting Chair Hartley stated that he supports the change.

Ms. Crisman asked if there have been any applicants that have come forward that fall into this category of change. Ms. Howard stated that the only new construction that has come through has been the Cottage Court project. Ms. Crisman feels that environmental concerns should be kept in mind.

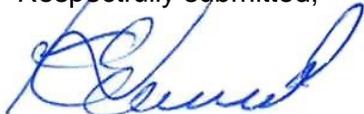
Mr. Larson made a motion to set a public hearing for the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Larson and Moser), and 0 nays.

- 4.) Mr. Atodaria provided an update to the Commission regarding the walking tour being hosted by the Historic Preservation Commission in the Seerley Park neighborhood scheduled for May 25 at 6:00 p.m.

5.) As there were no further comments, Ms. Crisman made a motion to adjourn. Ms. Grybovych seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Larson and Moser), and 0 nays.

The meeting adjourned at 6:05 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Assistant



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning & Zoning Commission  
**FROM:** Jaydevsinh Atodaria (JD), City Planner I  
**DATE:** May 24, 2023  
**SUBJECT:** Rezoning Request for property at 702 LeClair Street (RZ23-002)  
 Land Use Map Amendment (LU23-001)

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**REQUEST:** Amend Future Land Use Map to reflect commercial use of the property. Rezone property from C-1 Commercial District to PC-2: Planned Commercial District.

**PETITIONER:** Randy Howe, Owner; Bradley Best, Applicant

**LOCATION:** 702 LeClair Street

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#### PROPOSAL

The proposal is to rezone a 2.26-acre (94,446 SF) parcel owned by Randy Howe from C-1 Commercial District to PC-2 Planned Commercial District.

#### BACKGROUND

The subject property is Lot 21 of the Star View subdivision platted in 1950. The first building on the subject property was a 1-story office building built in 1965, located on the north portion of the parcel. The owner has operated a wholesale business, Advanced Technical Services, on the site for several decades. Wholesale businesses are not allowed in the C-1 Zone, so the current business is a nonconforming use. In 2011, a 3,600 sq. ft. warehouse/storage building was added on site, southwest of the office building.

With changes ongoing in the business including general supply chain issues in the market, and the associated need for pre-ordering and warehousing of materials and equipment for clients, the applicant would like to add another approximately 7000 square foot storage building on site that will help in operation of the business. However, The C-1 district has restrictions on the amount of storage allowed on the site and with the current storage building the site already exceeds that limit.

Therefore, Mr. Howe has requested a rezoning of the property from C-1 Commercial to the PC-2 Planned Commercial District to continue the ongoing business on the property at 702 Le Clair Street. A master plan for the site has been submitted for review along with supplemental materials for the project.

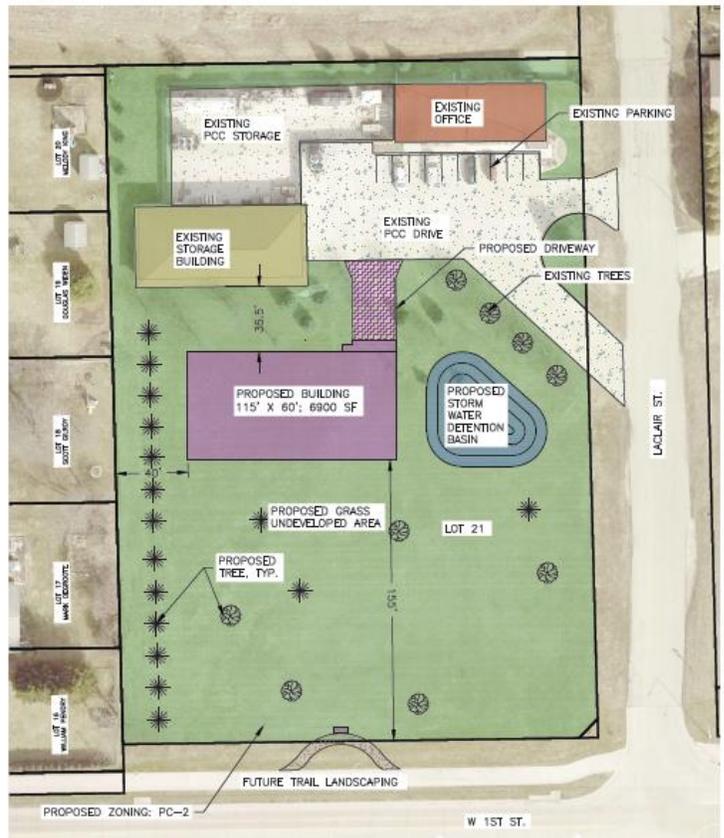
ANALYSIS

CURRENT ZONING

The purpose of the C-1 Commercial District is to provide commercial uses to nearby residence districts which support the daily needs of the nearby residents. The subject property and two properties east of LeClair Street are zoned C-1, one of which has a business/professional office allowed in the district and the other is vacant.

PROPOSED ZONING

The PC-2 Planned Commercial District Zone will allow the applicant to add a 6,900 square foot, one-story building to expand his business. The purpose of the PC-2 Planned Commercial district is to facilitate imaginative and comprehensively planned commercial developments that are harmoniously designed to complement the surrounding community. As per the PC-2 district guidelines, smaller tracts are eligible for such zoning if the site is amenable to long-term planning and in cases where careful site planning is needed. As part of the process, the PC-2 district requires the preparation of a master plan and a developmental procedures agreement that will allow more controlled development on the site, keeping in mind the adjacent uses. The developmental procedures agreement establishes the anticipated use of the site and any specific requirements, restrictions, or limitations to guide development of the site.



The PC-2 zone allows any use that is allowed in any commercial zone with some limitations. Looking at the uses allowed in other commercial zones, “wholesale warehouse or business” is an allowed use in the C-3 Commercial District, so would also be allowed in PC-2. However, staff also notes that the PC-2 Zone prohibits “any use with physical and operational characteristics or requirements that generate substantial truck traffic, noise, odor, dust, glare, heat or vibrations, or of a character not compatible with the high aesthetic standards of the district.” One of the examples of prohibited uses is “wholesaling/warehousing motor freight terminal.” The applicant has provided information about the operation of the site and limited amount of truck traffic, so staff finds that the proposed use is reasonable and does not have the same intensive industrial characteristics of a warehousing and freight terminal, so could be an allowed in the PC-2 Zone, provided the master plan and developmental procedures

agreement notes conditions and limitations to ensure that it remains compatible with its adjacency to residential areas.

The proposed master plan (image above) includes the existing and proposed buildings located on the site, the driveways used to access the site, the stormwater detention basin, and landscaping. The master plan also shows a future trail extension with a bench to provide a bike path amenity for the public. The applicant has no plans currently for the area south of the proposed new storage building, so will maintain this as landscaped greenspace.

The master plan has been well thought out and includes elements like landscape screening, stormwater detention basin, and greater setback from adjacent residential uses to the west of the property, which all align well with PC-2 district regulations. In addition, the applicant has presented renderings of the proposed building (see below), to give an idea about the scale of the building and its proportion to the existing site and immediate surroundings. The proposed renderings don't show any details about the building materials, openings, and other architectural details, which all will be reviewed when the site plan for the new building is submitted to ensure its compliance with the PC-2 district regulations.



Staff also took some existing site pictures (See images to right and below) that show the buildings on site with existing landscaping around them, just to give an idea about the proposed project and existing site context.



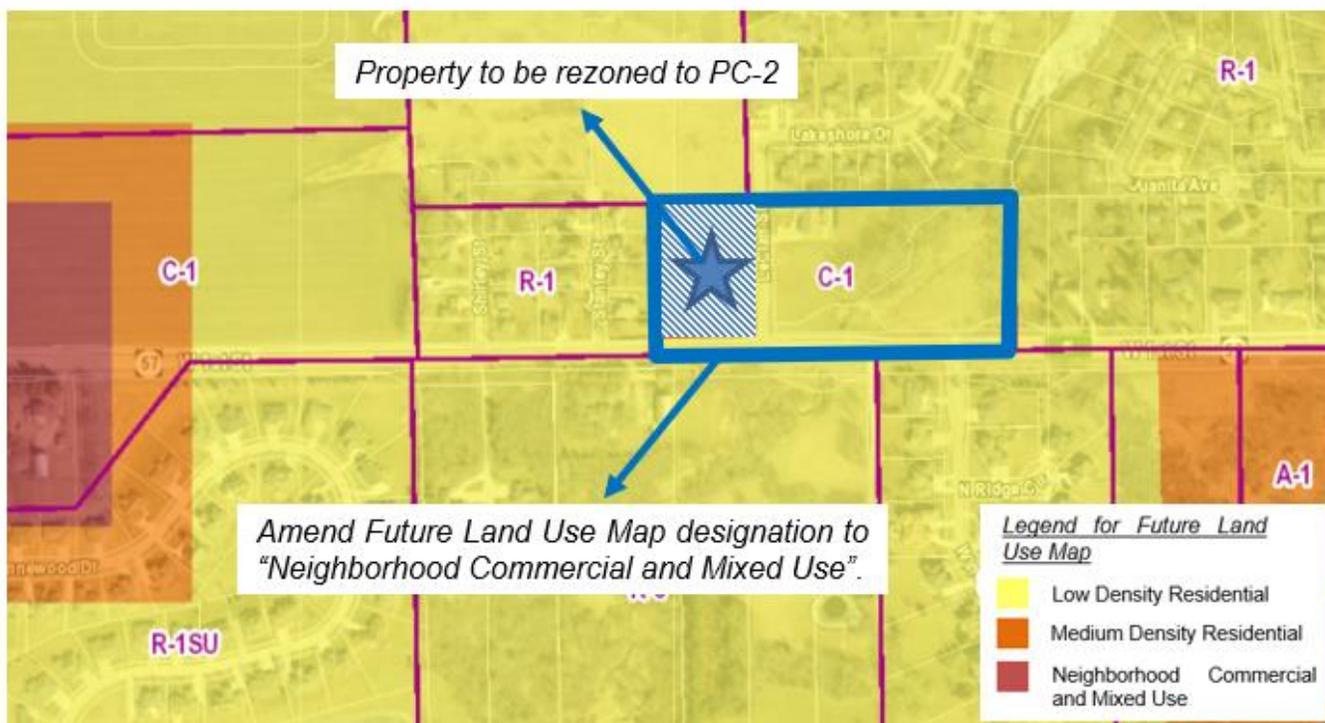
The applicant held a neighborhood meeting on April 5th, 2023 to discuss the proposed project and has included several suggestions from the neighbors in the proposal including reducing the height of the building, adjusting security lighting to eliminate glare, adding a bike path amenity, and will also be offering neighbors to have some input about landscaping plan along

the west side of the property. These items are stated in the letter of intent submitted as part of the rezoning application. Staff notes that some of the site plan level details including building design, architectural characteristics, landscaping plan, etc. will be reviewed in detail when the site plan for the proposed building is submitted for review, to ensure its compliance with the PC-2 district regulations.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP**

The Future Land Use Map identifies the subject parcel as low density residential with typical densities of 1 to 4 units per acre. In this case, both the current zoning C-1 Commercial Zoning district and the proposed PC-2 Planned Commercial Zoning district are not consistent with the Comprehensive Plan and Future Land Use Map.

The subject property, in addition to two properties east of LeClair Street, are currently zoned C-1 and two have commercial uses and the other is an undeveloped parcel. These properties are designated as low-density residential on the Future Land Use map. To align with the C-1 Commercial District and the proposed PC-2 Planned Commercial District, the entire area outlined in blue, inclusive of the subject property (marked by hatched area and a star), will need to be amended to "Neighborhood Commercial/Mixed Use" designated by pink color on the future land use map.



A proposal to amend the Future Land Use Map concurrent with the rezoning consideration will make the current and proposed zoning of these properties and the Future Land Use Map consistent. The "Neighborhood Commercial Mixed Use" designation includes a range of low-impact commercial uses, providing a variety of neighborhood services. As per the comprehensive plan, the "Neighborhood Commercial Mixed Use" designation should be located along major streets, promotes buffering to eliminate negative effects on surrounding residential areas, and have good landscaping for enhancement of the site as well as provide a visual buffer. With the proposal of the master plan that aligns with the intent of the "Neighborhood Commercial Mixed Use" designation and keeping in mind the uses in the

immediate surroundings of the site, this change will be a more appropriate land use designation for the site and the area east of LeClair Street currently zoned C-1.

### ACCESS TO PUBLIC SERVICES

The property is in a developed area of the city and has access to all utilities and public services on site.

### ACCESS TO ADEQUATE STREET NETWORK

The property is located on the NW corner of LeClair Street and W. 1<sup>st</sup> Street. The property currently has access from LeClair Street.

To eliminate any traffic concerns, the applicant has provided a traffic summary of how the site is used currently, with local delivery/pickup trucks approximately three times per week and about two to three semis per week. With the proposal for a new building, the applicant is expecting the traffic volume to remain unchanged.

### PUBLIC NOTICE

City staff mailed letters to the surrounding property owners notifying them of the rezoning request on May 2, 2023.

Notice of the Planning and Zoning Commission Public Hearing was published in the Waterloo-Cedar Falls Courier on May 16, 2023.

### TECHNICAL COMMENTS

The City technical staff, including Cedar Falls Utilities, have no concerns about the proposed rezoning request. The PC-2 Planned Commercial District requires the submittal and adoption of a master plan and developmental procedures agreement that outlines any specific conditions pertaining to the development, any timing and phasing of the project, and other details as necessary.

For this case, staff recommends including the following conditions in the developmental procedures agreement:

1. To restrict the allowed uses to only those uses allowed in the C-1, Commercial District and additionally allow one “wholesale business use with associated warehouse space”, with a limitation of warehouse space not to exceed 11,000 square feet in total.
2. To construct a 4-foot-wide public sidewalk along the LeClair Street frontage of the subject property and connect it to the 1st Street trail if the undeveloped area south of the proposed storage building is developed in the future.
3. Noting that no access drive will be granted off W. 1st Street for the subject property.
4. Ensure that the intensity and scale of the “wholesale business use with associated warehouse space” may not increase to a level that the use of the subject property changes to “wholesaling/warehousing motor freight terminal,” which is a prohibited use in the PC-2 Planned Commercial District.

With these conditions, any future use of the property would be of an intensity consistent with its current C-1 zoning and adjacency to residential but will allow a long-time business to continue in its existing location. This development agreement must be finalized prior to the public hearing at the City Council.

The PC-2 Planned Commercial Zoning District requires all site plans in the district to be

approved by the Planning and Zoning Commission and City Council. If the rezoning is approved, the applicant will submit a site plan application that is consistent with the submitted master plan and developmental procedures agreement and that meets all PC-2 District regulations.

### STAFF RECOMMENDATION

Staff recommends approval of LU23-001, land use map amendment, amending the area to “Neighborhood Commercial and Mixed Use” as noted in the above staff report, and RZ23-002, a request to rezone the property at 702 LeClair Street from C-1 Commercial District to PC-2 Planned Commercial District subject to compliance with the submitted master plan and a developmental procedures agreement that includes the conditions noted in the staff report above and any comments or directions specified by the Planning and Zoning Commission.

### PLANNING & ZONING COMMISSION

Introduction 5/10/2023 Acting Chair Hartley introduced the item and Mr. Atodaria provide background information. He explained that the property is located on West 4<sup>th</sup> Street and has access from LeClair Street. It is proposed to amend the Future Land Use Map to reflect commercial use of the property and to rezone the property from C-1 Commercial to PC-2 Planned Commercial District. He provided the background of the uses of the property from 1950 until now, and explained that the existing storage building on the site exceeds the required limit and the property owner is requesting to rezone the property to allow continued ongoing business and growth on the property. He also discussed the Master Plan for the property and the uses allowed in that area. The submittal provides for limited truck traffic and staff feels that the use is reasonable. Renderings were displayed to give an idea of the scale of the building and its proportion to the existing site and its surroundings. Site plan details, including building design, architectural characteristics, landscaping plan, etc. will be reviewed with a site plan for the proposed building is submitted.

Mr. Atodaria discussed the need for compliance with the Comprehensive Plan and Future Land Use Map, explaining that the entire area would need to be amended to “Neighborhood Commercial/Mixed Use to align with the C-1 and PC-2 zoning. The amendment will make the current and proposed zoning of these properties consistent with the Future Land Use Map. He also noted that there is access to public services on the site as well as access to an adequate street network. At the time of rezoning, a development agreement will be required that will spell out any condition or agreement about the proposed master plan and the anticipated land use. Staff recommends adding language to restrict the uses to only those allowed in the C-1 District plus the whole sale use and associated warehouse space. The development agreement will need to be finalized prior to the public hearing at City Council. He explained that all site plans in the PC-2 district require approval by the Planning and Zoning Commission and City Council and the applicant will need to submit a site plan application that is consistent with the submitted master plan and PC-2 district regulations.

Staff recommends setting a date of public hearing for May 24, 2023 to discuss amending the Future Land Use Map to Neighborhood Commercial and Mixed Use as noted in the staff report, and to rezone the property at 702 LeClair Street from C-1 Commercial District to PC-2 Planned Commercial District.

Brad Best, Peters Construction and Randy Howe, 2314 Sunset Boulevard came forward to speak regarding the project and make themselves available for any questions.

Ms. Moser addressed the fact that there was a neighborhood meeting and feels that was very helpful.

Mr. Larson asked why it was decided to rezone to PC-2 instead of C-3. Ms. Howard explained that C-3 is a specific zone for a downtown setting. This is not in a downtown setting and it's just for this particular business. C-3 zoning would not be consistent as it has R-1 zoning next to it.

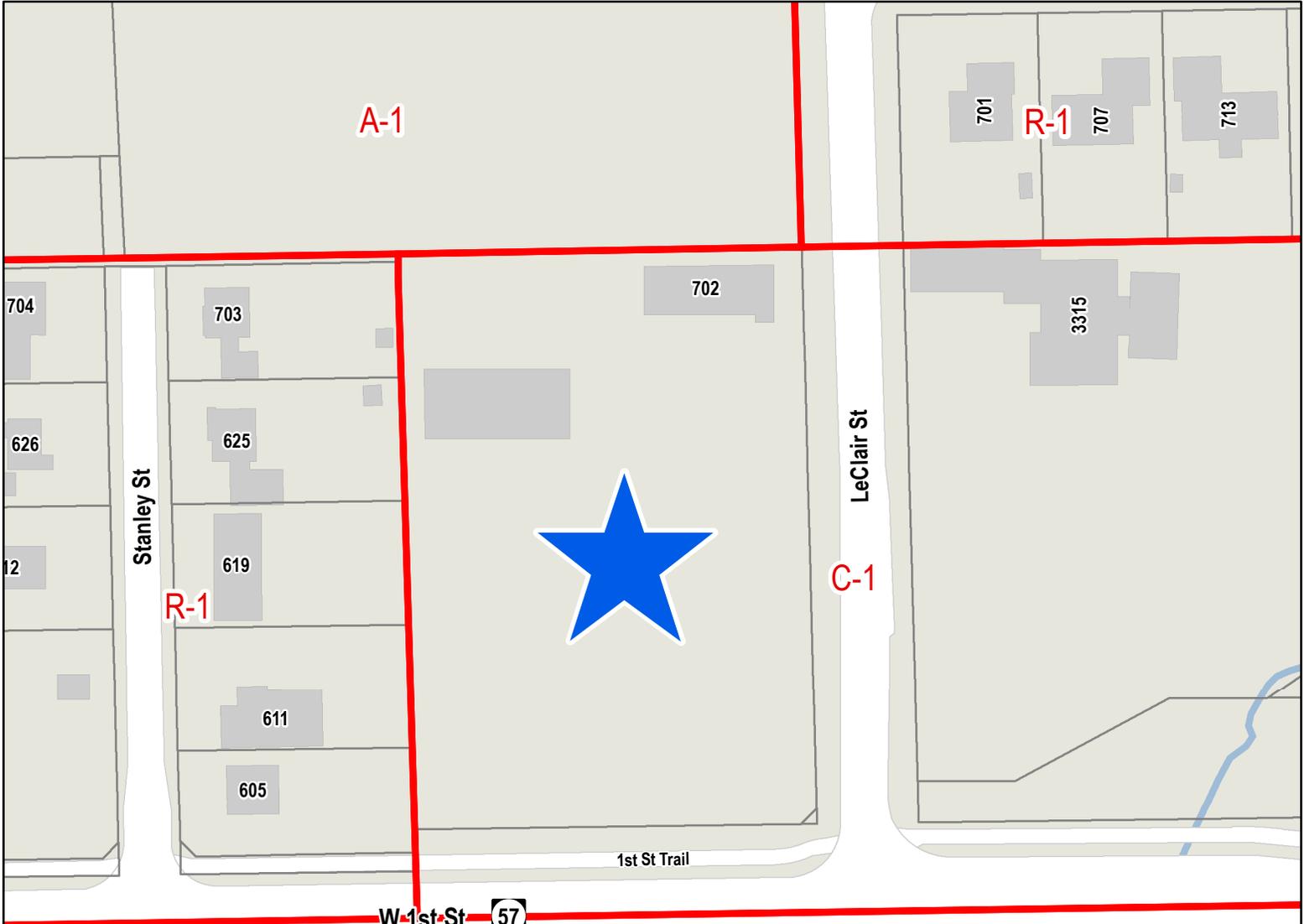
Mr. Larson made a motion to set a public hearing for the items. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Larson and Moser), and 0 nays.

Discussion  
& Vote  
5/24/2023

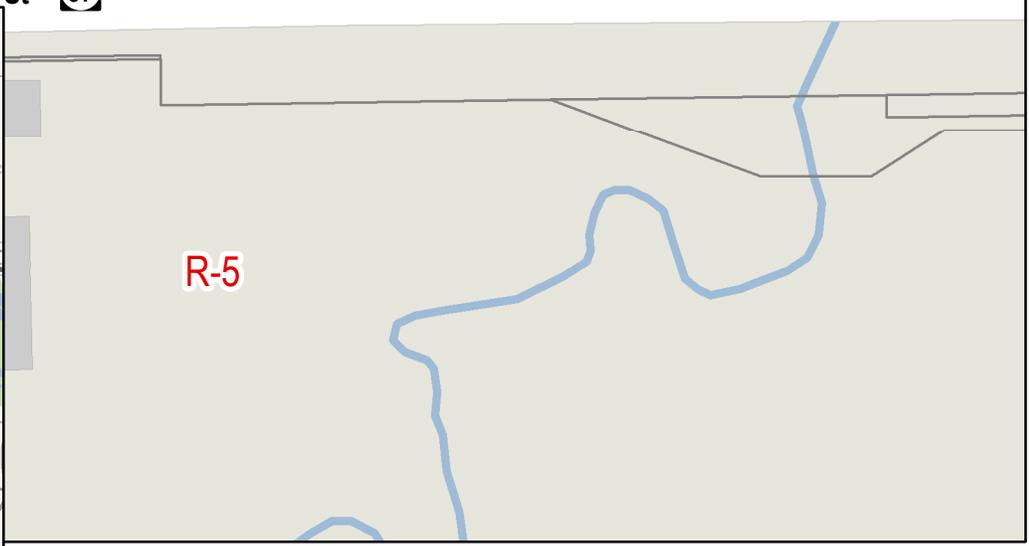
# Cedar Falls Planning and Zoning Commission

## May 10, 2023

Item 2.

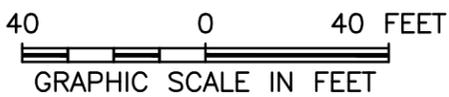
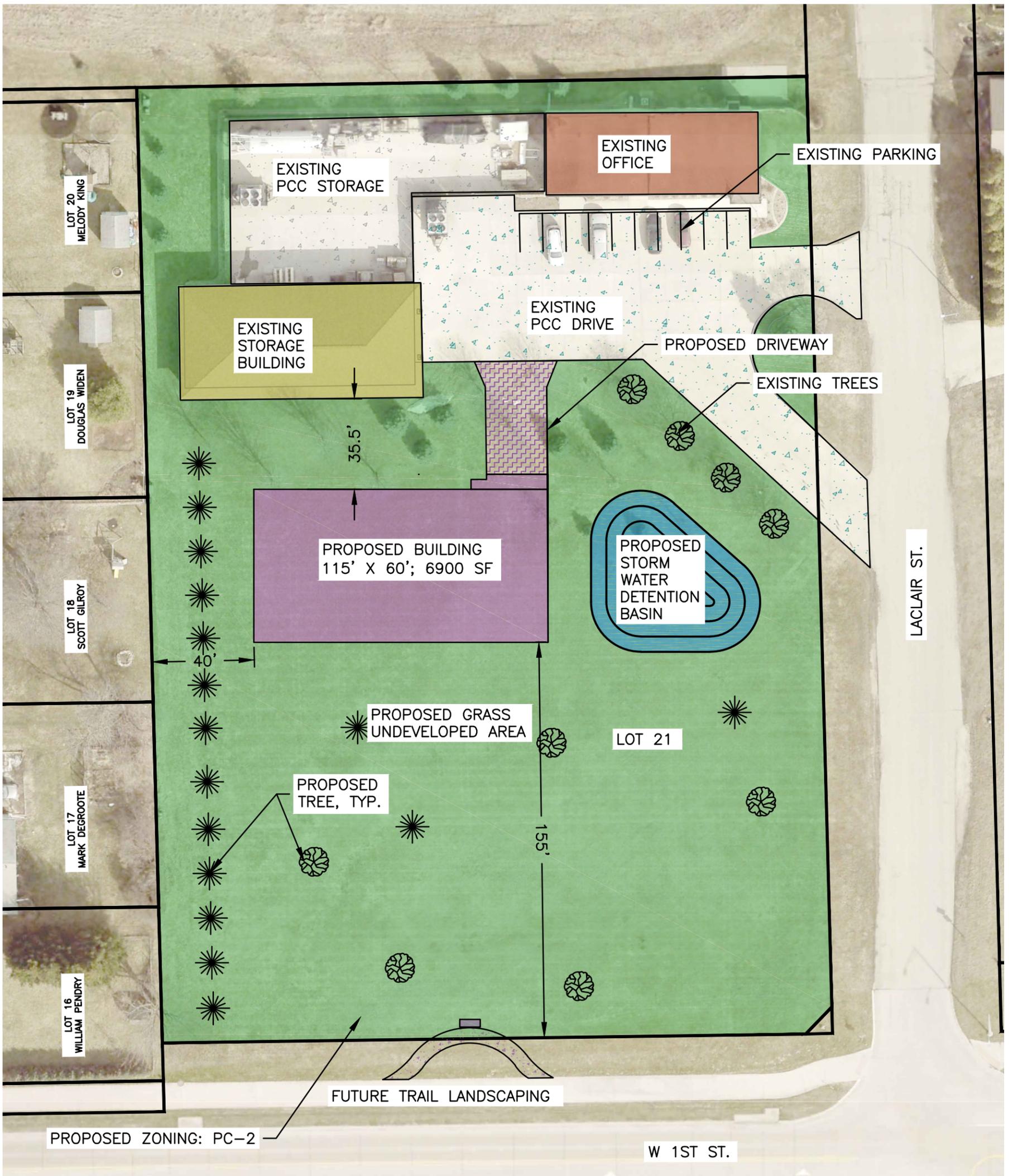


### Location Map



**Rezoning from C-1 to PC-2**  
**702 Le Clair Street**  
**(SP23-003)**

# SITE DEVELOPMENT PLAN LOT 21, STAR VIEW ADDITION

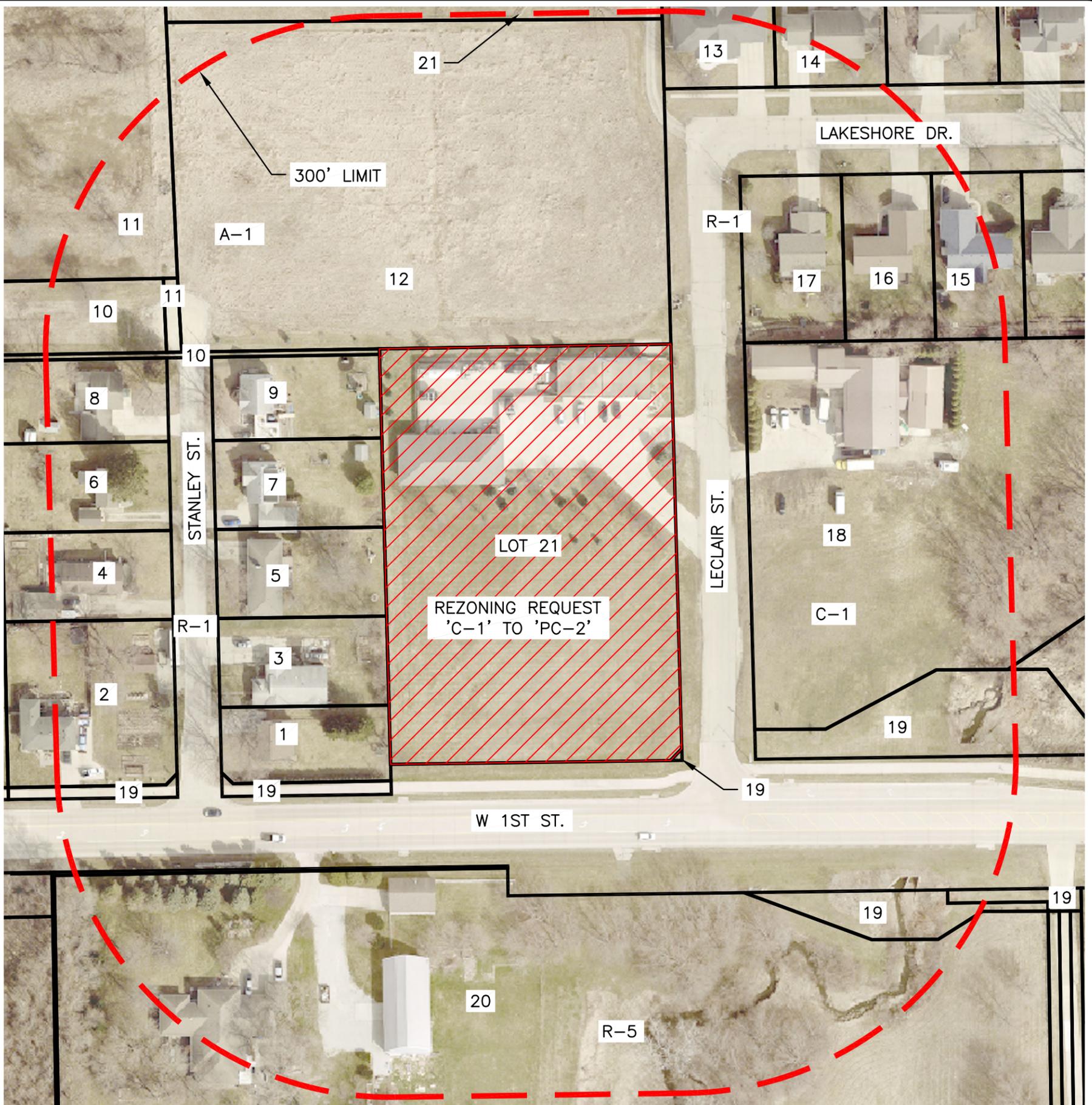


**OWNER**  
 RANDY HOWE  
 2314 SUNSET BLVD  
 CEDAR FALLS, IA 50613

APRIL 6, 2023

**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL

ILLINOIS  
 IOWA  
 WISCONSIN

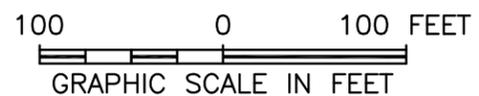
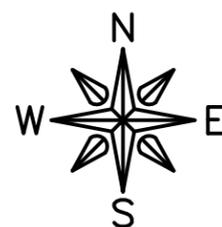


**DESCRIPTION**

LOT NO. TWENTY-ONE (21) IN STAR VIEW, BLACK HAWK COUNTY, IOWA, EXCEPT THE SOUTH TWENTY-SEVEN (27) FEET THEREOF; AND EXCEPT BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 21; THENCE NORTH 00° (DEGREES) 57' (MINUTES) 40" (SECONDS) WEST ON THE EASTERLY LINE OF SAID LOT 21, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF LE CLAIR STREET, 27.00 FEET TO THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF WEST 1ST STREET, BEING THE POINT OF BEGINNING; THENCE SOUTH 89°04'09" WEST ON THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF WEST 1ST STREET, 10.50 FEET; THENCE NORTH 44°08'07" EAST, 14.83 FEET TO THE EASTERLY LINE OF SAID LOT 21, ALSO BEING THE PRESENT WESTERLY RIGHT-OF-WAY LINE OF LE CLAIR STREET; THENCE SOUTH 00°57'40" EAST ON THE EASTERLY LINE OF SAID LOT 21, ALSO BEING THE PRESENT WESTERLY RIGHT-OF-WAY LINE OF LE CLAIR STREET, 10.47 FEET TO THE POINT OF BEGINNING; CONTAINING 55 SQUARE FEET. THE EASTERLY LINE OF SAID LOT 21 IS ASSUMED TO BEAR NORTH 00°57'40" WEST FOR THE PURPOSE OF THE DESCRIPTION.

**PROPERTY OWNER / REQUESTOR**  
 RANDY HOWE  
 ADVANCED TECHNICAL SERVICES  
 702 LECLAIR ST.  
 CEDAR FALLS, IOWA, 50613  
 (319) 227-5400

**OWNER'S LISTING  
 FOR  
 REZONING REQUEST  
 'C-1' TO 'PC-2'  
 PART OF SE 1/4 OF THE SW 1/4  
 SEC. 03-T89N-R14W  
 CEDAR FALLS, IOWA  
 APRIL 2023**



APRIL 5, 2023

**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL

ILLINOIS  
 IOWA  
 WISCONSIN





Advanced Technical Services, Inc.  
PO Box 825, Cedar Falls, IA 50613  
Phone: 319/277-5401

To: Cedar Falls Department Of Community Development

Date: April 7, 2023

As you are aware, Advanced Technical Services is completing an exterior building upgrade project to our existing office building and would like to proceed with the next steps in the enhancement and support of our business. Recent times have required changes in our business including the need for pre-ordering and warehousing of materials and equipment for our clients. Because of this, we are exploring options for the construction of an additional storage building onsite, just south of our existing buildings and driveway. In order to construct this building per City Code, we have been advised to pursue rezoning of our property from C-1 (Commercial District) to PC-2 (Planned Commercial District). Please see our proposed site plan and preliminary building concepts attached to this application letter.

Our understanding of the intent of PC-2 zoning, per Section 26-187 (a) of the city code is: The purpose of the following provisions are to promote and facilitate imaginative and comprehensively planned commercial developments which are harmoniously designed to complement the surrounding community. It is further the purpose of these regulations to encourage high standards of building architecture and site planning which will foster commercial development that maximizes pedestrian convenience, comfort and pleasure.

As suggested on April 5<sup>th</sup> we had a neighborhood meeting at which all neighbors within 300' of the property were invited to attend, and a minimum of 7 of the adjacent owners came and received an overview of the project at which time proposed site plans and new building renderings were shared. After discussion and their feedback we have incorporated the following revisions from our original concept plan to assist in mitigating their concerns. These accommodations include the following:

1. Shift east wall of proposed building over 5' toward the east
2. Reduce overall east-west size/dimension of building down from 120' to 115' (reduce from 7,200 sqft building to 6,900 sqft)
3. Change roof slope to 4/12 (was currently planned for 5/12, existing storage building is 6/12)
4. Lower finished floor elevation of building by 0.75' to reduce amount of building projection out of the ground
5. Reduced interior clear height inside the building by now utilizing a low head room overhead door operator that will allow us to have an interior clear ceiling height of just under 15'-6". So we revised the design to have a truss bearing height of 15'-6"
6. We will look at adjusting existing security lighting to eliminate glare on to the western neighboring properties.
7. Add bench and off trail access sidewalk in center of south property as a bike path amenity
8. Allow path way through or on to northwest ATS property for underground drainage to help assist Stanley St residents from sump pump discharge runoff issues on their street
9. ATS will offer neighbors to have some input of suggestions to the landscaping plan along the west side of the property once the site plan is closer to being complete.

Thank you for your assistance thus far in working through this progress if you have any questions or need any additional information please let me know.

Thank you,

Randy Howe  
Advanced Technical Services

Traffic Summary  
Advanced Technical Services, 703 LeClair Street, Cedar Falls, Iowa

Existing Site

Advanced Technical Services has operated from this location (702 LeClair Street) for several decades with the most recent site improvements made in 2011. The site consists of an office building with outdoor and indoor equipment storage areas. Currently, six employees work at this location. Traffic to this property can be summarized as follows:

- UPS delivery in morning and afternoon, daily
- FedEx delivery approximately three times per week
- Local delivery/pickup trucks approximately three times per week
- Approximately one customer per day to the office
- Typical employee traffic for lunch, errands, etc..
- Mowing service one time per week during warm weather months
- Two to three semis per week

Altogether, approximately fifteen vehicles per day visit this location.

Two driveways exist on the site. These were sized to allow a semi to enter, exit and work well – see attached exhibit indicating a vehicle path. Equipment/materials are loaded/unloaded from the driveway area and moved to either indoor or outdoor storage areas. There are parking spaces for nine plus vehicles (employees and customers). This has proven to be an adequate amount for the current operation.

Proposed Improvements

The proposed project will construct a storage building to protect some of the materials and equipment currently stored outside. A driveway will connect the existing driveway, interior to the lot, to the existing paved driveway area. No new street access is proposed.

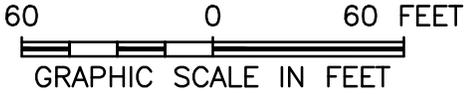
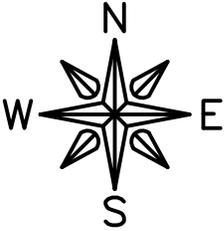
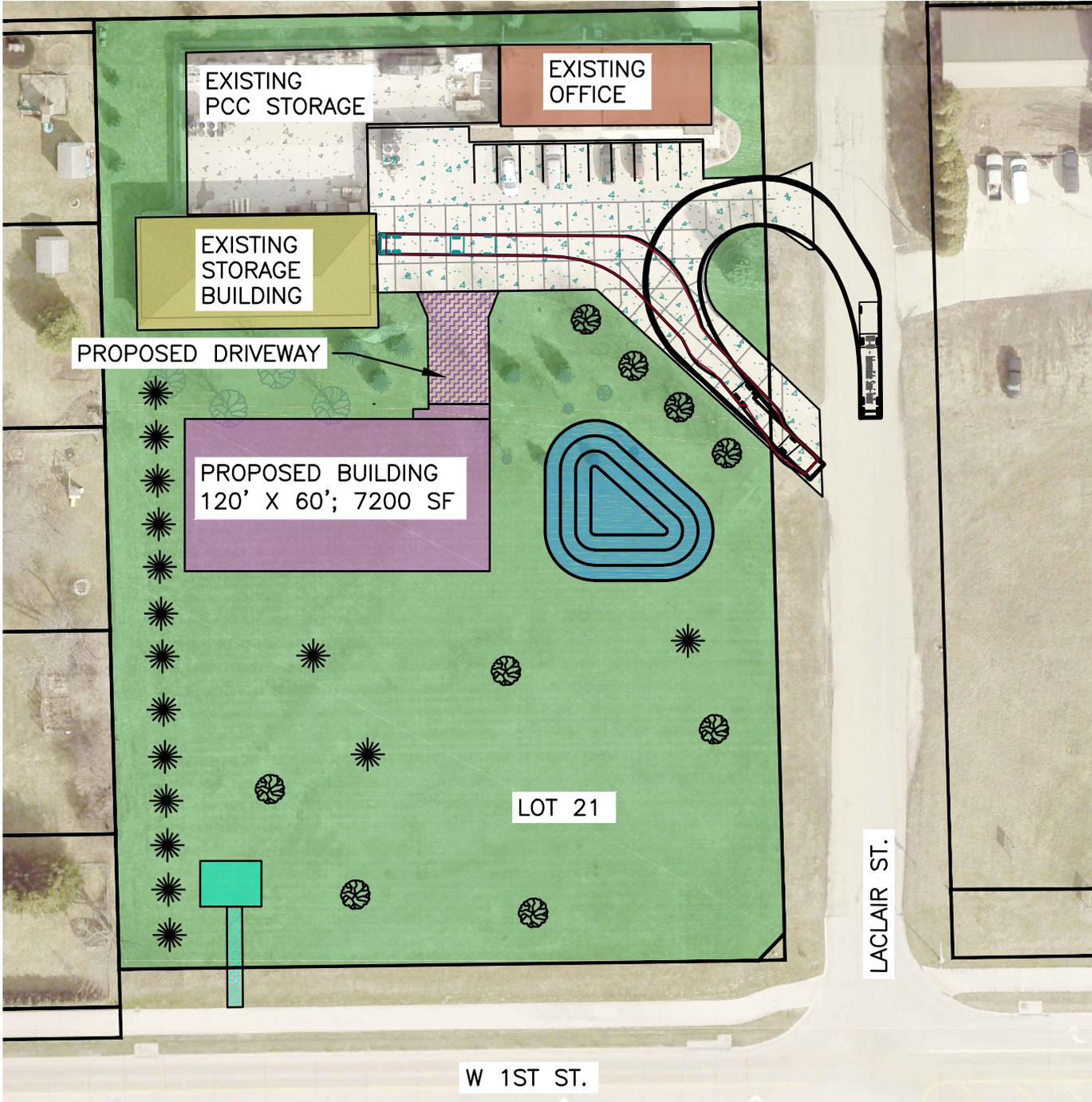
The number of employees is not changing with this project nor is the type of work. There will be no manufacturing taking place. Delivery and employee/customer traffic are expected to remain the same as existing, with approximately fifteen vehicles per day.

Conclusion

Traffic volume and type of traffic to 702 LeClair Street are expected to be unchanged with the proposed project. The driveway and parking infrastructure are satisfactory for the current and proposed use.

TRAFFIC SUMMARY EXHIBIT  
702 LECLAIR STREET

Item 2.



TRAFFIC DESCRIPTION  
SEMI PULLS INTO NORTH DRIVEWAY,  
TURNS INTO SOUTH DRIVEWAY TO  
BACK INTO LOADING AREA, WHERE  
THEY CAN THEN EXIT SOUTH DRIVE.

OWNER  
RANDY HOWE  
2314 SUNSET BLVD  
CEDAR FALLS, IA 50613

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

ILLINOIS  
IOWA  
WISCONSIN



## DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
 Phone: 319-273-8606  
 Fax: 319-273-8610  
 www.cedarfalls.com

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning and Zoning Commission  
**FROM:** Karen Howard, AICP, Planning & Community Services Manager  
**DATE:** May 24, 2023  
**SUBJECT:** Petition from City Council to amend the Downtown Character District (TA23-003)

In 2022 City Council made several referrals to the Planning and Zoning Commission requesting consideration for various changes to the Downtown Character District Code. The Planning and Zoning Commission has been systematically working through each of those referrals over the last year. This memo is to introduce one of those petitions from the City Council related to the building materials standards in the code, specifically the allowance for vinyl siding in the Neighborhood Frontage Areas.

#### **Background**

The previous Central Business District (CBD) Overlay had building materials standards for new buildings, which did not include an allowance for vinyl siding for commercial, mixed-use and multi-unit residential buildings containing more than 6 units. In neighborhood areas surrounding downtown that were not in the CBD Overlay, there were previously no standards for exterior building materials.

The adopted Downtown Character District Code prohibits vinyl siding in the Urban General, Urban General 2, and Storefront Areas. During public review of the new code prior to adoption, the Planning and Zoning Commission had several discussions about allowance for vinyl siding in the Neighborhood Frontage Areas and considered the pros and cons (see attached excerpt of the decision matrix). At that time, the Commission decided not to allow vinyl siding on any new buildings. However, the Commission decided that vinyl siding should be allowed on any existing single-unit dwelling, even if it is not currently clad in vinyl siding. For example, a homeowner could replace the wood siding on their existing house with vinyl siding. In addition, for any existing building that is currently clad with vinyl siding, that siding may be replaced or repaired with vinyl siding and any addition(s) may be clad with vinyl siding.

#### **Council Petition**

The Council indicated they would like to maintain the prohibition of vinyl siding in the downtown core areas – Urban General, Urban General 2, and Storefront frontage areas in the Downtown Character District similar to what was disallowed in the previous CBD Overlay. However, the Council indicated that they would like the Commission to consider allowing vinyl siding in the Neighborhood Frontage Areas on any new single unit dwelling and also consider allowing for new

construction of other small residential buildings, such as duplexes, townhomes, and small apartment buildings up to 6 units.

At your last meeting, there was a request for a link to the video recording of the April 14, 2021 meeting where the Commission specifically discussed allowing the use of vinyl siding in the Neighborhood Frontages. Here is the link to that P&Z meeting with the discussion about vinyl siding starting at about 1:56:

<https://meetings.municode.com/multimediaPage/index?cc=CEDARFLS&mm=c4d50e74f9ea446593cbec201ec7249d&me=4cdd4e408e1841d7b713389df74a2f9d&ts=3109&ei=6ce2fda7ac0e459d9b1245971e00a4e8>

For your reference, the section that establishes the standards for building materials in the current code reads as follows (language related to vinyl siding is highlighted):

**Sec. 26-194. Architectural standards.**

**C. Architectural Standards: Building Walls.**

1. Purpose and Intent.  
BUILDING FACADES define the PUBLIC REALM, OR STREET-SPACE. All walls should express the construction techniques and structural constraints of their building materials. These standards are intended to achieve simple configurations and solid craftsmanship.
2. Applicability.  
 The standards in this section apply to all building walls that are CLEARLY VISIBLE FROM THE STREET-SPACE. Where expressly stated, they also apply to additional building elevations.
3. Primary FACADE materials.
  - a. Any of the following building materials shall be used on a minimum of 75 percent of the FACADE area. This measurement shall be calculated as a percentage of the wall portion of the FACADE, exclusive of FENESTRATION.
    - (i) Brick and terra cotta;
    - (ii) Natural stone;
    - (iii) Stucco (cement plaster); prefabricated stucco panels and sprayed on stucco finishes are prohibited;
    - (iv) Cast iron, copper, stainless steel (18-8 or better), or titanium metal.
  - b. **For Neighborhood Frontages only:**
    - (i) Wood or approved fiber cement siding;
    - (ii) Vinyl siding may be used to replace other types of siding on existing single-unit residential buildings. On other buildings with existing vinyl siding, that siding may be replaced or repaired with vinyl siding and any additions may be clad with vinyl siding.
  - c. Additional materials may be proposed to the zoning administrator and ZRC for review under the EQUIVALENT OR BETTER standard, see section B.2.b above.
4. Secondary materials.  
 Any of the following materials are permitted on a maximum of 25 percent of the FACADE area and on all side and rear elevations.
  - a. All permitted primary materials;
  - b. Metal (heavy gauge & non-reflective);
  - c. Ground- or split-faced block (integrally colored);
  - d. Glass block;
  - e. Decorative tile;
  - f. Pre-cast masonry;
  - g. Durable foam-based products, such as Fypon, may be used for architectural detailing; and

- h. EIFS (Exterior Insulation and Finishing System) and other synthetic materials may be used above the second story, if on the ZRC Approved Alternate Materials List.
- 5. Prohibited materials.
  - a. Styrofoam;
  - b. Vinyl (except as noted above for neighborhood frontages) and aluminum siding.
- 6. Configurations and techniques.
  - a. When different materials are used on a facade, heavier materials shall be used below lighter materials (i.e., stone below brick; brick below metal panel; brick below siding).
  - b. All masonry, including brick, block, and stone, shall be in an apparent load-bearing configuration.
  - c. Where siding, including panels, is not mitered at corners, siding shall incorporate corner boards on the outside building corners to conceal raw edges.
  - d. Wall openings (FENESTRATION) must:
    - (i) have a vertical dimension equal to or greater than the horizontal dimension unless otherwise specifically permitted in these district standards;
    - (ii) correspond to the interior space and shall not span across building structure such as a floor or wall.
  - e. Wood siding and wood simulation materials.
    - (i) Horizontal siding shall be configured with a maximum board exposure of eight inches.
    - (ii) Board and batten siding shall have a maximum board width of ten inches.
    - (iii) Siding and shingles shall be smooth, not rough-sawn finish.
    - (iv) Shall not come in contact with the ground surface.
  - f. Stucco.
    - (i) Shall have a smooth or sand finish only; no rough textured finish.
    - (ii) Shall not come in contact with the ground surface.
  - g. All exposed masonry walls (i.e., STREET WALLS, garden and other free-standing walls, and parapets) shall have a cap or coping to protect the top of the wall from weather.

## Recommendation

As per Council's petition and the Commission discussion at the last meeting, staff recommends that the Commission hold the public hearing and forward a recommendation for one or more of the following options to the City Council:

1. Deny the requested petition and recommend no change to the current ordinance;
2. Amend the ordinance to allow vinyl siding on single-unit dwellings in the Neighborhood Frontages, as follows:
  - b. For Neighborhood Frontages only:
    - (i) Wood or approved fiber cement siding;
    - (ii) Vinyl siding may be used ~~to replace other types of siding on existing~~ single-unit residential buildings only, except as noted in the paragraph (iii) below;
    - (iii) On ~~other~~ buildings with existing vinyl siding, that siding may be replaced or repaired with vinyl siding and any additions may be clad with vinyl siding.
3. Amend the ordinance to allow vinyl siding on residential buildings with six or fewer dwelling units in the Neighborhood Frontages.
  - b. For Neighborhood Frontages only:

- (i) Wood or approved fiber cement siding;
- (ii) Vinyl siding may be used ~~to replace other types of siding on existing single-unit residential buildings with six or fewer dwelling units only, except as noted in the paragraph (iii) below;~~
- (iii) On ~~other~~ buildings with existing vinyl siding, that siding may be replaced or repaired with vinyl siding and any additions may be clad with vinyl siding.

## PLANNING & ZONING COMMISSION MINUTES

Introduction

05/10/23

The next item for consideration by the Commission was a Zoning Code Text Amendment regarding vinyl siding allowance in CD-DT. Acting Chair Hartley introduced the item and Ms. Howard provided background information. She explained that the City Council has petitioned the Planning and Zoning Commission to consider allowing vinyl siding on any new single unit dwelling and to consider allowing vinyl siding for new construction of other small residential buildings with six or fewer dwelling units (duplexes, townhomes, small apartment buildings, etc.). As most of the Commissioners were not on the Commission when this was originally brought for consideration, Ms. Howard gave background on what was discussed previously by the Planning and Zoning Commission and the decisions that were made with regard to vinyl siding. She provided a map of the Downtown Character District Regulating Plan and discussed the neighborhood areas that the proposed changes would apply to, including the Neighborhood Small and Neighborhood Medium areas. She noted that the 2021 Decision Matrix that was used by the Commission when the decision was made was included in the packet, which list the pros and cons of vinyl siding considered at the time.

Mr. Larson feels that the suggestions from Council are clear and make sense to him, and this change doesn't affect anything as far as architectural compliance or compatibility set up in the zoning code. He feels that vinyl siding provides an affordable option in the housing market today.

Ms. Grybovych asked if it was worthwhile for Commissioners to go back and view the video of the previous conversations with regard to this matter. Ms. Howard stated that staff could find the dates of the discussions so that the conversation would be available.

Acting Chair Hartley stated that he supports the change.

Ms. Crisman asked if there have been any applicants that have come forward that fall into this category of change. Ms. Howard stated that the only new construction that has come through has been the Cottage Court project. Ms. Crisman feels that environmental concerns should be kept in mind.

Mr. Larson made a motion to set a public hearing for the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Larson and Moser), and 0 nays.

Public hearing and

Vote

5/24/2023

|           |   |  |   |   |   |
|-----------|---|--|---|---|---|
| <p>10</p> | <p>Requestor: Planning &amp; Zoning Commission and questions from several members of the public.</p> <p>Consider the inclusion of vinyl siding as an approved wall material in Neighborhood Frontages</p> | <p>There is concern that prohibiting vinyl siding in the Neighborhood Frontages could be cost prohibitive and encourage disinvestment in existing residential properties.</p> <p>The intent of the proposed prohibition was to promote more durable and environmentally sustainable building materials. (The issue is not one of aesthetics).</p> <p>Pro: Reduce the up-front cost of building construction and maintenance</p> <p>Con: Higher long-term costs for maintenance and upkeep; concerns related to durability and fire-resistance; environmental impacts of PVC, i.e. produces toxic smoke when it burns and melts at a fairly low temperature; damaged or melted siding often ends up in the landfill and is not biodegradable. While it is possible to recycle it, there are often issues of contamination from dirt, nails, and mixed-in aluminum flashing. In contrast, wood, brick or stone have a life cycle of more than 100 years. The life span of vinyl is 15 to 20 years before it becomes brittle from ultraviolet light and is easily damaged.</p> <p>If change to the ordinance is desired, following are some options:</p> <ol style="list-style-type: none"> <li>1. Maintain the prohibition of vinyl siding for new construction.</li> <li>2. Permit the use of vinyl siding to replace or repair existing vinyl siding.</li> <li>3. Permit use of vinyl siding that meets higher minimum standards for quality, maintenance, and durability, based on industry standards to replace or cover over other types of siding on existing single family dwellings.</li> <li>4. Delete the prohibition on vinyl siding from the code altogether, so it would be allowed on all existing and new buildings in the Neighborhood Frontages.</li> </ol> | <p>Consultant/staff are particularly concerned about the long term consequences of allowing vinyl siding related to the noted environmental concerns, so recommend prohibiting vinyl siding for new construction.</p> <p>With regard to the second bullet point, the current draft already allows replacement of like material with like material for maintenance purposes. Consultant/staff would be in support of adding some additional language to make sure this is clear.</p> <p>Consultant/staff are <u>not</u> supportive of allowing vinyl siding to replace existing environmentally sustainable building materials, such as wood, stone, or brick. We feel that the long term costs outweigh the short term savings.</p> <p>Consultant/staff strongly recommend against listing vinyl siding as a generally allowed building material.</p> | <p>Commission directed staff to move forward with making changes consistent with 1, 2, and 3, but did not support option 4.</p> <p>Bullet points 1 and 2 were supported unanimously. Bullet point 3 was supported by a majority.</p> <p>With regard to bullet 1, the Commission requests that the language be clarified to indicate that for additions to existing buildings that have vinyl siding that vinyl siding can be used for the addition. We will need to discuss how to fit that into the trigger chart.</p> <p>Bullet point 4 was rejected by a majority.</p> | <p>Amendments Approved according to bullet points 1, 2, and 3. Majority of the Commission does not support 4.</p> |
|-----------|---|--|---|---|---|



## DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
 Phone: 319-273-8600  
 Fax: 319-268-5126  
 www.cedarfalls.com

### MEMORANDUM

#### Planning & Community Services Division

**TO:** Planning and Zoning Commission  
**FROM:** Michelle Pezley, AICP, Planner III  
**DATE:** May 24, 2023  
**SUBJECT:** Request for a communication tower at 4510 Chadwick Rd (CT23-001)

**REQUEST:** Request for a new 115 ft wireless communications tower

**PETITIONER:** Julie Shebeck, agent for USCOC of Greater Iowa LLC; Ronald Cervetti, property owner.

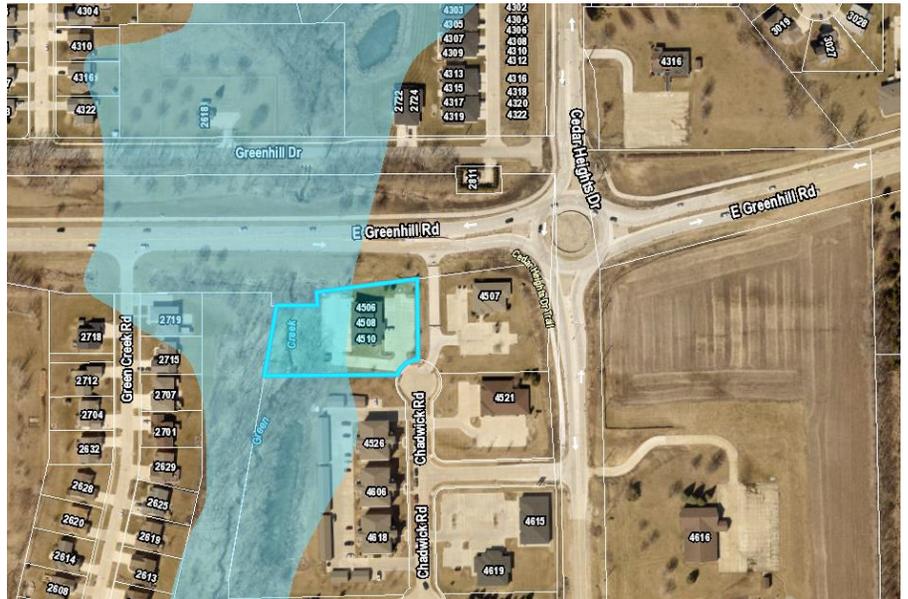
**LOCATION:** 4510 Chadwick Road, Cedar Falls, IA- Southwest of Greenhill Road and Cedar Heights Drive.

#### PROPOSAL:

USCOC of Greater Iowa LLC proposes a new 115 ft wireless communications tower at 4510 Chadwick Road. The monopole tower structure will be “camouflaged” as a pole, where the antennas will be placed inside the pole screening the antennas from public view. The proposed tower lease area is 15’ x 23’ area next to the existing trash enclosure.

#### BACKGROUND:

The applicant proposes the site of the new communications tower to be located at 4510 Chadwick Road. The property is owned by Ronald Cervetti. The property consists of a developed site with medical offices. The proposed leased area for the communications tower is next to the existing trash enclosure on the southwest corner of the property that is on the side of the building. The leased area is also within the 100-year floodplain of Dry Run Creek.

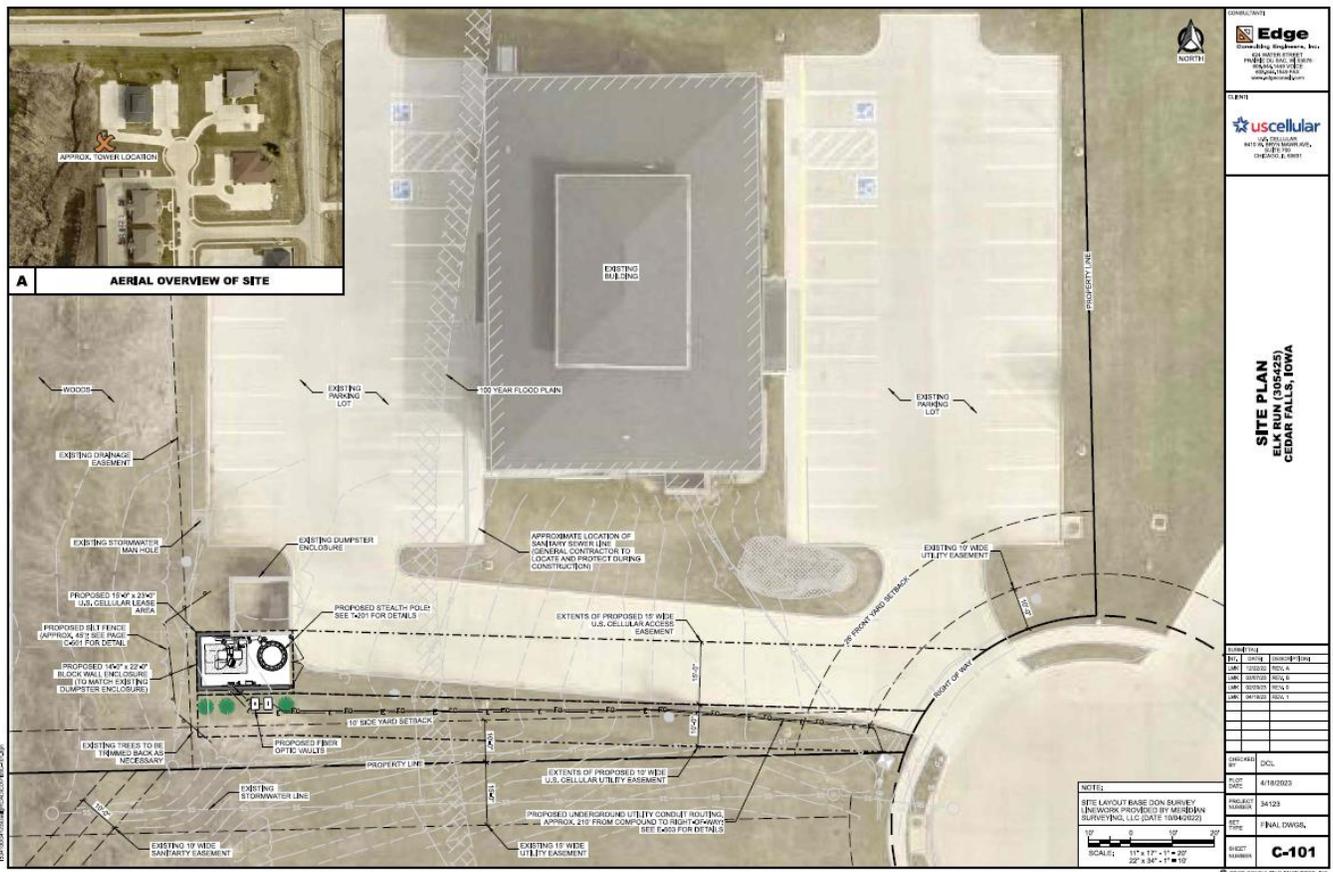


The Code is designed to encourage towers to be located in non-residential zoning districts and minimize the total number of communication towers within the City Limits.

**STAFF ANALYSIS:**

**Use:**

1405 Greenhill Road is within the C-2 Zoning District. Commercial communication towers are allowed in the C-2 Zoning District as a principal use or accessory use with the recommendation of the Planning and Zoning Commission and approval of City Council. In this case the tower will be a second principal use on this property.



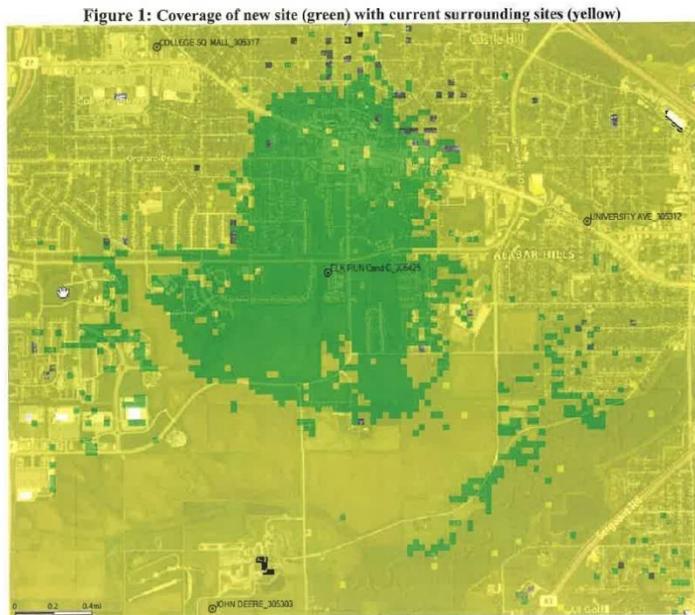
The land to the south is developed as multi-family in the C-2 district; there are duplexes to the west in the MU district; townhomes to the north in the C-1 District; and a church to the east that is in the R-2 district. The closest residential building is 150 feet to the south.

**Floodplain:**

Floodplain Manager, Thom Weintraut, reviewed the proposal and has issued a floodplain permit for the project.

**Need:**

Per Iowa Code, an applicant applying for a new communications tower shall provide an explanation regarding the reason for choosing the proposed location by the individual who has responsibility over the placement of the tower. The applicant provided a statement from the Radio Frequency Engineer stating that the tower is needed to meet the current and future wireless data and voice service needs of the area. The Engineer also provided the map of the area that the new tower will cover (image to the right).

**Design:**

The applicant proposes the leased area to be enclosed with a brick fence that matches the trash enclosure on site. The brick wall around the leased area will be six feet six inches tall. The applicant proposes three coniferous trees that will screen the fence from the properties to the south. The trash enclosure will screen the ground equipment from the east as shown in the photo simulation picture to the right. The existing landscaping on the site will screen the tower from the properties to the west.

The Height limit in the C-2 Zoning District for Towers is 120 feet or less. The applicant proposes the tower to be 115 feet tall. FAA (Federal Aviation Administration) will not require a light on the top of the tower. The antennas will be screened from the public view and be enclosed in the pole.

The applicant provided their FAA permit to place the tower at 4510 Chadwick Road. The placement of the leased area also meets the zoning district's setback requirements. The location also meets the separation requirement from any other tower (1,500 feet). The applicant has indicated that the tower will not be an obstruction to air navigation, and it will be built to withstand the elements (wind pressure of 80 miles an hour with one-half inch ice load). Design requirements are satisfied.



**Maintenance Plan:**

After the tower is complete, routine maintenance from a technician will occur once a quarter. The applicant has indicated this visit will include an inspection of the fence, landscaping conditions, and other structural features. The site is entirely self-monitored, unstaffed, and will connect directly to the central office where personnel will be alerted of any malfunction or breach of security. The applicant also submitted a statement that the lease agreement between U.S. Cellular and the property owner states that if the tower is inoperable, abandoned or no longer being used for a period of 12 months, that the tower will be removed within 90 days.

There will be no impact to existing traffic patterns. The pole will be designed to allow for co-location on this site. In addition to the proposed antennas that will be installed by U.S. Cellular to the site, the tower will be able accommodate at least one other carrier.

**TECHNICAL COMMENTS:**

Cedar Falls Utilities (CFU) has reviewed the proposed cell tower at 4510 Chadwick Road and has no objections. The site & utility plans do not show the existing natural gas & water infrastructure along Chadwick Road. These should be identified to provide potential utility conflict information to the contractor.

The electric utility has a transformer on Chadwick at the driveway entrance that will be used for the point of connection rather than the transformer location on the plan.

The applicant is working with CFU on pricing and timelines to be the last mile provider for the fiber.

**STAFF RECOMMENDATION**

The Planning and Zoning Commission has the option of gathering any comments from the Planning and Zoning Commission and public and continue the discussion at the next Planning and Zoning Commission meeting on June 14th or make a recommendation to City Council with the following conditions.

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

**PLANNING & ZONING COMMISSION**

Discussion

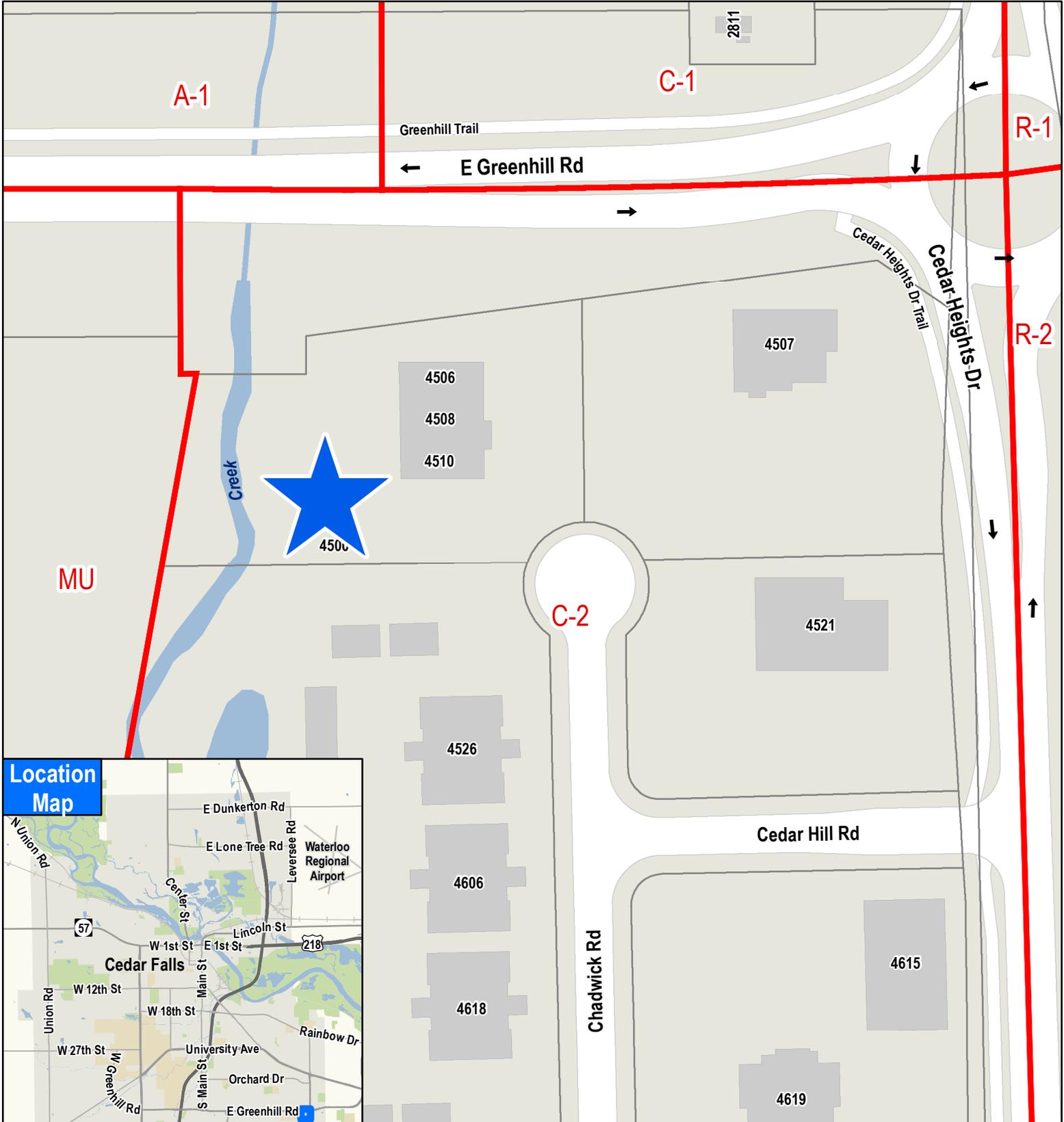
5/24/2023

**Attachments:**

- Location map
- Site plan
- Color illustration
- FFA approval
- Engineering Statement

# Cedar Falls Planning and Zoning Commission May 24, 2023

Item 4.



## Location Map



**Communication Tower at  
4510 Chadwick Road  
(CT23-001)**

**SCOPE OF WORK**

**COMPOUND SCOPE:**  
 PROJECT TYPE: 115' STEALTH POLE  
 LEASE AREA: 15' x 23'  
 CHAIN-LINK FENCE: 14' x 22'  
 EQUIPMENT PAD: 7' x 10' CONCRETE PAD  
 CABINET(S): (1) ERICSSON 6160 RADIO CABINET(S)  
 (1) ERICSSON B174 BATTERY CABINET(S)  
 SPD(S): (1) RAYCAP RUSDC-6267-PF-48

**TOWER SCOPE - W5.DX1050 (VERIFY WITH RFDS):**  
 PRO. ANTENNA CL: 110' A.G.L.  
 ANTENNAS: (3) PRO. PANEL ANTENNA(S)  
 SPD(S): (1) RAYCAP RUSDC-6267-PF-48  
 B12/B71 RADIO(S): (3) ERICSSON RRU4480  
 B2/B66 RADIO(S): (2) ERICSSON RRU4480  
 CABLE(S): (1) HYBRID CABLE(S)  
 (5) POWER JUMPER(S)  
 (10) FIBER JUMPER(S)  
 (20) 1/2" COAX JUMPER(S)  
 (3) RET JUMPER(S)



**ELK RUN (305425)  
 CEDAR FALLS, IOWA  
 NEW SITE BUILD DRAWINGS  
 W5.DX1050: E// B12/B71 2T4R / B2/B66 2T2R  
 115' STEALTH POLE**

**CONSULTANT:**  
  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 (608)441-1440 VOICE  
 (608)441-1540 FAX  
 www.edgeconsul.com

**CLIENT:**  
  
 U.S. CELLULAR  
 8410 W. BRYN MAWR AVE.  
 SUITE 700  
 CHICAGO, IL 60631

**SHEET INDEX**

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| G-003 | GENERAL SPECIFICATIONS           |
| G-004 | GENERAL SPECIFICATIONS           |
| 1-3   | SITE SURVEY *                    |
| C-101 | SITE PLAN                        |
| C-102 | ENLARGED SITE PLAN               |
| T-201 | SITE ELEVATION                   |
| C-501 | CONSTRUCTION DETAILS             |
| C-502 | ENCLOSURE DETAILS                |
| L-101 | LANDSCAPE PLAN                   |
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| E-503 | UTILITY DETAILS                  |
| E-504 | UTILITY RACK DETAILS             |

**SITE LOCATION MAP**



**DIRECTORY**

**CLIENT:**  
 U.S. CELLULAR  
 8410 W. BRYN MAWR AVE., SUITE 700  
 CHICAGO, IL 60631  
 CONTACT: STEPHEN HATMAKER

**ENGINEERING COMPANY:**  
 EDGE CONSULTING ENGINEERS, INC.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PROJECT MANAGER: DAVE LYSHEK

**SITE ACQUISITION:**  
 FIRST AMERICAN SITE ACQUISITION, INC.  
 P.O. BOX 481  
 RIVERSIDE, IA 52327  
 CONTACT: JULIE SHEBEK

**SITE ACQUISITION:**  
 GSS, INC.  
 3311 109TH STREET  
 URANDALE, IA 50322  
 CONTACT: SHAUN HEMSTED

**SURVEYOR:**  
 MERIDIAN SURVEYING, LLC  
 N8774 FRIELANE 1  
 MENASHA, WI 54952  
 CONTACT: CRAIG KEACH

**PROJECT INFO**

**SITE LOCATION:**  
 4510 CHADWICK ROAD  
 CEDAR FALLS, IA 50613

**E911 ADDRESS:** TBD

**SITE #:** 305425

**FCC #:** (IF APPLICABLE)

**PROPERTY OWNER:**  
 RONALD CERVETTI  
 2010 GRAND BLVD  
 CEDAR FALLS, IA 50701

**TOWER OWNER:**  
 U.S. CELLULAR  
 8410 W. BRYN MAWR AVE., SUITE 700  
 CHICAGO, IL 60631

**SITE COORDINATES (PER 1-A CERTIFICATE):**  
 AT TOWER BASE  
 LAT: 42°29'50.30"  
 LONG: 92°24'47.78"  
 GROUND ELEVATION (NAVD 88): 898.2'

**PLS INFORMATION:**  
 PART OF NW1/4 OF THE NW1/4  
 SECTION 29, T.89N., R.13W., 5TH P.M.,  
 CITY OF CEDAR FALLS,  
 BLACK HAWK COUNTY  
 IOWA

**PARCEL NUMBER:**  
 891329101008

**ZONING CLASSIFICATION:** C-2

**TITLE SHEET  
 ELK RUN (305425)  
 CEDAR FALLS, IOWA**

**UTILITY INFORMATION**

**ELECTRIC SERVICE PROVIDER**  
 CEDAR FALLS UTILITIES  
 CONTACT:  
 PHONE:  
 WORK ORDER #:

**FIBER SERVICE PROVIDER**  
 TBD  
 CONTACT:  
 PHONE:  
 WORK ORDER #:



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN IOWA, CALL DIGGER'S HOTLINE

TOLL FREE: 1-800-292-8989  
 FAX A LOCATE: 1-319-322-2400

IOWA STATUTE 480.4 (1993) REQUIRES MIN. OF 2 WORK DAYS NOTICE BEFORE YOU EXCAVATE

**ENGINEER SEAL:**



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

(SIGNATURE) *Dustin Brooks* (DATE) 04-18-23

PRINTED OR TYPED NAME: DUSTIN BROOKS

LICENSE NUMBER: P25633

MY LICENSE RENEWAL DATE IS DECEMBER 31, 24

PAGES OR SHEETS COVERED BY THIS SEAL:  
 G-001, C-101, C-102, C-501, A-001, A-002, T-001, T-002, T-003, T-004, T-001, T-001,  
 T-501, T-502, T-503, V-501, P-501, E-501, E-502, R-501

| SUBMITTAL:   |              |
|--------------|--------------|
| INT. DATE:   | DESCRIPTION: |
| LMK 12/23/22 | REV. A       |
| LMK 03/07/23 | REV. B       |
| LMK 03/08/23 | REV. D       |
| LMK 04/18/23 | REV. 1       |

|                 |              |
|-----------------|--------------|
| CHECKED BY:     | DCL          |
| PLOT DATE:      | 4/18/2023    |
| PROJECT NUMBER: | 34123        |
| SET TYPE:       | FINAL DWGS.  |
| SHEET NUMBER:   | <b>G-001</b> |

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.



**CONCRETE AND STEEL REINFORCEMENT**

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS AND MOST CURRENT VERSION OF ACI STANDARDS.
2. PREPARE SUBGRADE FOR CONCRETE IN ACCORDANCE WITH PROJECT PLANS AND SPECIAL PROVISION, DO NOT PLACE CONCRETE ON FROZEN SUBGRADE.
3. CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94. CONCRETE SHALL BE 6 BAG MIX HAVING A 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI. MAXIMUM AGGREGATE SIZE OF 1". MAXIMUM WATER CEMENT RATIO OF 0.45. AIR ENTRAINMENT OF 6% +/- 1%, AND SLUMP OF 3" +/- 1". DEVIATIONS FROM THE MIX MUST BE APPROVED BY U.S. CELLULAR PRIOR TO USE.
4. CONCRETE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MOST STRINGENT OF: PROJECT PLANS, SPECIAL PROVISIONS, OR THE AMERICAN CONCRETE INSTITUTE (ACI) PUBLICATIONS. CONCRETE WORK FOR TOWER FOUNDATIONS SHALL BE COMPLETED IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PROVIDED BY THE TOWER VENDOR.
5. FORM MATERIALS WILL COMPLY WITH ACI 301. PLYWOOD FORMS SHALL BE APA B-B PLYFORM CLASS I SOUND SHEETS. LUMBER SHALL BE SPRUCE-PINE-FIR SPECIES #2 OR BETTER GRADE. TUBULAR COLUMN FORMS MAY BE SPIRALLY WOUND LAMINATED FIBER MATERIAL. FORM TIES SHALL BE REMOVABLE OR SNAP-OFF METAL TYPE.
6. CONCRETE SHALL BE MADE OF CEMENT MEETING THE REQUIREMENTS OF ASTM C150. NORMAL, TYPE I PORTLAND, FINE AND COARSE AGGREGATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C33.
7. ALL CONCRETE REINFORCING SHALL BE ASTM A615 GRADE 60 STEEL. PLACE, SUPPORT AND SECURE REINFORCEMENT STEEL AT LOCATIONS SHOWN ON PLANS. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH ACI 315.
8. AIR ENTRAINING ADMIXTURES SHALL MEET THE REQUIREMENTS OF ASTM C260; WATER REDUCING ADMIXTURES SHALL MEET THE REQUIREMENTS OF ASTM C494, TYPE A. ALL OTHER ADMIXTURES ARE PROHIBITED WITHOUT PRIOR APPROVAL BY U.S. CELLULAR.
9. VAPOR BARRIER SHALL BE 6 MIL THICK POLYETHYLENE, MEETING THE REQUIREMENTS OF ASTM D2103.
10. CURING COMPOUND SHALL MEET THE REQUIREMENTS OF ASTM C309.
11. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
12. ALL CONSTRUCTION AND EXPANSION JOINTS SHALL BE INSTALLED PER THE DRAWINGS.
13. ALL EXPOSED CORNERS OF CONCRETE WORK SHALL BE CHAMFERED 3/4" UNLESS NOTED OTHERWISE.
14. ALL FORM WORK SHALL BE RIGID, TIGHT, LEVEL, PLUMB AND SUFFICIENTLY SHORED TO RESIST CONSTRUCTION LOAD CONDITIONS. COAT FORMS WITH RELEASE AGENT PRIOR TO PLACING REINFORCING STEEL.
15. REMOVE ALL ORGANIC MATERIAL, SOFT AND/OR UNSUITABLE SOILS WITHIN FOUNDATION FOOTPRINT. DO NOT UTILIZE THESE SOILS FOR BACKFILL.
16. CONSULT GEOTECHNICAL INVESTIGATION REPORT FOR ANTICIPATED SOIL CONDITIONS AND CONSTRUCTION CONSIDERATIONS.
17. PROVIDE U.S. CELLULAR A MINIMUM OF 48 HRS. NOTICE PRIOR TO PLACING CONCRETE TO ALLOW FOR INSPECTION AND SCHEDULING OF TESTING.
18. UTILIZE CHUTES, TROUGH OR CONVEYORS TO PLACE CONCRETE SO THAT HANDLING OF CONCRETE IS MINIMIZED. AVOID SEGREGATION OF THE AGGREGATE AND DISTURBING REINFORCING STEEL.
19. UNIFORMLY CONSOLIDATE CONCRETE USING HAND TOOLS OR MECHANICAL VIBRATORS. THOROUGHLY CONSOLIDATE EACH LAYER PRIOR TO PLACING SUBSEQUENT LAYERS.
20. WHEN PLACING OPERATIONS ARE TEMPORARILY SUSPENDED, THE UNFINISHED FACE OF THE POUR SHALL BE COVERED WITH WET BURLAP UNTIL PLACING OPERATIONS ARE RESUMED. WHEN PLACING OPERATIONS ARE SUSPENDED FOR MORE THAN 30 MINUTES, PROVIDE AN BONDING AGENT TO CONSTRUCTION JOINT.
21. TROWEL FINISH SURFACES UNLESS OTHERWISE DIRECTED ON THE PLANS.
22. AFTER FINAL FINISHING, PROVIDE POLYETHYLENE VAPOR BARRIER OR CURING COMPOUND TO MAINTAIN MOISTURE AND TEMPERATURE OF CONCRETE.
23. IN EXTREME WEATHER PLACE AND CURE CONCRETE IN ACCORDANCE WITH EITHER ACI 306R-09 FOR COLD WEATHER OR ACI 305R-09 FOR HOT WEATHER.
24. WELDING OF REINFORCING STEEL IS PROHIBITED.
25. REMOVE FORMS IN A MANNER THAT DOES NOT DAMAGE THE CONCRETE. FILL AND PATCH POCKETS OR HOLES ON EXPOSED SURFACES USING MORTAR MIXTURE.
26. NOTIFY ENGINEER 48 HOURS IN ADVANCE OF TOWER FOUNDATION INSTALLATION.
27. REFER TO TOWER MANUFACTURER SPECIFICATIONS REGARDING FOUNDATION REQUIREMENTS.

**CHAINLINK FENCING**

- 1.0 **SCOPE:**
- 1.1 THIS SECTION COVERS THE REQUIREMENTS FOR THE MATERIALS AND THE CONSTRUCTION OF SITE FENCING, SEE SITE PLAN AND DRAWINGS FOR DETAILS.
- 2.0 **SPECIAL REQUIREMENTS:**
- 2.1 ALL WIRE, FABRIC, FITTINGS, HARDWARE AND STEEL MEMBERS USED FOR SITE AREA FENCING SHALL BE HOT DIPPED GALVANIZED (ASTM A153) OR OTHER APPROVED NON CORROSIVE MATERIAL AND CONFORM TO FEDERAL SPEC RR-F-191G (1-25-74).
- 2.2 ALL NON-CORROSIVE MATERIAL SHALL BE PRE-APPROVED BY THE PROJECT MANAGER.
- 2.3 ANY DAMAGE TO GALVANIZING OR NON-CORROSIVE COATING DURING CONSTRUCTION SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S RECOMMENDED METHODS.
- 3.0 **GATE:**
- 3.1 LOCATION OF GATE SHALL CONFORM TO THE SITE PLAN.
- 3.2 ALL JOINTS BETWEEN TUBULAR GATE MEMBERS SHALL BE WELDED OR HEAVY FITTINGS PROVIDING RIGID AND WATER TIGHT CONNECTIONS.
- 3.3 GATE HINGES SHALL PROVIDE FOR 180 DEGREE RADIUS GATE SWING, ALL HINGE NUTS SHALL BE ON THE INSIDE AND DOUBLE NUT TO DETER UNAUTHORIZED ENTRY.
- 3.4 BARBED WIRE GUARD SHALL BE INSTALLED ON TOP OF GATES. ADEQUATE CLEARANCE SHALL BE MAINTAINED TO ALLOW GATE OPERATION.
- 3.5 GATE SHALL BE INSTALLED PLUMB AND SHALL OPEN AND CLOSE FREELY.
- 3.6 GATE POSTS SHALL NOT BE SHARED AS A CORNER POST.
- 4.0 **FENCE POSTS:**
- 4.1 LOCATION OF CORNER POSTS SHALL BE DETERMINED FROM STAKES AND PROPERTY PINS INSTALLED BY THE REGISTERED LAND SURVEYOR UNDER CONTRACT FOR THE PROJECT. IF THE STAKES ARE NOT PRESENT OR DO NOT CONFORM TO THE SITE PLAN, CONSULT WITH THE PROJECT MANAGER.
- 4.2 CORNER POSTS SHALL BE SET WITHIN ONE INCH (1") OF DIMENSIONS INDICATED ON THE SITE PLAN.
- 4.3 FENCE POSTS SHALL BE VERTICALLY PLUMB IN ALL PLANES WITHIN 1/2 INCH (1/2").
- 4.4 LINE POSTS BETWEEN CORNER AND GATE POSTS SHALL BE EQUALLY SPACED WITH A TEN FOOT (10') MAXIMUM SPACING. GATE POST LOCATIONS SHALL BE IN ACCORDANCE WITH SITE PLAN AND SHALL BE VERIFIED WITH THE PROJECT MANAGER.
- 4.5 ALL FOUR CORNERS POSTS AND BOTH GATE POSTS SHALL BE CONNECTED TO THE SITE GROUNDING SYSTEM (REFER TO GROUNDING SYSTEM STANDARD).
- 4.6 FENCE POST OUTSIDE DIAMETER (O.D.) ARE MINIMUM SPECIFICATIONS. LARGER SIZES MAY BE SUBSTITUTED WITH APPROVAL FROM PROJECT MANAGER.
- 5.0 **FABRIC:**
- 5.1 FABRIC SHALL BE TENSIONED PER MANUFACTURER'S RECOMMENDATIONS TO PRESENT A NEAT APPEARANCE.
- 5.2 FABRIC SHALL BE SECURED AT CORNER AND GATE POSTS USING STRETCHER BARS AND TENSION BAND CLIPS.
- 5.3 FABRIC SHALL BE SECURED TO THE TOP RAIL AND BRACE RODS USING TIE CLIPS.

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:  
  
 624 WATER STREET  
 PRAIRIE DU SAC, ILL 62578  
 (618) 442-1445 VOICE  
 (618) 444-1540 FAX  
 www.edgeconsul.com

CLIENT:  
  
 U.S. CELLULAR  
 8410 W. BERN MARSH AVE.  
 SUITE 700  
 CHICAGO, IL 60631

**GENERAL SPECIFICATIONS**  
 ELK RUN (305425)  
 CEDAR FALLS, IOWA

| SUBMITTAL: |          |              |
|------------|----------|--------------|
| INT.       | DATE:    | DESCRIPTION: |
| LMK        | 12/22/22 | REV. A       |
| LMK        | 03/07/23 | REV. B       |
| LMK        | 02/20/23 | REV. D       |
| LMK        | 04/18/23 | REV. 1       |
|            |          |              |
|            |          |              |
|            |          |              |

|             |     |
|-------------|-----|
| CHECKED BY: | DCL |
|-------------|-----|

|            |           |
|------------|-----------|
| PLOT DATE: | 4/18/2023 |
|------------|-----------|

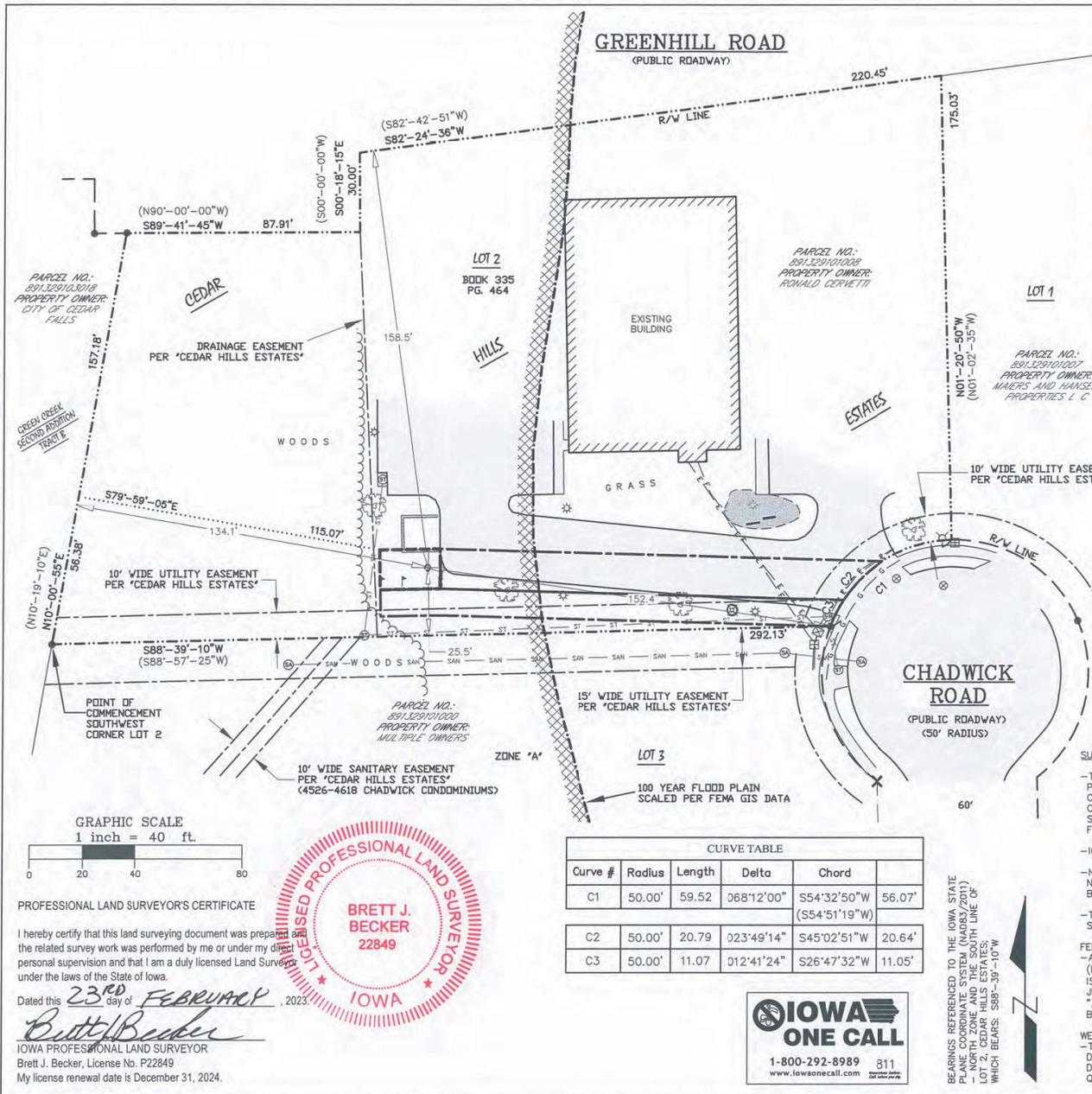
|                 |       |
|-----------------|-------|
| PROJECT NUMBER: | 34123 |
|-----------------|-------|

|           |             |
|-----------|-------------|
| SET TYPE: | FINAL DWGS. |
|-----------|-------------|

|               |              |
|---------------|--------------|
| SHEET NUMBER: | <b>G-003</b> |
|---------------|--------------|

135110014175012023.dwg 10:27:37 AM 4/18/2023





SURVEYED FOR:

**Edge Consulting Engineers, Inc.**  
624 Water Street  
Prairie du Sac, WI 53578  
608.644.1449 voice  
608.644.1549 fax  
www.edgeconsult.com

SURVEYED FOR:

**uscellular**  
8410 BRYN MAWR AVENUE  
CHICAGO, IL 60631

**MERIDIAN SURVEYING, LLC**  
NS637 Friendship Drive Office: 920-993-0881  
Kaukauna, WI 54130 Fax: 920-273-6037

**SITE NAME:**  
ELK RUN

**SITE NUMBER:**  
305425

**SITE ADDRESS:**  
4510 CHADWICK ROAD  
CEDAR FALLS, IA 50613

**PROPERTY OWNER:**  
RONALD CERVETTI  
2010 GRAND BLVD  
WATERLOO, IA 50701

**PARCEL NO.:** 891329101008

**ZONED:** C-2

**DEED REFERENCE:** DOC. NO. 2010-00005801

**LEASE EXHIBIT FOR US CELLULAR**

LOT 2 OF CEDAR HILLS ESTATES BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 29, T.89N. R.13W, 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

| NO. | DATE    | DESCRIPTION                 | BY  |
|-----|---------|-----------------------------|-----|
| 3   | 2-23-23 | Final Survey                | BJB |
| 2   | 10-4-22 | Added Tower, Lease, & Ease. | JB  |
| 1   | 9-22-22 | Preliminary Survey          | JD  |

**DRAWN BY:** J.D. **FIELD WORK DATE:** 9-14-22

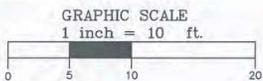
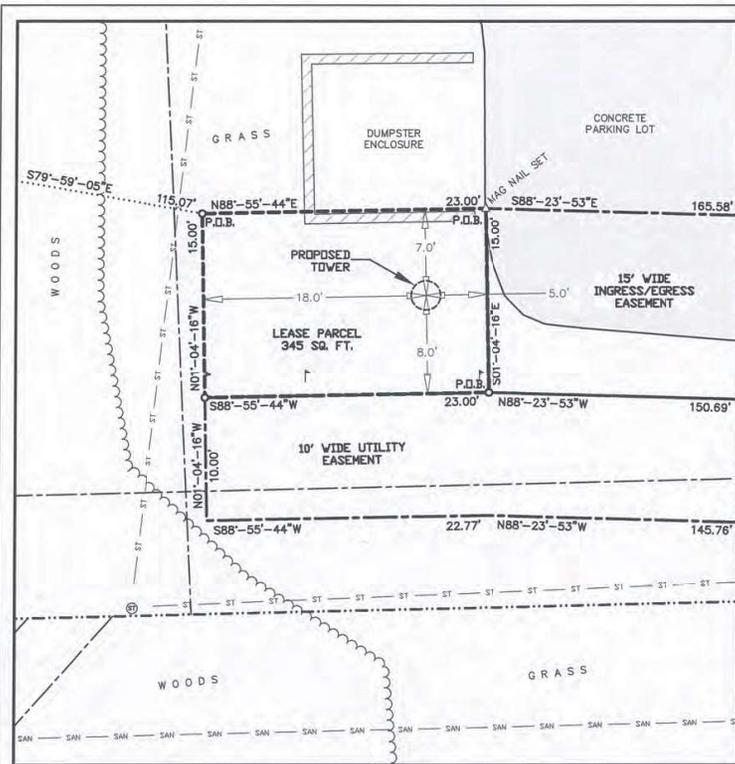
**CHECKED BY:** C.A.K. **FIELD BOOK:** M-65, PG. 55

**JOB NO.:** 14060 **SHEET:** 1 OF 3



**IOWA ONE CALL**  
1-800-292-8989 811  
www.iowaonecall.com





PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

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

Dated this 23<sup>RD</sup> day of FEBRUARY, 2023.

*Brett J. Becker*  
 IOWA PROFESSIONAL LAND SURVEYOR  
 Brett J. Becker, License No. P22849  
 My license renewal date is December 31, 2024.

**LEASE PARCEL**

Being a part of Lot Two (2), Cedar Hills Estates, as recorded in Book 335 on Page 464 in the Office of the Recorder for Black Hawk County, located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Nine (29), Township Eighty-Nine (89) North, Range Thirteen (13) West of the Fifth Principal Meridian, City of Cedar Falls, Black Hawk County, Iowa containing 345 square feet (0.008 acres) of land and being described by:

Commencing at the southwest corner of said Lot 2; thence N10°-00'-55"E 56.38 feet along the west line of said Lot 2; thence S79°-59'-05"E 115.07 feet to the point of beginning; thence N88°-55'-44"E 23.00 feet; thence S01°-04'-16"E 15.00 feet; thence S88°-55'-44"W 23.00 feet; thence N01°-04'-16"W 15.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

**15' WIDE INGRESS/EGRESS EASEMENT**

Being a part of Lot Two (2), Cedar Hills Estates, as recorded in Book 335 on Page 464 in the Office of the Recorder for Black Hawk County, located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Nine (29), Township Eighty-Nine (89) North, Range Thirteen (13) West of the Fifth Principal Meridian, City of Cedar Falls, Black Hawk County, Iowa containing 2,355 square feet (0.054 acres) of land and being described by:

Commencing at the southwest corner of said Lot 2; thence N10°-00'-55"E 56.38 feet along the west line of said Lot 2; thence S79°-59'-05"E 115.07 feet; thence N88°-55'-44"E 23.00 feet to the point of beginning; thence S88°-23'-53"E 165.58 feet to a point on the west line of Chadwick Road and the beginning of a non-tangent curve to the left; thence southwesterly along said west line of Chadwick Road 20.79 feet along the arc of said curve to the left having a radius of 50.00 feet and a chord which bears S45°-02'-51"W 20.64 feet; thence N88°-23'-53"W 150.69 feet; thence N01°-04'-16"W 15.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

**10' WIDE UTILITY EASEMENT**

Being a part of Lot Two (2), Cedar Hills Estates, as recorded in Book 335 on Page 464 in the Office of the Recorder for Black Hawk County, located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Nine (29), Township Eighty-Nine (89) North, Range Thirteen (13) West of the Fifth Principal Meridian, City of Cedar Falls, Black Hawk County, Iowa containing 1,709 square feet (0.039 acres) of land and being described by:

Commencing at the southwest corner of said Lot 2; thence N10°-00'-55"E 56.38 feet along the west line of said Lot 2; thence S79°-59'-05"E 115.07 feet; thence N88°-55'-44"E 23.00 feet; thence S01°-04'-16"E 15.00 feet to the point of beginning; thence S88°-23'-53"E 150.69 feet to a point on the west line of Chadwick Road and the beginning of a non-tangent curve to the left; thence southwesterly along said west line of Chadwick Road 11.07 feet along the arc of said curve to the left having a radius of 50.00 feet and a chord which bears S26°-47'-32"W 11.05 feet; thence N88°-23'-53"W 145.76 feet; thence S88°-55'-44"W 22.77 feet; thence N01°-04'-16"W 10.00 feet; thence N88°-55'-44"E 23.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

**-LEGEND-**

- = 1" X 18" IRON PIPE SET
- = 3/4" REBAR W/CAP FOUND
- ( ) = RECORDED INFORMATION
- ⌋ = WOOD LATH
- ⊕ = WELL HEAD
- ⊗ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊕ = STORM MANHOLE
- ⊕ = SANITARY MANHOLE
- ⊕ = FIBER OPTIC PEDESTAL
- ⊕ = LIGHT POLE
- ⊕ = ELECTRIC TRANSFORMER
- ST — ST — = STORM SEWER MAIN
- SAN — SAN — = SANITARY SEWER MAIN
- E — E — = BURIED ELECTRIC
- G — G — = BURIED GAS LINE
- F — F — = BURIED FIBER OPTIC LINE
- — — — = EDGE OF BRUSH/WOODS
- — — — = PROPERTY LINE
- ⊕ = EXISTING TREE

BEARINGS REFERENCED TO THE IOWA STATE PLANE COORDINATE SYSTEM (NAD83/2011) LOT 2, CEDAR HILLS ESTATES WHICH BEARS: S88°-39'-10"W

SURVEYED FOR:

624 Water Street  
 Prairie du Sac, WI 53578  
 608.644.1449 voice  
 608.644.1549 fax  
 www.edgeconsult.com

SURVEYED FOR:

8410 BRYN MAWR AVENUE  
 CHICAGO, IL 60637

**MERIDIAN**  
 SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881  
 Kaukauna, WI 54130 Fax: 920-273-6037

|               |   |
|---------------|---|
| SITE NAME:    | ELK RUN                                     |
| SITE NUMBER:  | 305425                                      |
| SITE ADDRESS: | 4510 CHADWICK ROAD<br>CEDAR FALLS, IA 50613 |

PROPERTY OWNER:  
 RONALD CERVETTI  
 2010 GRAND BLVD  
 WATERLOO, IA 50701

PARCEL NO.: 891329101008

ZONED: C-2

DEED REFERENCE: DOC. NO. 2010-00005801

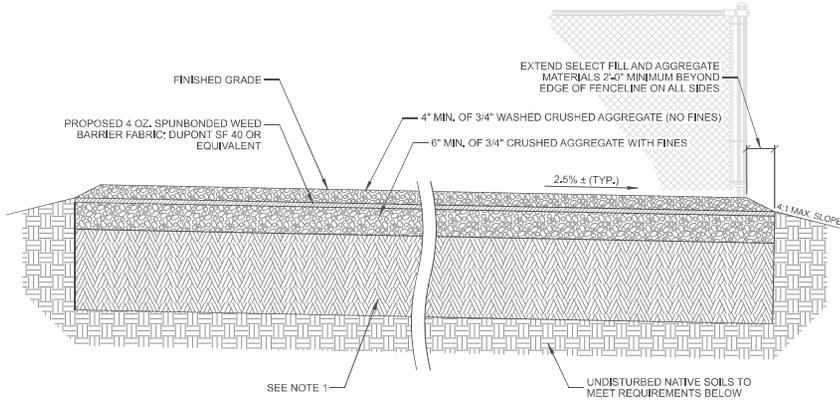
**LEASE EXHIBIT**  
 FOR  
**US CELLULAR**  
 LOT 2 OF CEDAR HILLS ESTATES BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 29, T.89N. R.13W., 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

| NO. | DATE    | DESCRIPTION                 | BY  |
|-----|---------|-----------------------------|-----|
| 3   | 2-23-23 | Final Survey                | BUB |
| 2   | 10-4-22 | Added Tower, Lease, & Ease. | JB  |
| 1   | 9-22-22 | Preliminary Survey          | JD  |

|             |        |                  |              |
|-------------|--------|------------------|--------------|
| DRAWN BY:   | J.D.   | FIELD WORK DATE: | 9-14-22      |
| CHECKED BY: | C.A.K. | FIELD BOOK:      | M-65, PG. 55 |
| JOB NO.:    | 14060  | SHEET:           | 3 OF 3       |

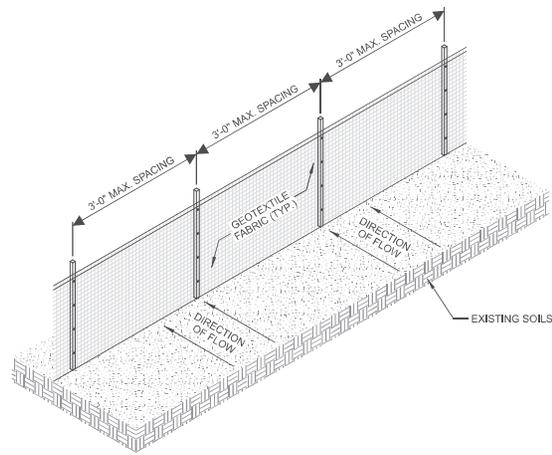






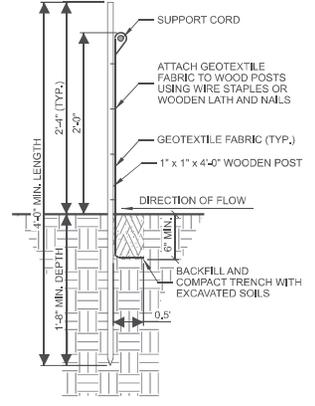
- NOTES:
1. REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS WITHIN COMPOUND AREA. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED SELECT FILL AND/OR SUB-GRADE STABILIZATION MAY BE REQUIRED. CONTACT CONSTRUCTION MANAGER FOR GUIDANCE. FINAL TOWER FOUNDATION DESIGN RECOMMENDATIONS TO SUPERCEDE GRADING PLAN OR SITE PLAN ELEVATIONS.
  - 2.

**A** COMPOUND CROSS SECTION



- NOTES:
1. TRENCH SHALL BE SIZED TO ACHIEVE ADEQUATE GEOTEXTILE FABRIC ANCHORAGE, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
  2. WOOD POSTS SHALL BE HICKORY OR OAK.
  3. 8'-0" POST SPACING IS ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.
  4. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

**B** SILT FENCE



CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, ILL. 53578  
 (815)444-1445 VOICE  
 (815)444-1540 FAX  
 www.edgeinc.com

CLIENT:  
**uscellular**  
 U.S. CELLULAR  
 8410 W. BETH MARVIN AVE.  
 SUITE 700  
 CHICAGO, IL 60631

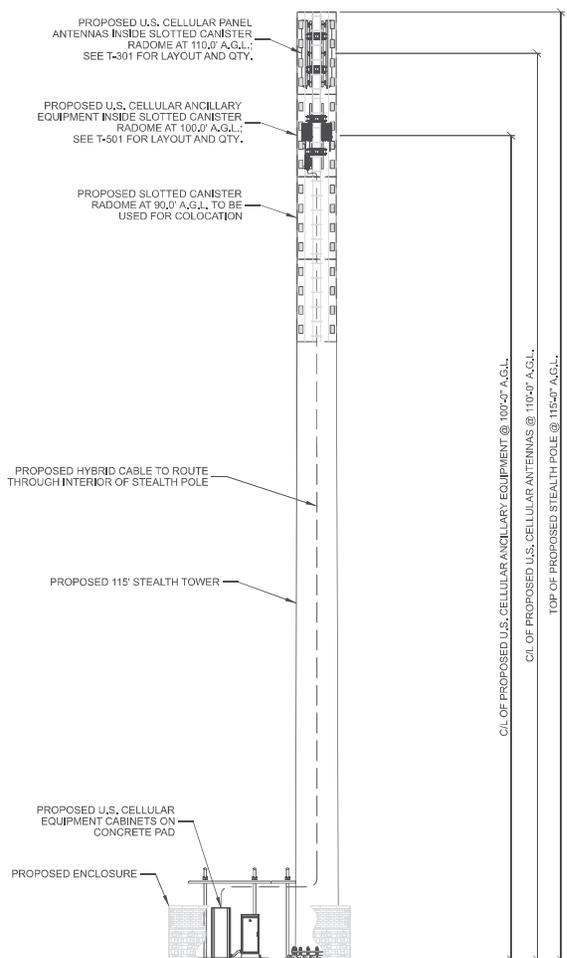
**CONSTRUCTION DETAILS**  
 ELK RUN (305425)  
 CEDAR FALLS, IOWA

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| INT. | DATE     | DESCRIPTION |
|------|----------|-------------|
| LWK  | 12/22/22 | REV. A      |
| LWK  | 03/07/23 | REV. B      |
| LWK  | 02/20/23 | REV. D      |
| LWK  | 04/18/23 | REV. 1      |

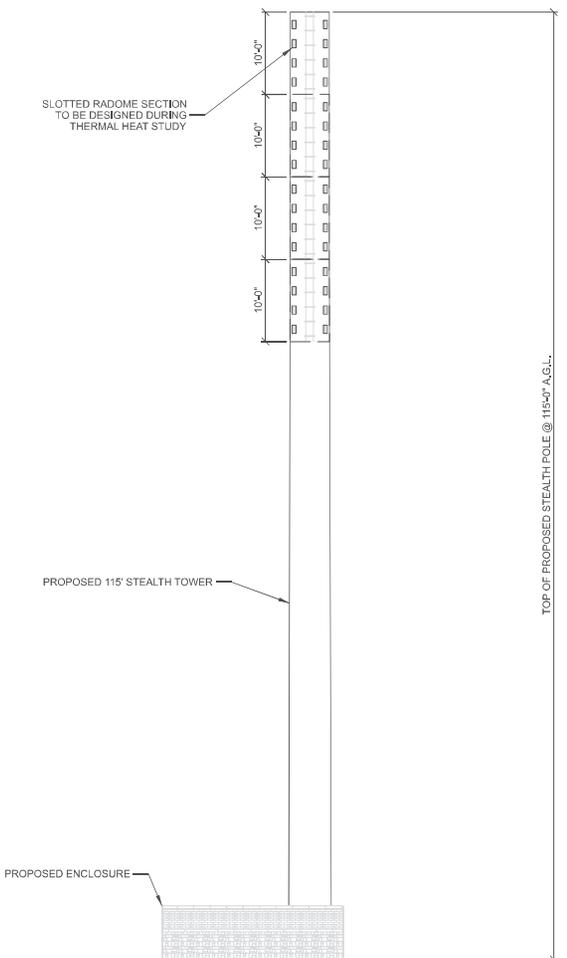
|                |              |
|----------------|--------------|
| CHECKED BY     | DCL          |
| PLOT DATE      | 4/18/2023    |
| PROJECT NUMBER | 34123        |
| SET TYPE       | FINAL DWGS.  |
| SHEET NUMBER   | <b>C-501</b> |

**STEALTH POLE SIZE ASSUMPTIONS:**  
 - FINAL DIMENSIONS TO BE DETERMINED BY TOWER MANUFACTURER  
 - ASSUMED POLE BASE DIAMETER = 6'-0"  
 - ASSUMED POLE TAPER = 0.15 IN. / FT.  
 - ASSUMED CANISTER RADOME DIAMETER = 57"



**NOTES:**  
 INTERIOR OF CANISTER RADOMES SHOWN FOR DISPLAY PURPOSES ONLY.

**A SITE ELEVATION (INTERIOR VIEW)**  
 SCALE: 11" x 17" - 1" = 15'-0"  
 22" x 34" - 1" = 7'-6"



**B SITE ELEVATION (EXTERIOR VIEW)**  
 SCALE: 11" x 17" - 1" = 15'-0"  
 22" x 34" - 1" = 7'-6"

**CONSULTANT:**  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 608.244.1445 VOICE  
 608.244.1540 FAX  
 www.edgeconsult.com

**CLIENT:**  
**uscellular**  
 U.S. CELLULAR  
 8410 W. BERTH MARSH AVE.  
 SUITE 700  
 CHICAGO, IL 60631

**SITE ELEVATION**  
**ELK RUN (305425)**  
**CEDAR FALLS, IOWA**

| INT. | DATE     | DESCRIPTION |
|------|----------|-------------|
| LWK  | 12/23/22 | REV. A      |
| LWK  | 03/07/23 | REV. B      |
| LWK  | 02/20/23 | REV. D      |
| LWK  | 04/18/23 | REV. 1      |

|                |              |
|----------------|--------------|
| CHECKED BY     | DCL          |
| PLOT DATE      | 4/18/2023    |
| PROJECT NUMBER | 34123        |
| SET TYPE       | FINAL DWGS.  |
| SHEET NUMBER   | <b>T-201</b> |



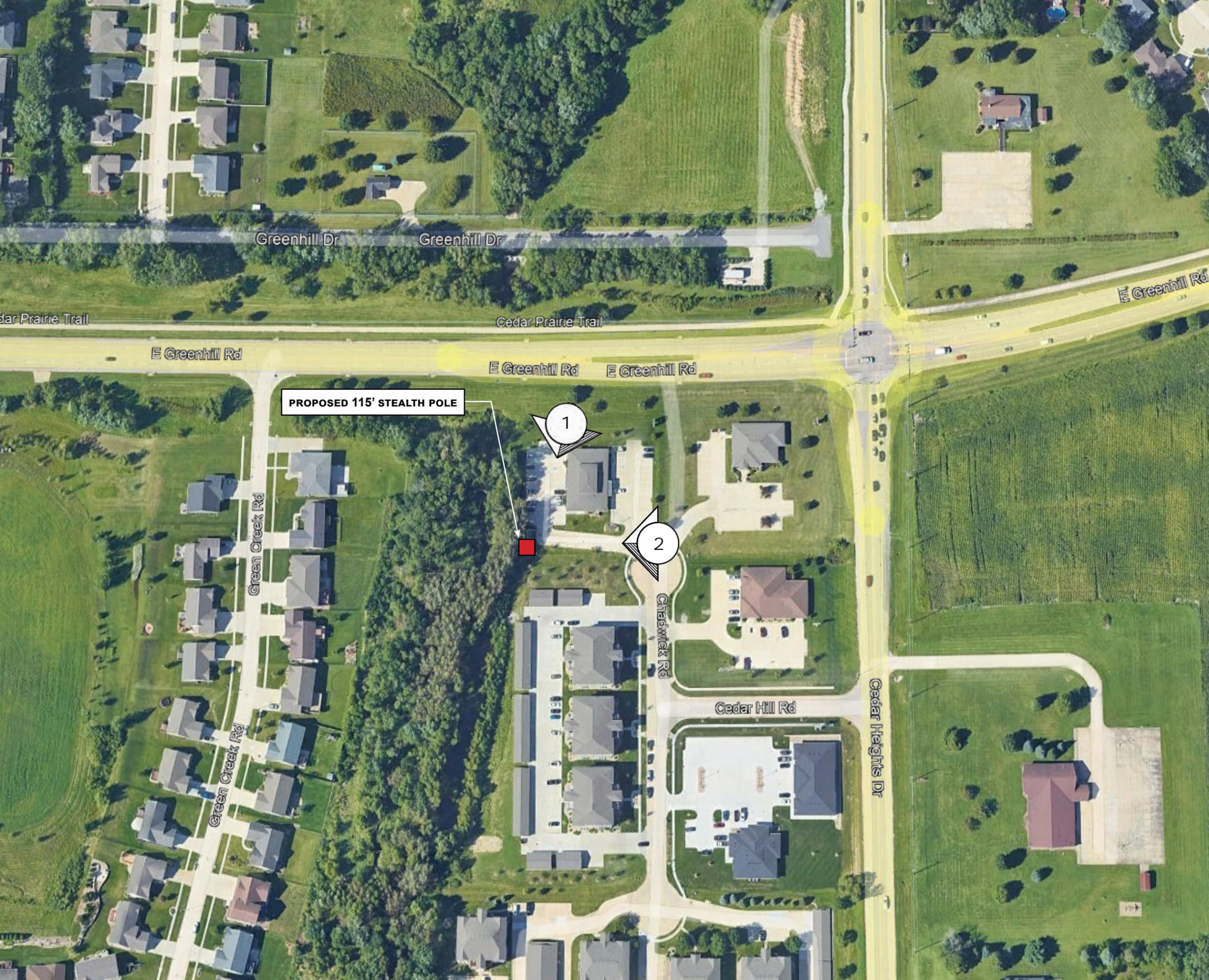


PHOTO SIM NOTES: Item 4.

1. INTERPRETATION OF THE GENERAL APPEARANCE OF THE PROPOSED INSTALLATION. EACH SIMULATION IS BASED ON THE SCALING CRITERIA OR ASSUMPTIONS IDENTIFIED.
2. AN OBJECT OF KNOWN HEIGHT WAS NOT AVAILABLE FOR REFERENCE IN THE DIRECT VICINITY OF THE TOWER LOCATION, LIMITING RELIABILITY OF THE HEIGHT INTERPRETATION.
3. THE HORIZON LINE AT THE PROPOSED TOWER BASE IS NOT VISIBLE; A HORIZON LINE HAS BEEN ESTIMATED AT THE TOWER BASE FOR THE PHOTO SIMULATIONS.
4. PHOTO SIMULATIONS GENERATED USING A SIMILAR TOWER OF SIMILAR HEIGHT AT A SIMILAR DISTANCE; ARTISTIC INTERPRETATIONS USED TO ESTIMATE THE APPROXIMATE TOWER SIZE AND APPEARANCE.
5. THE DIFFERENCE IN ELEVATION BETWEEN THE PHOTOGRAPH LOCATION AND TOWER LOCATION HAS BEEN TAKEN INTO CONSIDERATION.
6. TOPOGRAPHICAL FEATURES BETWEEN THE PHOTOGRAPH LOCATION ARE INTERPRETED AS BEST AS POSSIBLE. VISIBILITY OF THE TOWER WILL BE DRASTICALLY REDUCED WITHIN AREAS OF MATURE VEGETATION AND VALLEYS AND INCREASED WITHIN LARGE OPEN FIELDS AT HIGHER ELEVATIONS.
7. A STRUCTURAL ANALYSIS WAS NOT INCLUDED IN THE SCOPE OF WORK FOR THE INCLUDED PHOTO SIMULATIONS. EQUIPMENT & MOUNTING DEPICTED IS FOR AESTHETIC & LOCATION APPROVAL ONLY.

SITE INFORMATION:

**SITE NAME:** ELK RUN  
**SITE NUMBER:** 305425  
**LOCATION:** CEDAR FALLS, IOWA  
**EDGE PROJECT #:** 34123

| INT. | DATE     | DESCRIPTION |
|------|----------|-------------|
| ALP  | 01/06/23 | REV. 0      |
|      |          |             |



**Consulting Engineers, Inc.**  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 608.664.1449 VOICE  
 608.664.1549 FAX  
 www.edgeconsult.com





PROPOSED 115' STEALTH POLE



EXISTING CONDITIONS  
PHOTO TAKEN: 7/17/22

### PHOTO SIMULATION 1

**PHOTO LOCATION:** PHOTO IS TAKEN FROM THE GRASSEY AREA NEAR THE PARKING LOT TO THE SOUTH OF E GREENHILL RD FACING SOUTHWEST

### SITE INFORMATION:

**SITE NAME:** ELK RUN  
**SITE NUMBER:** 305425  
**LOCATION:** CEDAR FALLS, IOWA  
**EDGE PROJECT #:** 34123

| INT. | DATE     | DESCRIPTION |
|------|----------|-------------|
| ALP  | 01/06/23 | REV. 0      |
|      |          |             |



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EXISTING CONDITIONS  
PHOTO TAKEN: 7/17/22

### PHOTO SIMULATION 2

**PHOTO LOCATION:** PHOTO IS TAKEN FROM THE NORTH END OF CHADWICK RD FACING WEST

### SITE INFORMATION:

**SITE NAME:** ELK RUN  
**SITE NUMBER:** 305425  
**LOCATION:** CEDAR FALLS, IOWA  
**EDGE PROJECT #:** 34123

| INT. | DATE     | DESCRIPTION |
|------|----------|-------------|
| ALP  | 01/06/23 | REV. 0      |
|      |          |             |



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Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2022-ACE-7908-OE

|         |
|---------|
| Item 4. |
|---------|

Issued Date: 03/30/2023

Kathy Mayhew  
 US Cellular Corporation - VA  
 3806 Thirlane Road, NW  
 Roanoke, VA 24019

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

|            |                                       |
|------------|---------------------------------------|
| Structure: | Monopole 305425 Elk Run               |
| Location:  | Cedar Falls, IA                       |
| Latitude:  | 42-29-50.30N NAD 83                   |
| Longitude: | 92-24-47.78W                          |
| Heights:   | 898 feet site elevation (SE)          |
|            | 124 feet above ground level (AGL)     |
|            | 1022 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- X   Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 09/30/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

Item 4.

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2527, or marla.wierman@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-ACE-7908-OE.

**Signature Control No: 557772373-578477667**

( DNE )

Marla Wierman  
Technician

Attachment(s)  
Frequency Data  
Map(s)



Frequency Data for ASN 2022-ACE-7908-OE

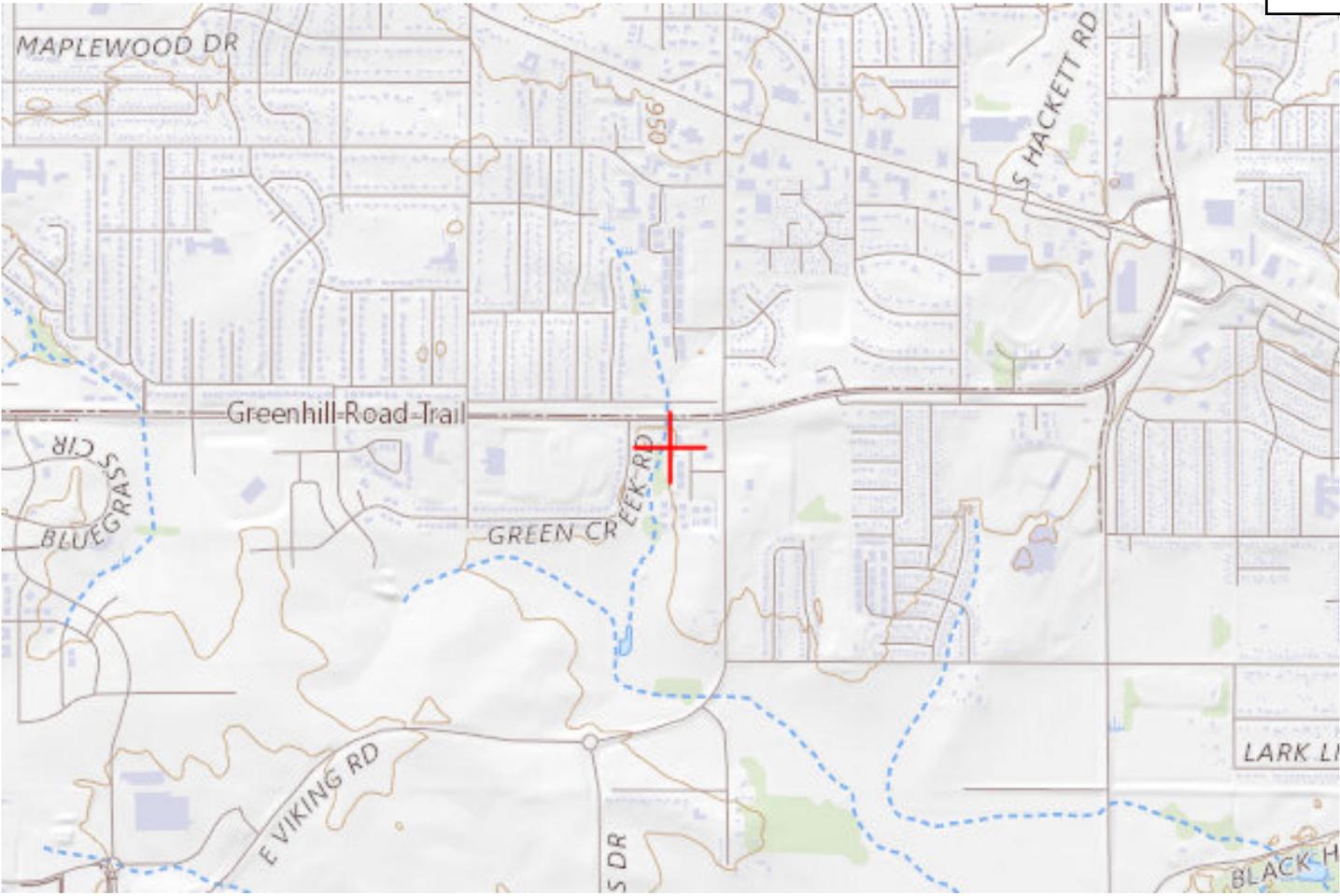
Item 4.

| LOW<br>FREQUENCY | HIGH<br>FREQUENCY | FREQUENCY<br>UNIT | ERP  | ERP<br>UNIT |
|------------------|-------------------|-------------------|------|-------------|
| 6                | 7                 | GHz               | 42   | dBW         |
| 6                | 7                 | GHz               | 55   | dBW         |
| 10               | 11.7              | GHz               | 55   | dBW         |
| 10               | 11.7              | GHz               | 42   | dBW         |
| 17.7             | 19.7              | GHz               | 42   | dBW         |
| 17.7             | 19.7              | GHz               | 55   | dBW         |
| 21.2             | 23.6              | GHz               | 42   | dBW         |
| 21.2             | 23.6              | GHz               | 55   | dBW         |
| 614              | 698               | MHz               | 2000 | W           |
| 614              | 698               | MHz               | 1000 | W           |
| 698              | 806               | MHz               | 1000 | W           |
| 806              | 901               | MHz               | 500  | W           |
| 806              | 824               | MHz               | 500  | W           |
| 824              | 849               | MHz               | 500  | W           |
| 851              | 866               | MHz               | 500  | W           |
| 869              | 894               | MHz               | 500  | W           |
| 896              | 901               | MHz               | 500  | W           |
| 901              | 902               | MHz               | 7    | W           |
| 929              | 932               | MHz               | 3500 | W           |
| 930              | 931               | MHz               | 3500 | W           |
| 931              | 932               | MHz               | 3500 | W           |
| 932              | 932.5             | MHz               | 17   | dBW         |
| 935              | 940               | MHz               | 1000 | W           |
| 940              | 941               | MHz               | 3500 | W           |
| 1670             | 1675              | MHz               | 500  | W           |
| 1710             | 1755              | MHz               | 500  | W           |
| 1710             | 1755              | MHz               | 3280 | W           |
| 1755             | 1780              | MHz               | 3280 | W           |
| 1850             | 1990              | MHz               | 1640 | W           |
| 1850             | 1910              | MHz               | 1640 | W           |
| 1930             | 1995              | MHz               | 3280 | W           |
| 1930             | 1990              | MHz               | 1640 | W           |
| 1990             | 2025              | MHz               | 500  | W           |
| 2110             | 2200              | MHz               | 500  | W           |
| 2110             | 2200              | MHz               | 3280 | W           |
| 2305             | 2360              | MHz               | 2000 | W           |
| 2305             | 2310              | MHz               | 2000 | W           |
| 2345             | 2360              | MHz               | 2000 | W           |
| 2496             | 2690              | MHz               | 500  | W           |
| 3550             | 3700              | MHz               | 47   | dBm         |
| 5150             | 5925              | MHz               | 21   | dBm         |
| 24250            | 25250             | MHz               | 75   | dBm         |

|       |       |     |    |     |
|-------|-------|-----|----|-----|
| 27500 | 28350 | MHz | 75 | dBm |
| 37000 | 38600 | MHz | 75 | dBm |
| 38600 | 40000 | MHz | 75 | dBm |

Item 4.

Item 4.



## ENGINEERING STATEMENT

I, Jeff Banaszek, am a Radio Frequency Engineer for US Cellular. US Cellular is the wireline operator of the domestic public cellular radio telecommunications system that serves Black Hawk County, Iowa.

US Cellular desires to build a 115-foot cellular tower near 4506 Chadwick Rd, Cedar Falls, Iowa, in black Hawk County. The proposed tower is needed to meet current and future wireless data and voice service needs in the area. The proposed tower will offload 3 other existing site's data and voice traffic which will improve customer's quality of service in this area. The offload of traffic from existing nearby sites will help prevent the need for additional towers in the future. A second benefit will be an improvement with deep in-building signal for the community in the area. The busy commercial intersection of University Avenue and Cedar Heights Dr will also see improvements.

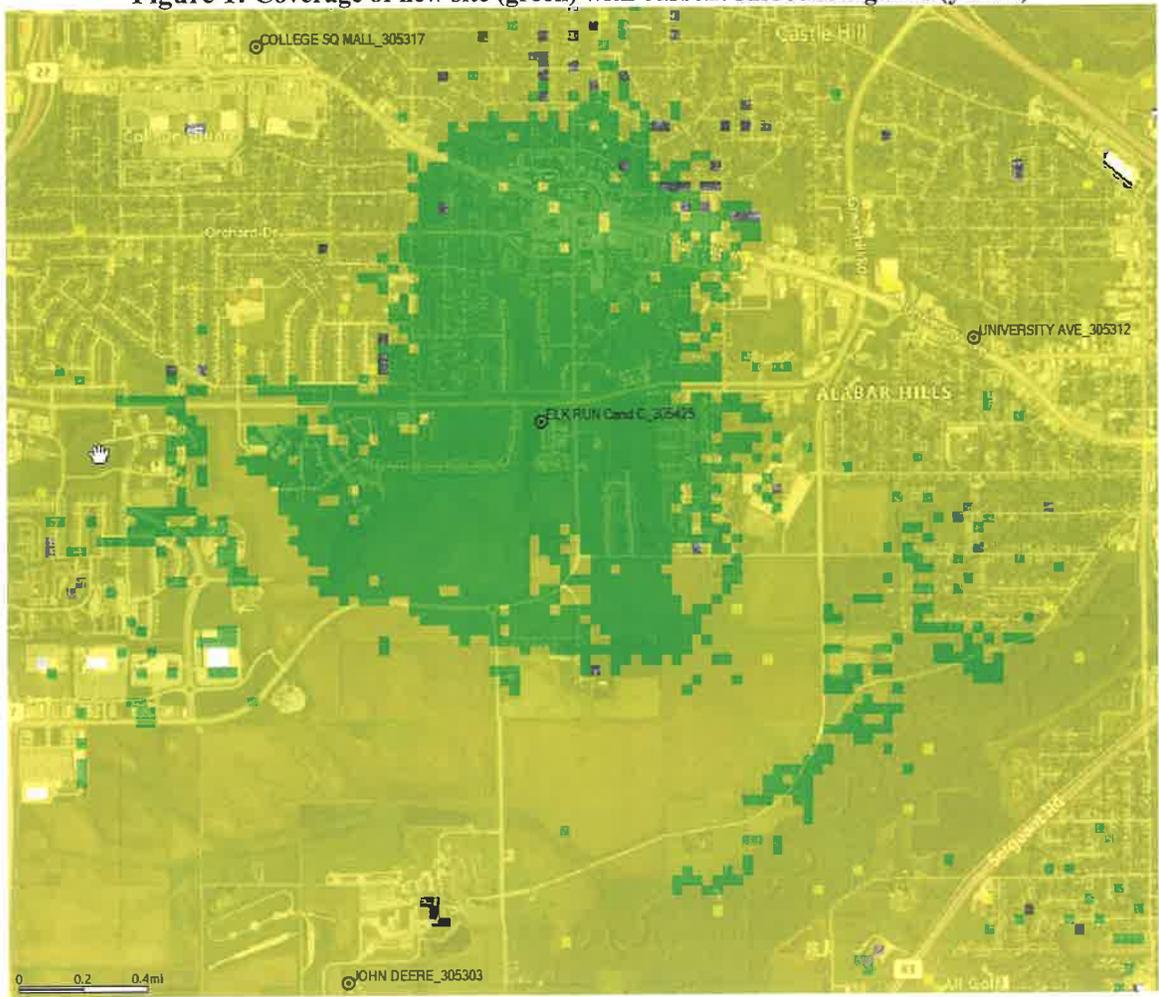
The included image shows the coverage that this new site will provide the community in green and coverage of existing sites in yellow. This new site will strengthen the coverage for residences and businesses in this area of Cedar Falls, so customers will continue to have quality service in buildings and outdoors.

Sincerely,



Jeff Banaszek - RF Engineer - US Cellular

Figure 1: Coverage of new site (green) with current surrounding sites (yellow)



# DEPARTMENT OF COMMUNITY DEVELOPMENT



City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613  
Phone: 319-273-8606  
Fax: 319-273-8610  
www.cedarfalls.com

## MEMORANDUM Planning & Community Services Division

**TO:** Planning & Zoning Commission  
**FROM:** Karen Howard, AICP, Planning & Community Services Manager  
**DATE:** May 24, 2023  
**SUBJECT:** Zoning Code Text Amendment – Parking for Civic/Institutional Uses in Downtown Character District (TA23-002)

### Background

The City received an inquiry from St. Patrick Catholic Church about constructing a new parking lot on a property they recently acquired that is located on the north side of 7<sup>th</sup> Street between Washington Street and Main Street. The property is across Clay Street from St. Patrick’s School and across 7<sup>th</sup> Street from St. Patrick’s Church. The school, church, and vacant property are located in the Urban General (UG) frontage area within the Downtown Character District. The property is currently vacant land with no buildings. Previously another church was located on the site but has since been demolished.



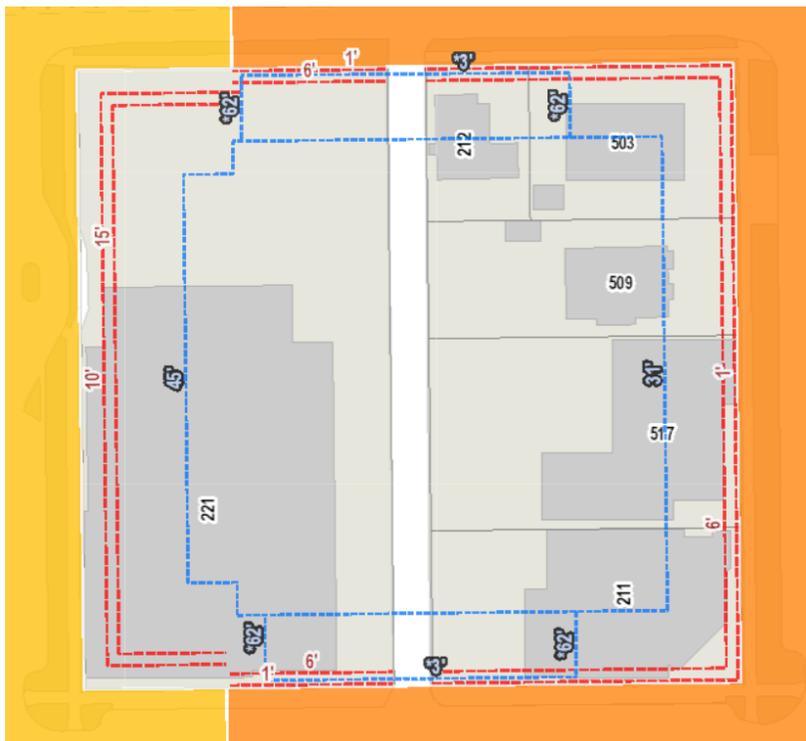
St. Patrick’s would like to use the lot for parking but in the future may build a daycare or other building on the site. There are a couple of challenges the church has identified regarding future use of the property. They have indicated that the 2-story minimum height requirement for a new building may be problematic, as they are only contemplating a 1-story daycare center in the future. Secondly, in most zoning districts, as is the case here, parking is not generally allowed without a principal use on the property and the location of parking is based on setback standards relative to the

principal buildings and uses on the site. The question is whether civic and institutional uses should be treated differently as they are generally located on larger or contiguous parcels, as you can see in the image above for St. Patrick's school and church, Lincoln Elementary and the Methodist Church. Also, is the 2-story minimum height standard in the UG, UG2, and Storefront areas of the Downtown Character District problematic, given the small size of many properties and parking requirements for upper story uses.

## Analysis

### Parking Location Standards

The intent of the Urban General and Storefront frontages in the Downtown Character District is to encourage buildings to be built close to the street so that street frontages are lined with buildings to support a pedestrian-friendly, mixed-use district. To achieve that goal, the regulating plan for the Downtown Character District contains a build-to line at the fronts of lots indicating where buildings should be aligned along the street. The parking setback line in the Urban General, Urban General 2, and Storefront frontages is generally about 30 feet behind the build-to line indicating where parking can be located. Along the side streets (generally the numbered streets that run perpendicular to the mid-block alleys), there is an area where parking can be placed closer to the street if it is enclosed within a building. See an excerpt from the Downtown regulating plan below with the red lines indicating the build-to area and the blue line representing the parking setback line. Parking can be located anywhere behind the blue lines.



It should be noted that parking lots in all zoning districts must be set back from streetside lot lines and abutting properties and screened with trees and shrubs.

Following is a list of the parking setback rules for various zoning districts:

- In residential zoning districts no parking is allowed in the front yard (area between the principal buildings and the street), required front yard or required side yards. Required side yards are generally 10% of the lot width. Required front yards in these zones:
  - R-1: 30 feet
  - R-2, R-3: 25 feet
  - R-4: 20 feet
- MU – Mixed Use District: 30 feet from major streets, 20 feet from interior streets and accessways
- HWY-1 Commercial District: 20 feet
- C or M Districts: 5 feet, but 10 feet when abutting a residential district

There are several civic and institutional uses in the Downtown Character District, including St. Patrick Church and School, First Methodist Church, First Presbyterian Church, and Lincoln Elementary School. Civic and Institutional uses such as churches and schools are often designed with open spaces, parking areas, and playgrounds in a campus-like setting, which in the downtown area often involves multiple adjacent properties. While Civic Buildings as designated on the regulating plan and as defined in the code, are exempt from certain standards in the new Character District Code, there is no specific exemption for parking lots, particularly when located on a separate lot from the principal use.

The intent of the Downtown Character District Code is to facilitate development that is consistent with the adopted Downtown Vision Plan. One of the major objectives of the Vision Plan is to encourage future development that helps preserve the character of the Downtown area. Churches and schools and other institutional uses are important to the character and livability of the downtown neighborhoods. Since they operate differently than commercial or residential uses, different rules may be warranted, provided they ensure that surrounding residential properties and public areas such as parks and public sidewalks are buffered from vehicular areas and glare from lights.

#### Minimum Building Height in the Downtown Character District

The 2-story minimum building height standard in the UG, UG2, and Storefront Areas is intended to ensure a minimum building scale along downtown streets, similar to the main street character along the parkade. The minimum height encourages development that fully utilizes downtown sites and building up instead of spreading out preserves

larger areas behind for needed parking. That being said, there are many small properties downtown where forcing a second story that would require more parking makes development and redevelopment challenging and also sites where mixed-use, storefront-type development is not desired by the property owner, such as the case with many civic and institutional uses.

## **Discussion of Solutions**

### Minimum Building Height

Staff have heard from several property owners that a second story would be challenging and was not within the anticipated scope of their project. With such a small downtown area in Cedar Falls, the challenges of requiring a minimum building height may outweigh the benefits. Staff recommend eliminating the minimum height standard from the code.

### Parking Location Standards

To provide more flexibility for civic and institutional uses in the Downtown Character District, staff suggests consideration of creating a special rule that would allow parking to be located forward of the parking setback line on the regulating plan, but with certain conditions that would ensure that parking areas are buffered and screened with landscaping and trees from public sidewalks and abutting properties. The following language is provided for discussion:

On lots owned by and used for an allowed Civic or Institutional Use, parking may be located forward of the parking setback line, provided that:

1. The parking area is on a lot that contains the subject Institutional or Civic Use or directly abuts or is across the street or alley from the Civic or Institutional Use;
2. The parking area is setback a minimum of 10' from any streetside lot line and parking setbacks from common lot lines according to the requirements of code shall apply;
3. The parking area shall be landscaped according to the standards in Section 26-220(i), General landscaping of parking within all districts;
4. If the lot shares a common lot line with a Neighborhood Small or Medium frontage lot, or a lot in a R-1 or R-2 District, the parking lot shall be set back a minimum of 5 feet from the common lot line and screened according to the standards in Section 26-220(i), General landscaping of parking areas within all districts.
5. When a principal building is constructed on the site, the building must meet all standards and requirements, as applicable.

**RECOMMENDATION:** Staff recommends the Commission discuss the proposals, provide direction to staff, and consider setting a public hearing for a future meeting date.

PLANNING & ZONING COMMISSION MINUTES

**Discussion**  
**5/24/2023**