



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MARCH 08, 2023
5:30 PM AT CITY HALL, 220 CLAY STREET

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes of February 8, 2023

Public Comments

Old Business

2. **Zoning Text Amendment – Expand list of potential conditional uses of defunct institutional buildings (TA22-005)**
Petitioner: Chad Welsh, Owner of 209 Walnut (former Church)
Previous discussion: February 8, 2023
Recommendation: *Recommend Disapproval*
P&Z Action: *Hold public hearing and make a recommendation to City Council*

New Business

3. **Rezoning from A-1 to R-2 – 14.08 acres of land west of Cypress Avenue and north of Tomahawk Lane (RZ22-004)**
Petitioner: Jim Sands Construction LLC
Previous discussion: None
Recommendation: *Introduction and set public hearing date*
P&Z Action: *Discuss and set public hearing for March 22, 2023*
4. **Rezoning from A-1 to R-1 – 3.07 acres of land west of Hudson Road along Ashworth Drive (RZ23-001)**
Petitioner: David and Tamara Nicol and City of Cedar Falls
Previous discussion: None
Recommendation: *Introduction and set public hearing date*
P&Z Action: *Discuss and set public hearing for March 22, 2023*
5. **Zoning Text Amendment – Modify sign allowance for Civic and Institutional Uses in the Downtown Character District (TA23-001)**
Petitioner: City of Cedar Falls
Previous discussion: None
Recommendation: *Introduction and set public hearing date*
P&Z Action: *Discuss and set public hearing for March 22, 2023*
6. **Final Plat – West Viking Road Industrial Park, Phase VI (FP22-006)**
Petitioner: City of Cedar Falls
Previous discussion: None
Recommendation: *Introduction and discussion*
P&Z Action: *Discuss and consider making a recommendation to City Council*
7. **Site Plan Review- for Triplex on Pinnacle Ridge First Addition, Lot 1**
Petitioner: Kyle Larson, LGC; Lary Koosmann EI, LSI, Clapsaddle-Garber Associates, Inc
Previous discussion: None

Recommendation: *Introduction and discussion*

P&Z Action: *Discuss and consider making a recommendation to City Council*

Commission Updates

Adjournment

Reminders:

- * March 22 and April 12 - Planning & Zoning Commission Meetings
- * March 20 and April 3 - City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
February 8, 2023
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on February 8, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Crisman, Hartley, Larson, Lynch and Moser. Grybovych and Leeper were absent. Karen Howard, Planning & Community Services Manager, and Chris Sevy, Planner I were also present.

- 1.) Chair Lynch noted the Minutes from the January 25, 2023 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Hartley, Larson, Lynch and Moser), and 0 nays.

- 2.) The first item of business was a zoning text amendment to expand a list of potential conditional uses of defunct institutional buildings. Chair Lynch introduced the item and Mr. Sevy provided background information. He explained that a request was received for a zoning text amendment that would allow the addition of hair salons to the list of eligible uses in such buildings. He discussed current uses that are eligible for consideration and explained that salons would not fall under the professional office uses that are allowed. They are considered to be a personal service use. Mr. Sevy provided the pros and cons to allowing this kind of business to operate in such buildings. The proposed text amendment would read "Personal service uses limited to hair salons, shoe repair, tailoring services, therapy-based services and photographic studios." These uses are primarily appointment based services used by all ages which may make them more appropriate in neighborhood context than other retail or service uses. Staff feels that, if approved, the limited approach would accomplish the applicant's objective without adding a seemingly arbitrary salon use on its own. He also noted that if it is adopted the Board of Adjustment may still reject any conditional use proposal or impose any reasonable conditions based on neighborhood input. He stated that staff does not fully support the text amendment based on the cons noted. Staff recommends that the Commission discuss the proposed zoning code amendment and set a public hearing date for formal consideration and recommendation to City Council.

Chad Welsh, 6701 Strayer Road, spoke as the applicant regarding the item, noting that the proposed business is intended to be more of a makeup and brow salon. Mr. Sevy noted that he hadn't been given that clarification. Mr. Welsh stated that he is available for any questions.

Steven Jordan, 2510 Cottage Row Road, spoke as Mr. Welsh's realtor and stated that the item will still go through Board of Adjustment approval.

Mr. Larson suggested changing the business category to salon instead of hair salon to avoid making the description so specific.

Ms. Crisman asked for a definition of a defunct institutional building. Mr. Sevy explained that it applies to an empty building that is not currently being used for its purpose. Ms. Howard clarified that it has to be an institutional use building such as a church or school.

Mr. Hartley stated that he likes the idea of being able to repurpose buildings that would otherwise typically stay empty. Ms. Moser agreed with the sentiment.

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

- 3.) The next item for consideration by the Commission was a discussion of amending the Planning and Zoning Commission bylaws to reduce the number of members from nine to seven. Chair Lynch introduced the item and Ms. Howard explained that the idea has been discussed previously as there have been challenges recruiting members. She noted that she has researched the size of planning commission in the 20 largest cities in Iowa, which includes Cedar Falls. There are 11 cities that have commissions with seven members, 6 cities with nine members, 2 cities with 11 members, and Des Moines has 15 commissioners.

Mr. Larson asked how the change might affect the quorum and the majority. Ms. Howard explained that with a Commission of seven the quorum would be four instead of five. When there are vacant seats it cancelling a meeting due to lack of quorum is more likely.

Ms. Crisman stated that she has spoken to the Mayor and found that there are several open seats on several of the boards and commissions in the City. She suggested potentially doing a little more marketing of these open seats to make people more aware of the openings. She feels that it would be good to wait a little longer before making this decision to allow time to make it more common knowledge within the community.

Mr. Larson asked if there has been any follow up with candidates that have applied in the past. Ms. Howard stated that the mayor has contacted people on the previous list and some are no longer are interested due to various circumstances or have been appointed to other boards or commissions in the meantime.

Mr. Hartley stated that he is hesitant to make a change as this has been working well for such a long time. It also allows for more voices in the process and leaves a little room for absences.

Mr. Larson stated that he feels the added diversity of having a larger Commission is helpful and brings more perspective.

Ms. Lynch asked for suggestions on finding people who would be interested and be a good fit for the position. Ms. Moser asked for a reminder regarding the application process for anyone watching the meeting. Ms. Howard provided that information.

Ms. Howard summarized the discussion and asked the Commission to confirm their recommendation is to wait and try to recruit people for the open positions and revisit the subject at a later date if needed. The Commission agreed.

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

The meeting adjourned at 6:00 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 and Zoning Commission
FROM: Chris Sevy, Planner I
DATE: March 8, 2023 (postponed from February 22, 2023)
SUBJECT: Zoning Code Text Amendment (TA22-005) – Public Hearing

REQUEST: Zoning Text Amendment - Add hair salon as potential conditional use of defunct institutional buildings

PETITIONER: Chad Welsh, Owner of 209 Walnut (former Church)

LOCATION: Code change would be applicable to any defunct institutional building

BACKGROUND

We received a request for an amendment to the zoning code to add hair salons to the list of uses allowed for consideration as a conditional use of a defunct institutional building. The applicant is requesting this change because they would like to have an opportunity to apply to the Board of Adjustment for a conditional use to repurpose the church building they own at 209 Walnut Street for use as a hair salon. Personal service uses such as a salon are not currently listed as a qualifying use for consideration under this provision of the zoning code.

ANALYSIS

The following are the current uses eligible for consideration by the Board of Adjustment if an owner of a church building would like to adaptively reuse their building as provided for in Section 26-140 of the Zoning Code, adopted in 2021:

- Hospitality-oriented uses such as: retreat facilities, convention centers, guesthouses, meeting halls, and event facilities;
- Conversion to a multi-unit dwelling in a zone where such use is not otherwise allowed or where the proposed number of units exceeds the number otherwise allowed in the zone;
- Community service uses such as: libraries, museums, senior centers, community centers, neighborhood centers, day care facilities, youth club facilities, social service facilities, and vocational training facilities for the physically or mentally disabled;

- Specialized educational facilities such as: music schools, dramatic schools, dance studios, martial arts studios, language schools, and short-term examination preparatory schools;
- Professional office uses such as: accountants, lawyers, architects, or similar.

When drafting the original code provision, staff considered other uses that would be similar to the community assembly-type activity level of a church, such as the hospitality and community service uses listed above. Since these buildings often have large interior spaces that might be conducive to classrooms, we included specialized educational uses as an option. There has been at least one church in the community that has successfully been converted to apartments (in an R-4 zone; not conditional use), so multi-unit dwellings were listed as a possibility. Professional office uses are typically fairly low impact uses, so were included as well. Staff felt that this list was liberal enough to be useful but limited enough to be appropriate for residential zones. The applicant maintains that it is not liberal enough since some neighborhoods may be in favor of lighter retail or personal service uses and that determination can be made by the Board of Adjustment with any neighborhood input received. With that in mind, below is a breakdown of pros and cons of changing the code to allow personal service uses, such as a hair salon to be considered.

<u>Pros</u>	<u>Cons</u>
<ul style="list-style-type: none"> • The traffic and activity of a hair salon or similar personal service use may be less imposing to a neighborhood than a church or some of the other community assembly uses listed. • Hair salons and other similar personal services are common home occupations and may not be any more obtrusive than a professional office use. • Adding it to the list in City code does not grant any automatic right to a use, as the Board of Adjustment can reject any proposal if it is not a good fit for the subject property. • Neighbors are notified and given opportunity to oppose or provide input to the Board of Adjustment. • Conditions can be imposed by the Board of Adjustment to make a use better fit for the neighborhood context, such as limiting the hours of operation, exterior lighting, and signage. • A broader use list can provide greater utility of the conditional use code provision, particularly for smaller properties that may not be able to accommodate the traffic and activities for a community assembly-type use. 	<ul style="list-style-type: none"> • Some retail sales and service uses may be considered more controversial in residential neighborhoods than the other uses listed in the conditional use code provision. • The conditional use code provision has not been in effect very long. Therefore, the Board of Adjustment has yet to review a conditional use case and develop their experience in considering this kind of land use matter. • Text amendments have application across the community for any defunct institutional site, so will not just apply to the property owned by the applicant. • Expanding the list could spur further requests for amendments to allow a broader range of uses. • There were concerns about the conditional use code provision when initially considered and adopted. Perhaps the concept should be tested before it is expanded any further. • With broader use considerations, neighborhood residents close to churches may need to be more vigilant and be willing to provide input when a re-use is considered.

The pros and cons to expanding the uses are fairly balanced as there are near-equal benefits,

risks, and safeguards. As such, there is not a clear answer as to whether some retail services should be added to the conditional use provision or not. However, staff feels that the current code as constituted provides plenty of appropriate options for consideration when a church or other institutional use becomes vacant. It may be wise to hold off on expanding the uses until the provision is more tested.

PROPOSED TEXT AMENDMENT

If the Commission is inclined to recommend approval of this request, staff suggests the following wording be added to Section 26-140(e)(1)a. of the Zoning Code. , which lists the use category, but then restricts it so that only those uses specifically listed would be allowed for consideration.

6. Personal service uses limited to salons, shoe repair, tailoring services, therapy-based services, and photographic studios.

These uses are primarily appointment-based services used by all ages, and thus may be more appropriate in neighborhood contexts than other retail or service uses that have more unpredictable levels of activity. In addition, staff believes that, if approved, this limited approach would accomplish the applicant’s objective without adding a seemingly arbitrary salon use on its own. While staff does not fully support this text amendment, if it is adopted the Board of Adjustment may reject any conditional use proposal or impose any reasonable conditions based on neighborhood input.

Notice of public hearing was published in the WCF Courier twice: once on February 15, 2023 and then again on March 2, 2023.

RECOMMENDATION

Due to the ample number of appropriate uses already provided for in the conditional use ordinance, and due to the ordinance being relatively new and untested, at the present time Staff recommends disapproval of the amendment to the Zoning Code outlined above.

If recommended for approval by the Planning and Zoning Commission, staff will prepare an ordinance as outlined above for City Council consideration.

PLANNING & ZONING COMMISSION DISCUSSION

Discussion 2/8/2023	The first item of business was a zoning text amendment to expand a list of potential conditional uses of defunct institutional buildings. Chair Lynch introduced the item and Mr. Sevy provided background information. He explained that a request was received for a zoning text amendment that would allow the addition of hair salons to the list of eligible uses in such buildings. He discussed current uses that are eligible for consideration and explained that salons would not fall under the professional office uses that are allowed. They are considered to be a personal service use. Mr. Sevy provided the pros and cons to allowing this kind of business to operate in such buildings. The proposed text amendment would read “Personal service uses limited to hair salons, shoe repair, tailoring services, therapy-based services and photographic studios.” These uses are primarily appointment based services used by all ages which may make them more appropriate in neighborhood context than other retail or service uses. Staff feels that, if approved, the limited approach would accomplish the applicant’s objective without adding a seemingly arbitrary salon use on its own. Staff does not fully support the text amendment. If it is adopted the Board of Adjustment may still reject any conditional use, proposal or impose any reasonable conditions based on neighborhood input. Staff
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recommends that the Commission discuss the proposed zoning code amendment and set a public hearing date for formal consideration and recommendation to City Council.

Chad Welsh, 6701 Strayer Road, spoke as the applicant regarding the item, noting that the proposed business is intended to be more of a makeup and brow salon. Mr. Sevy noted that he hadn't been given that clarification. Mr. Welsh stated that he is available for any questions.

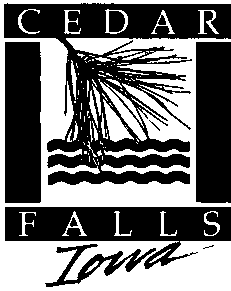
Steven Jordan, 2510 Cottage Row Road, spoke as Mr. Welsh's realtor and stated that the item will still go through Board of Adjustment approval.

Mr. Larson suggested changing the business category to salon instead of hair salon to avoid making the description so specific.

Ms. Crisman asked for a definition of a defunct institutional building and what it would apply to. Mr. Sevy explained that it applies to an empty building that is not currently being used for its purpose. Ms. Howard clarified that it has to be an institutional use building such as a church or school.

Mr. Hartley stated that he likes the idea of being able to repurpose buildings that would otherwise typically stay empty. Ms. Moser agreed with the sentiment.

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



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
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MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Michelle Pezley, AICP, Planner III
DATE: March 8, 2023 (postponed from February 22, 2023)
SUBJECT: Rezoning Request – Sands Property, North Cedar

REQUEST: Rezone the southern 14.43 acres of the Sands property from A-1 Agricultural District to R-2 Residence District

PETITIONER: Jim Sands Construction LLC

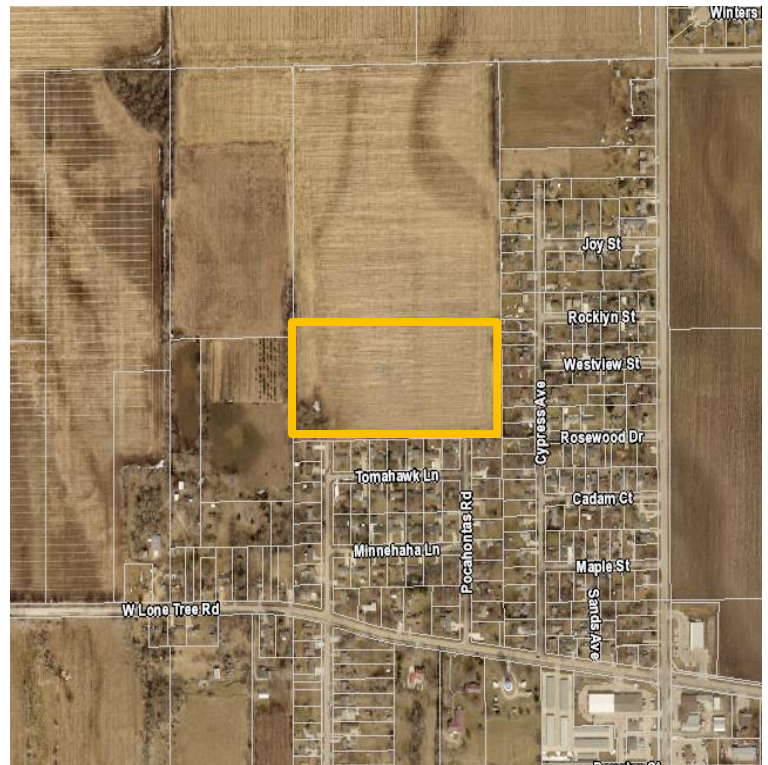
LOCATION: located north of Black Hawk Park Addition and west of Cypress Avenue

PROPOSAL

The applicant requests to rezone 14.43 acres of land that is located north of Black Hawk Park Addition from A-1 Agricultural District to R-2 Residence District. The rezoning will allow the development of residential lots of similar size to the surrounding residential lots. The property owner proposes to rezone the portion of the land that is known to be able to be serviced for sewer at this time. This will allow the development of part of the subdivision while the applicant works to make sure that the northern 2/3s of the property is able to be supported by sewer.

BACKGROUND

The parcel has been within the A-1 Agricultural District since the parcel was annexed into the City in 1971 and is being used for agricultural uses. The land to the south and west of the property is zoned



R-2 and developed as residential lots and the land to the north and east are within the A-1 Agricultural District and being used for Agricultural uses.

The current owner recently purchased this property with the intent of developing residential lots. The rezoning of this property must be carefully considered by evaluating the characteristics of the land and surrounding properties. This staff report will outline a number of these elements to have a firm understanding of the future use of this property.

On March 2, 2023, the applicant asked for an additional 10 feet of land to the north to be included in the rezoning. This changed the original proposal from 14.18 acres to 14.43 acres. Revised zoning map is included in the packet.

ANALYSIS

The applicant requests the properties to be rezoned to the R-2 District. Rezoning considerations involve the evaluation of three main criteria:

- 1) *Is the rezoning request consistent with the Future Land Use Map and the Comprehensive Plan?*

The rezoning request is consistent with the Comprehensive Plan or Future Designations.

The purpose of A-1 Agricultural District is to act as a "holding zone" in areas of the city that are undeveloped and not served by essential municipal services (i.e., sanitary sewer, water, roadways) but where future growth and development is anticipated according to the Comprehensive Plan. The purpose of R-2 Residential Zoning District is to provide opportunities for low density, detached and attached residential development in areas that are served by essential municipal services.

The current land use map is designated as low density residential (yellow) and Parks and Rec (green).

The property owner has indicated to the City that he is agreeable to adding a neighborhood park within the development. A neighborhood park is typically 1-3 acres depending of the size of the neighborhood the park is serving. Park land or private neighborhood open space will be evaluated with the preliminary plat.



In conclusion, staff finds that the proposal is consistent with Future Land Use Map of the Comprehensive Plan.

2) *Is the property readily accessible to sanitary sewer service?*

Yes, all utilities are readily available to the site. Sanitary sewer is available to the portion of the property that is being requested for rezoning to R-2. The northern 2/3 of the property would have to be served from the north and is currently not readily available. Staff anticipates that if the rezoning is approved, the applicant will move forward with a preliminary plat that would maintain the northern portion as an outlot for future development. Once a plan for extension of sewer to this portion is determined, a rezoning and further platting of the outlot would be required. Therefore, the property owner requests to rezone the southern 14.43 acres of the parcel that will be considered the first phase of the development. This portion of the property can be serviced with sanitary sewer from the connections available at the dead ends of Hiawatha Road and Pocahontas Road.

3) *Does the property have adequate roadway access?*

The property owner has not demonstrated that the entire property has adequate roadway access; therefore, the property owner has chosen to rezone a portion of the property. The 14.43 acres has adequate roadway access from Hiawatha Road and Pocahontas Road which connects to Lone Tree Road. Similar to extension of the sanitary sewer, future rezoning and platting of the northern 2/3 of the property could occur in the future when an adequate roadway network has been determined.

A notice was mailed to property owners within 300 feet of the part of the lot that is under consideration on February 14, 2023, regarding this rezoning request. Due to the weather cancelation, a second notice was mailed on February 28, 2023.

STAFF RECOMMENDATION

Staff recommends that the Commission set a public hearing for the March 22, 2023, Commission meeting to allow for formal consideration and public comment.

PLANNING & ZONING COMMISSION

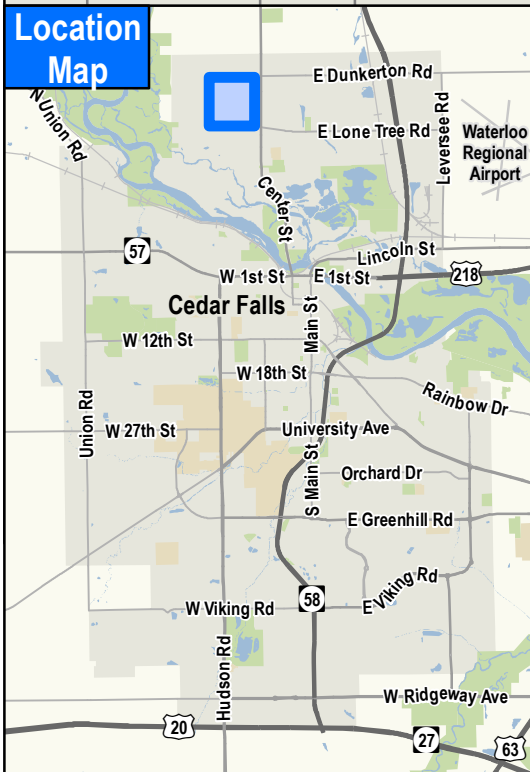
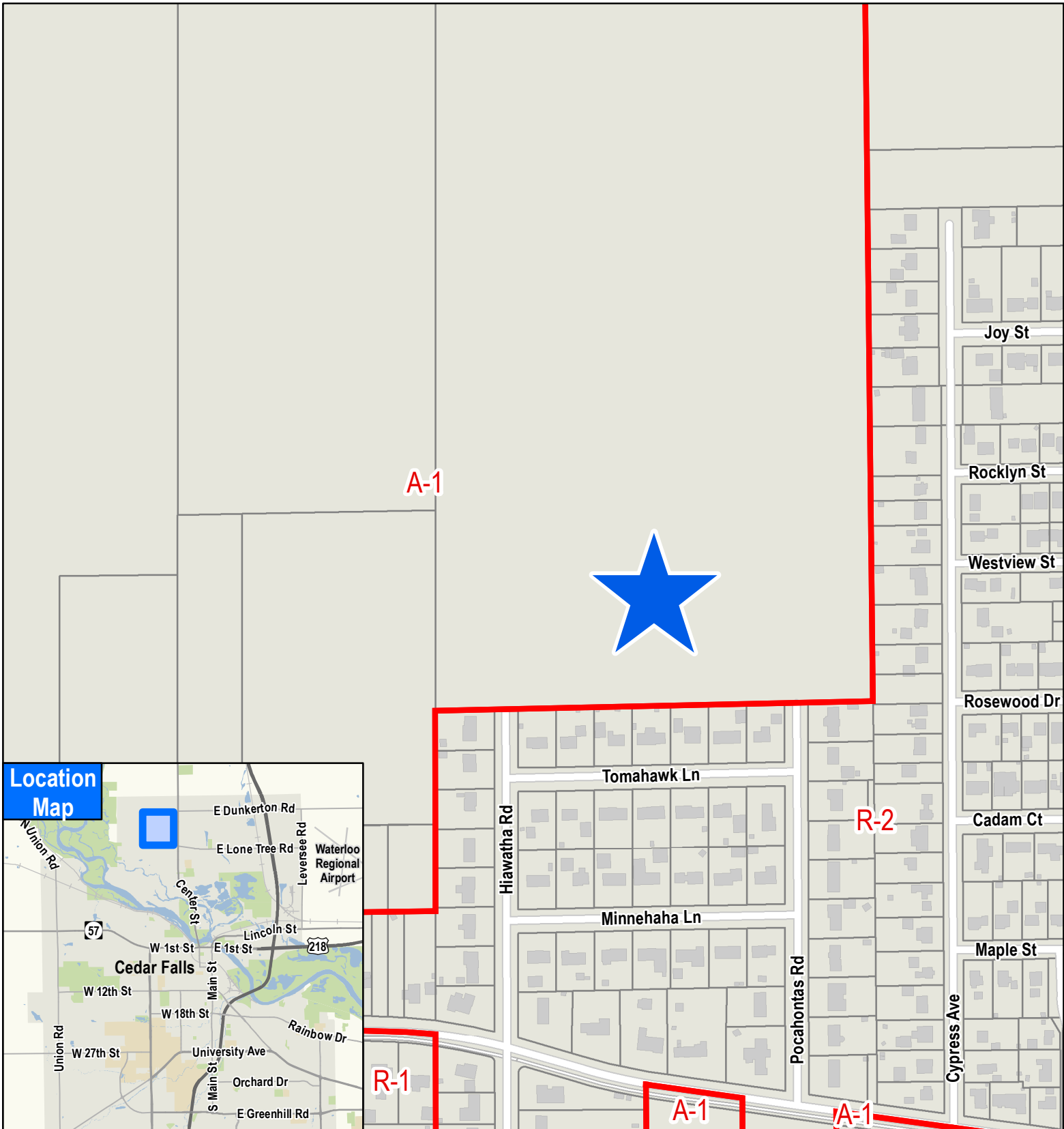
3/8/23

Introduction

Cedar Falls Planning and Zoning Commission

March 8, 2023

Item 3.



**Rezoning from A-1 to R-1
N of Black Hawk Park Add.
(RZ22-004)**

Rezoning Plat

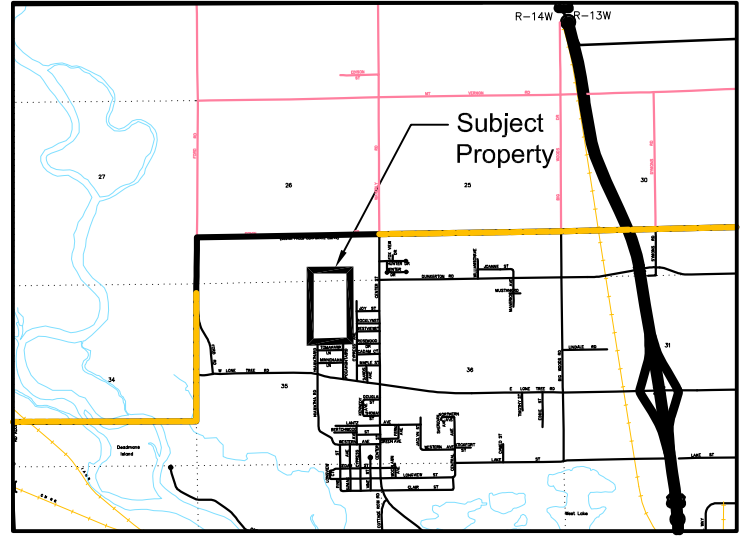
Part of the NE 1/4, Section 35-T90N-R14W
 Black Hawk County
 Cedar Falls, Iowa

Legal Description:

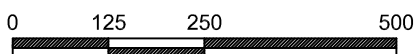
The South 571 feet of the North 1,830 feet of the West 66 and 2/3 acres of the East Three-Quarters of the Northeast Quarter of Section 35, Township 90 North, Range 14 West of the 5th P.M., Black Hawk County, Iowa. Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

Notes:

Current Zoning: A - Agriculture
 Requested Zoning: R-2 - Residential
 Proprietor: Jim Sands Construction, LLC
 Rezoning Requested by: Jim Sands



NORTH



228111

Rezoning Plat
 Pt of the NE1/4 Sec 35-90-14



VJ Engineering
 1501 Technology Parkway
 Cedar Falls, Iowa - 319-266-5829

scale		3-2-23
1"=250'		
drawn by		
SJL		
date		
1-18-23	revisions	date



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8600
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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Thom Weintraut, AICP, Planner III
DATE: March 8, 2023
SUBJECT: Rezoning Request, formerly 4919 Hudson Road (RZ20-007)

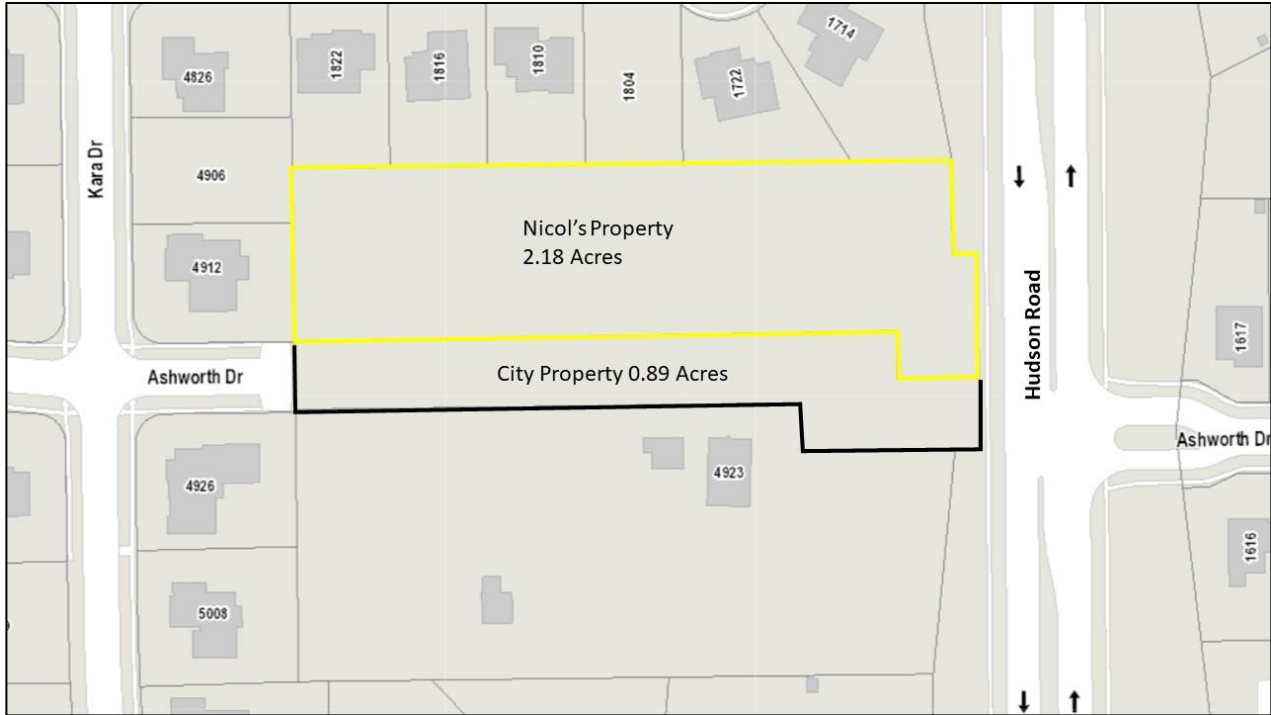
REQUEST: Rezone property from A-1 Agriculture District to R-1: Residence District.
PETITIONER: David Nicol; **OWNER(S):** David and Tamara Nicol, The City of Cedar Falls
LOCATION: Formerly 4919 Hudson Road

PROPOSAL

The proposal is to rezone a 2.18-acre (94,960.8 SF) parcel owned by David Nichol and a 0.89-acre (38,596 SF) parcel owned by the City located at on the west side of Hudson Road across from the intersection of Hudson Road and Ashworth Drive from A-1 Agriculture District to R-1 Residence District.

BACKGROUND

The properties were part of a 3.07-acre farmstead that contained a house built in 1918. In April 2022, the City purchased the south 0.89-acre portion of the Nicol's property containing the house to connect Ashworth Drive in Prairie Winds 4th Addition eastward to Hudson Road. Ashworth Drive is a critical street connection in this area of the city, providing an east-west street connection from Greenhill Road through Greenhill Village to Hudson Road and from Hudson Road through the Prairie Winds Subdivision to Arbors Drive next to Aldrich Elementary School and will extend further to west as the city expands in the future. Mr. Nicol would like to rezone the property from A-1 Agriculture to the R-1 Residence District to allow the subdivision of the property into residential lots similar in size to those on the north and west sides of the parcel. Since the new street (City property) is intended for the extension of Ashworth Drive, a residential street, the right-of-way for this future street should also be rezoned to R-1 (see location on next page). The properties adjacent to the north and west side of this parcel are zoned R-1 and the parcel to the south is zoned A-1 and contains a former barn converted to a residential structure.



ANALYSIS

CURRENT ZONING

The purpose of the A-1 Agriculture District is to act as a “holding zone” in areas of the city that are undeveloped and not served by essential municipal services. These properties along with the property to the south are surrounded by residential uses and therefore, the current agriculture zoning is not consistent with the surrounding area.

The request is to change the zoning on two parcels totaling 3.05 acres of land located along the west side of Hudson Road across from the intersection of Ashworth Drive. The property is currently not developed, but it had been the location of a residential structure which was located on the portion of the property purchased by the City for the extension of Ashworth Drive.

PROPOSED ZONING

The R-1 Residence District Zone will allow for one and two-unit dwellings, public and parochial schools, private noncommercial recreation areas by right and houses of worship with a Planning and Zoning recommendation to City Council. The site is surrounded by residential uses and therefore the zoning change will be compatible with the surrounding area and will allow for a higher and better use of the property in an area where there are existing support services available.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Map identifies these two parcels as low density residential with typical densities of 1 to 4 units per acre. The requested R-1 zoning is consistent with the Comprehensive Plan and the request would not require an amendment to the Future Land Use Map.

ACCESS TO PUBLIC SERVICES

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

ACCESS TO ADEQUATE STREET NETWORK

The property fronts on Hudson Road on the east and has a stub connection on the west to Ashworth Drive. The City purchased a portion of the parcel along the south side of the property with the intent of constructing Ashworth Drive between Hudson Road to the east and Kara Drive to the west. Upon completion of the connection the property will have adequate access to the street network.

PUBLIC NOTICE

City staff mailed letters to the surrounding property owners notifying them of the rezoning request.

TECHNICAL COMMENTS

The City technical staff, including Cedar Falls Utilities, has no concerns with the proposed rezoning request.

STAFF RECOMMENDATION

Gather any comments from the Planning and Zoning Commission and public, then continue the discussion on this rezoning request and set the date for public hearing for the next Planning and Zoning Commission meeting on March 8, 2023.

PLANNING & ZONING COMMISSION

Introduction

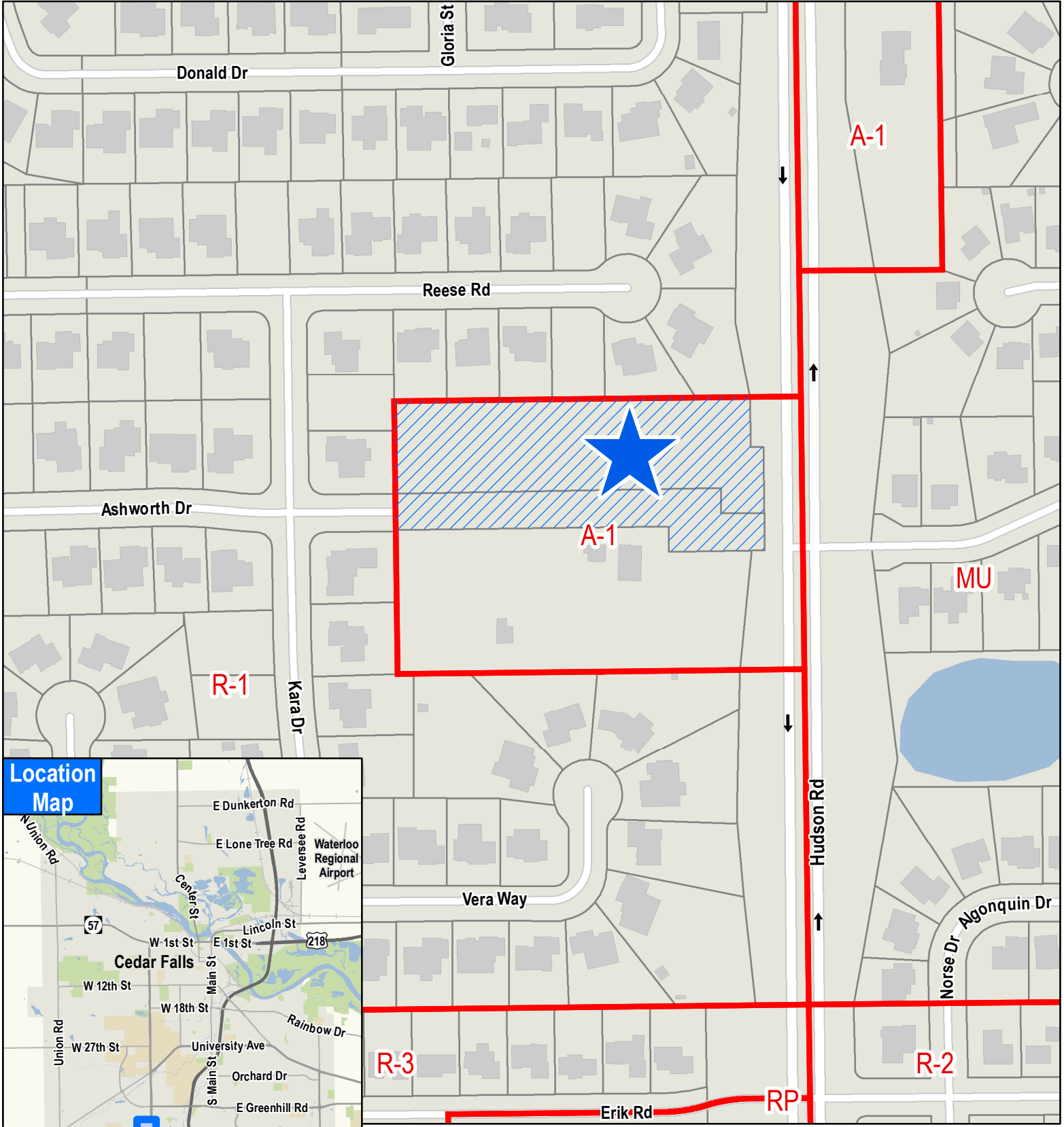
3/8/2023

Attachments: Location Map
 Rezoning request letter
 Nicol Legal Description
 Nicol Rezoning Exhibit Plat
 City Legal Description
 City Rezoning Exhibit

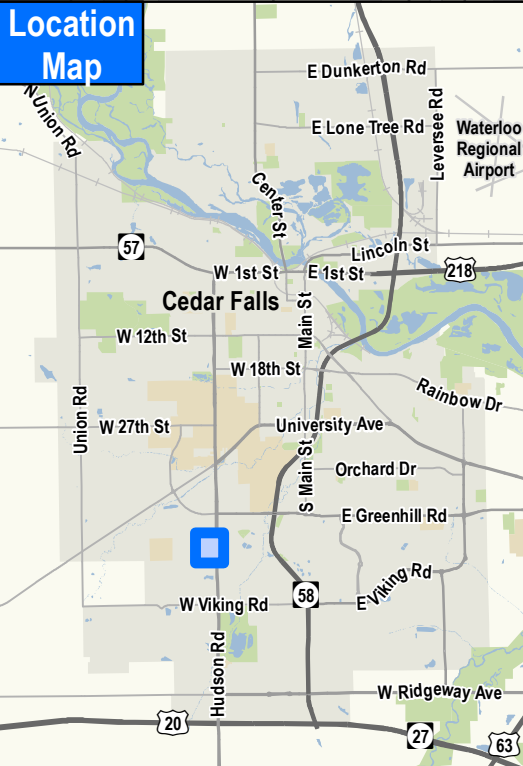
Cedar Falls Planning and Zoning Commission

March 8, 2023

Item 4.



Location Map



Rezoning from A-1 to R-1
Formerly 4919 Hudson Rd.
(RZ23-001)



Clapsaddle-Garber Associates, Inc.
5106 Nordic Drive
Cedar Falls, Iowa 50613
January 11, 2023

Planning
City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

To whom it may concern:

On behalf of the applicant, David Nicol, we would like to request the rezoning of the property described in the application. The applicant intends to plat seven single family lots. Thank you for your consideration.

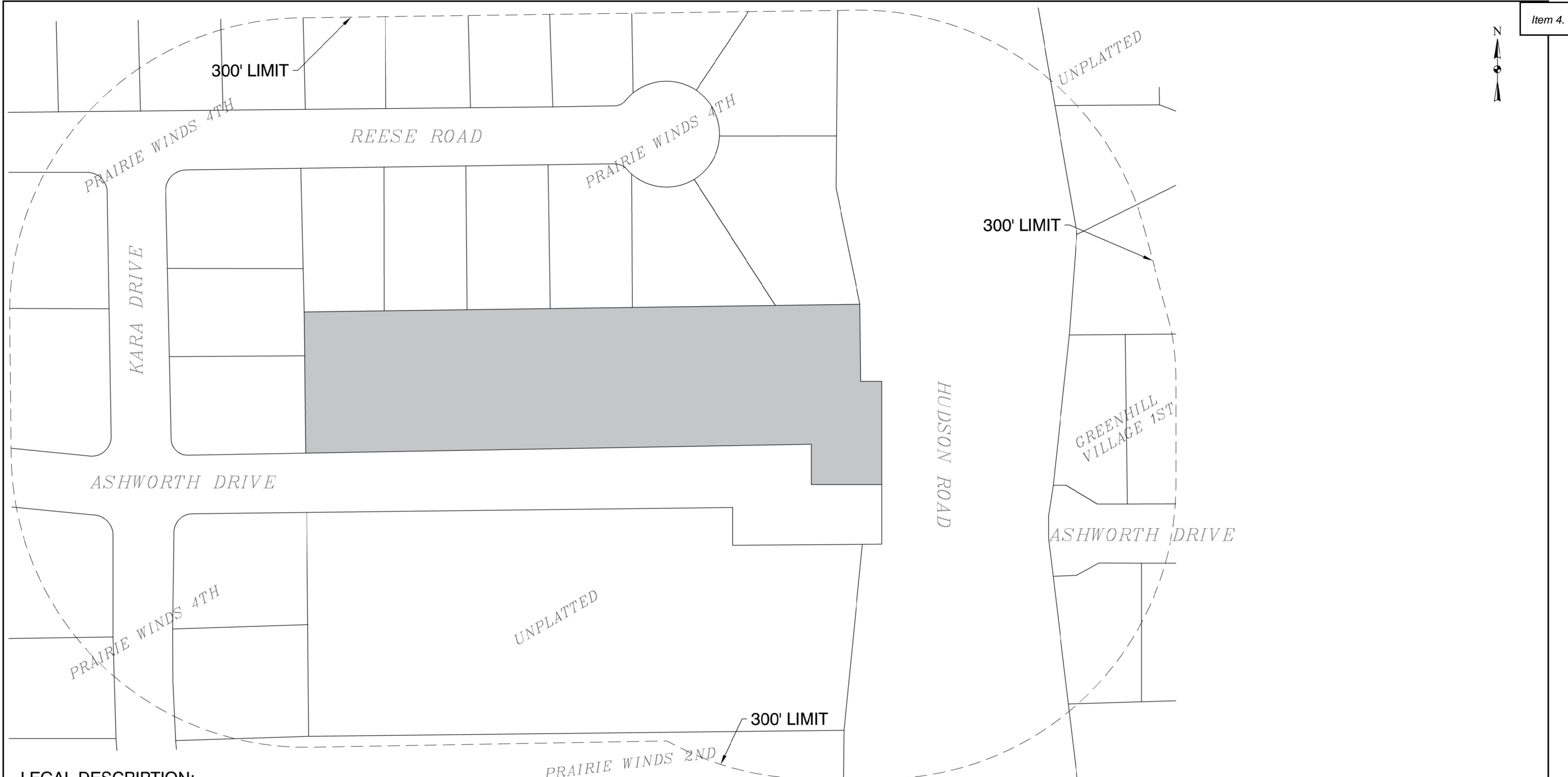
Sincerely,

Lary Koosmann, EI, LSI
Project Manager

Legal for Rezoning

A part of the South $\frac{1}{2}$ of the Northwest Quarter of Section No. 26, Township No. 89, Range No. 14 West of the Fifth Principal Meridian, Black Hawk County, Iowa, described as follows:


Beginning at a point on the East Line of said Northwest Quarter 725.2 feet North of the Southeast corner of said Quarter: thence West right angles a distance of 215 feet; thence North at right angles a distance of 40 feet; thence West at right angles a distance of 435 feet; thence North at right angles a distance of 205 feet; thence East at right angles a distance of 650 feet to the east line of said Northwest Quarter; thence South a distance of 245 feet to the point of beginning. EXCEPT those parts conveyed for road purposes in Land Deed Book 91 Page 491, Land Deed Book 553 Page 528, and Parcel C as described in File No. 2022-00025092 in the Office of Recorder, in Black Hawk County, Iowa.

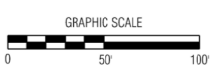


LEGAL DESCRIPTION:

A PART OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER OF SECTION NO. 26, TOWNSHIP NO. 89, RANGE NO. 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER 725.2 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER; THENCE WEST RIGHT ANGLES A DISTANCE OF 215 FEET; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 40 FEET; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 435 FEET; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 205 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 650 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH A DISTANCE OF 245 FEET TO THE POINT OF BEGINNING. EXCEPT THOSE PARTS CONVEYED FOR ROAD PURPOSES IN LAND DEED BOOK 91 PAGE 491, LAND DEED BOOK 553 PAGE 528, AND PARCEL C AS DESCRIBED IN FILE NO. 2022-00025092 IN THE OFFICE OF RECORDER, IN BLACK HAWK COUNTY, IOWA.

 PROPERTY REQUESTING TO BE REZONED FROM "A-1" TO "R-1"



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



DESIGNED: ### DATE: ###
 DRAWN: LSK DATE: ###
 CHECKED: ACD DATE: ###
 APPROVED: ### DATE: ###

ASHWORTH NORTH SUBDIVISION
 CEDAR FALLS, IOWA

REZONING EXHIBIT PLAT

PROJECT NO. 5885
 SHEET NO. EX.01

J:\0885\03-Master Planning\Rezoning\0885 Rezoning Exhibit.dwg - CGA Plan - 01-11-23 - 10:02am - lkossman

Acquisition Plat
Part of the Southeast 1/4 of the Northwest 1/4
Section 26, Township 89 North, Range 14 West of the 5th P.M.
City of Cedar Falls, County of Black Hawk, State of Iowa

Item 4.

DESCRIPTION OF ACQUISITION (PARCEL C)

That part of the Southeast Quarter of the Northwest Quarter of Section No. 26, Township 89 North, Range 14 West of the Fifth Principal Meridian, City of Cedar Falls, County of Black Hawk, State of Iowa, described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 26, point being a 1/2 inch rebar in a monument box; thence North 00°42'50" West, along the East line of the Northwest Quarter of said Section 26, a distance of 725.14 feet (725.20 feet record); thence South 89°20'50" West, 62.52 feet to the presently established Westerly right-of-way line of Hudson Road, being the Southwest corner of a parcel of land described in Land Deed Book 553 Pages 528-529 in the Office of Black Hawk County Recorder, point also is on the South line of the parcel of land described in Document No. 2012-5324 in the Office of the Black Hawk County Recorder, point being a 1/2 inch rebar with License Number 2697, also being the Point of Beginning; thence South 89°20'50" West, along the South line of the parcel of land described in said Document No. 2012-5324, a distance of 152.48 feet, point being a 1-1/2 inch pinch pipe; thence North 00°40'05" West, along the South line of the parcel of land described in said Document No. 2012-5324, a distance of 39.96 feet (40.00 feet record), point being a 1-1/2 inch pinch pipe; thence South 89°16'14" West, along the South line of the parcel of land described in said Document No. 2012-5324, a distance of 435.09 feet (435.00 feet record) to the Northeast corner of Lot 22 of Prairie Winds 4th Addition, point being on the West line of the parcel of land described in said Document No. 2012-5324, point being a 1-1/2 inch iron pipe; thence North 00°43'46" West, along the West line of the parcel of land described in said Document No. 2012-5324, a distance of 60.00 feet to the Southeast corner of Lot 21 of Prairie Winds 4th Addition, point being a 1/2 inch rebar with License Number 17162; thence North 89°16'14" East, 518.45 feet; thence South 00°44'42" East, 40.07 feet; thence North 89°20'50" East, 69.30 feet to the presently established Westerly right-of-way line of Hudson Road; thence South 00°30'40" east, 60.00 feet along the presently established Westerly right-of-way line of Hudson Road to the Point of Beginning.

Containing 38,596 Square Feet or 0.87 Acre.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record.

NOTE: The West line of said Northwest Quarter is assumed to bear North 00°42'50" West for this description

Item 4.

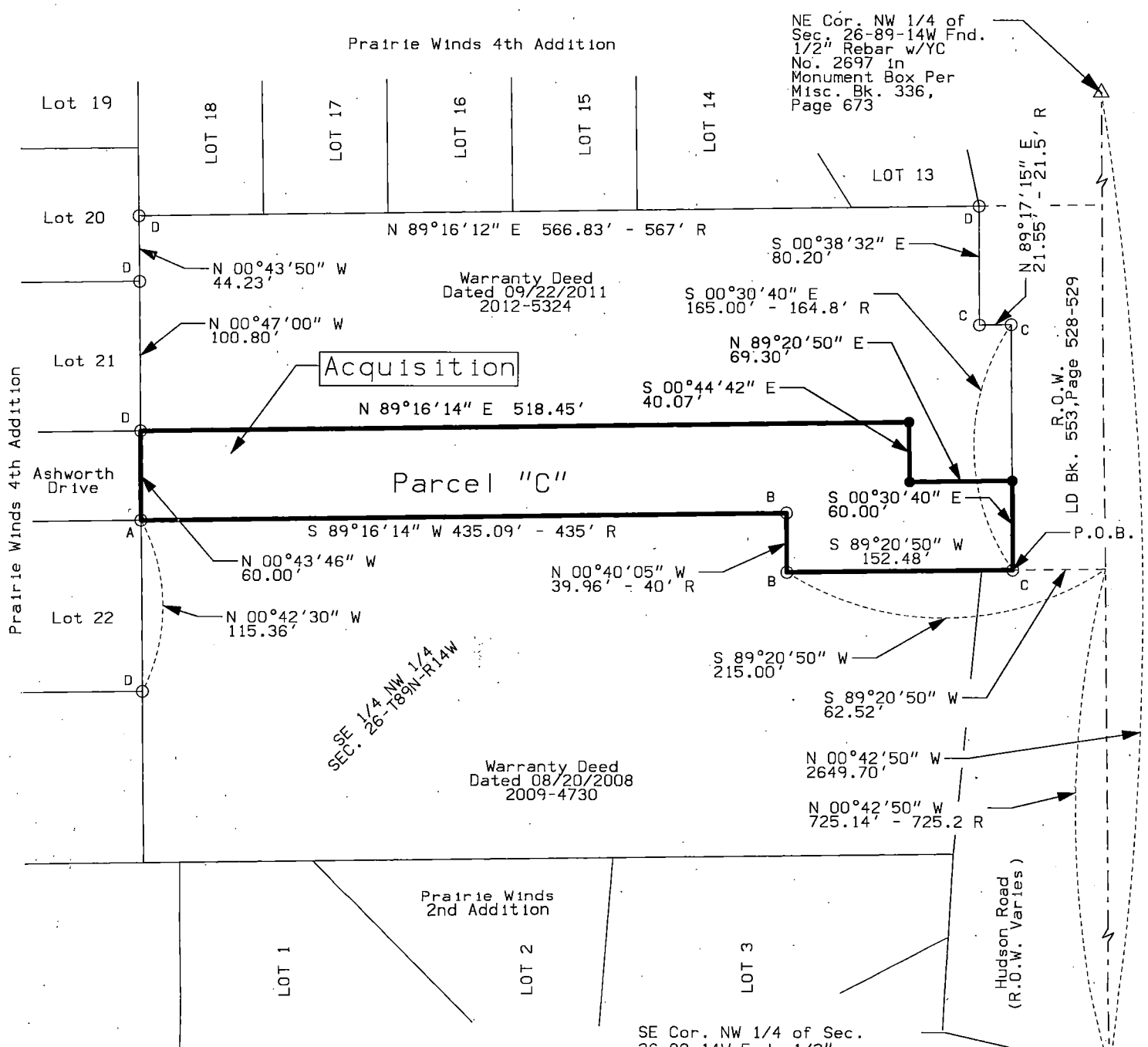
Index Legend	
Location:	Part of SE 1/4 of the NW 1/4, Sec. 26-T89N-R14W Cedar Falls, Black Hawk Co., Iowa
Requestor:	City of Cedar Falls
Proprietor:	David A. Nicol and Tamara M. Nicol
Surveyor:	Michael R. Fagle
Company:	AECOM Michael R. Fagle, 501 Sycamore Street, Suite 222, Waterloo, Iowa, 50703
Return To:	AECOM, mike.fagle@aecom.com - 319-874-6595

Reserved for County Recorder's Use

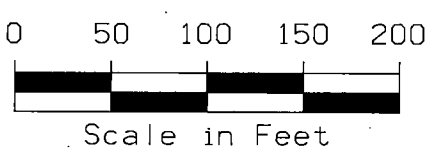
Parcel Letter "C" was assigned on 11/25/2020 by the Black Hawk County Auditor's Office

Acquisition Plat
Part of the Southeast 1/4 of the Northwest 1/4
Section 26, Township 89 North, Range 14 West of the 5th P.M.
City of Cedar Falls, County of Black Hawk, State of Iowa

Acquisition - 38,596 Square Feet or 0.89 Acre



- Legend**
- A = Found 1 1/2" Iron Pipe
 - B = Found 1 1/2" Pinch Pipe
 - C = Found 1/2" Rebar YPC No. 2697
 - D = Found 1/2" Rebar OPC No. 17162
 - R = Record Dimension
 - = Set 1/2" X 24" Rebar w/YPC 8505



Date Signed 4-06-2022
Date of Survey 6-08-2021

LICENSED LAND SURVEYOR
MICHAEL R. FAGLE
8505
IOWA

I hereby certify that this Land Surveying document was prepared 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.

Michael R. Fagle 4-6-2022
MICHAEL R. FAGLE Date
License number 8505
My license renewal date is December 31,
Pages or sheets covered by this seal: Sheets 1 and 2 of 2.





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: March 8, 2023 (re-scheduled from February 22 due to inclement weather cancellation)

SUBJECT: Zoning Code Text Amendment – Signs for Civic/Institutional Uses in Downtown Character District (TA23-001)

Background

The City received an inquiry from St. Patrick Catholic Church about replacing an existing monument sign that has an electronic message center (EMC) at their school located in the Downtown Character District. St. Patrick Church and School are located in the Urban General and Urban General 2 frontage areas within the Downtown Character District. Properties designated as Urban General and Storefront frontages are subject to the sign standards in Section 26-194.L, Signage [in the Downtown Character District]. New free-standing signs are not allowed in the Urban General and Storefront and EMCs are restricted to marquee signs, as defined in the code.

The intent of the Urban General and Storefront frontages is to encourage buildings to be built close to the street so that street frontages are lined with buildings to support a pedestrian-friendly, main-street mixed-use district. A transition to pedestrian-scaled storefront signage is anticipated as infill occurs. To that end, there is an incentive in the code to encourage replacement of existing freestanding signs with other allowed types of building signage, such as wall signs and projecting signs. That being said, there are a number of civic and institutional uses in the Urban General frontage areas, including St. Patrick Church and School, the First Methodist Church, the First Presbyterian Church, and Lincoln Elementary School. Similar to other churches and schools, these properties have larger open spaces on their properties for playgrounds, gathering spaces, and parking lots and often have monument signs with an EMC. While civic and institutional buildings are exempt from certain standards in the new Character District Code, there is no specific exemption or alternative signage allowance for civic uses in these areas.

Analysis

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, it makes sense to have different rules that apply, provided any changes are also sensitive to and complementary to other uses intended for the area.

All the institutions mentioned above are located between the Downtown core and the Neighborhood Frontage Districts. Properties located in the Neighborhood Frontages are allowed signage according to the sign standards in the R-1 Zoning District, since these areas are intended to maintain the residential character of the existing neighborhoods that surround downtown. In the R-1 Zoning District, permitted uses other than single family homes and duplexes, such as schools and churches, are allowed monument signs not to exceed 30 square feet in area and 5 feet in height. EMCs are also allowed. Given that many institutional uses will continue to have open space on their properties where monument signs could be located and many of the institutional uses both in this area and in surrounding neighborhoods have electronic messaging centers, staff finds that it would be reasonable to amend the code to allow them, in a similar manner as allowed in the Neighborhood Frontage Districts.

Discussion of Solutions

In order to allow new monument signs and EMCs for civic and institutional uses in the Urban General and Storefront frontages in the Downtown Character District, the zoning code must be amended. Staff recommends that the following change be considered:

- *Amend paragraph 26-194L.3 by adding a new subparagraph f., as follows:*
 - f. Signs for Civic and Institutional Uses, as defined in this Chapter, are regulated according to the sign standards for the R-1 zoning district, including allowance of EMCs.

RECOMMENDATION: Staff recommends that the Commission discuss the proposed zoning code amendment and set a public hearing date for March 22, 2023 for formal consideration and recommendation to City Council.



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 Commission
FROM: Michelle Pezley, Planner III
 Matthew Tolan, EI, Civil Engineer II
DATE: March 8, 2023 (postponed from February 22, 2023)
SUBJECT: FP22-006: West Viking Road Industrial Park Phase VI Final Plat

REQUEST: Request to approve the West Viking Road Industrial Park Phase VI Final Plat. Case #FP22-006

PETITIONER: City of Cedar Falls, property owner
 Eric Cannon and Lindsay Beaman; Snyder & Associates; Engineer

LOCATION: Southwest of Technology Parkway and Innovation Drive

PROPOSAL

The City of Cedar Falls owns a 28.15-acre site that is south of Technology Parkway and west of Innovation Drive. The City proposes to subdivide 13.09 acres into one lot.

BACKGROUND

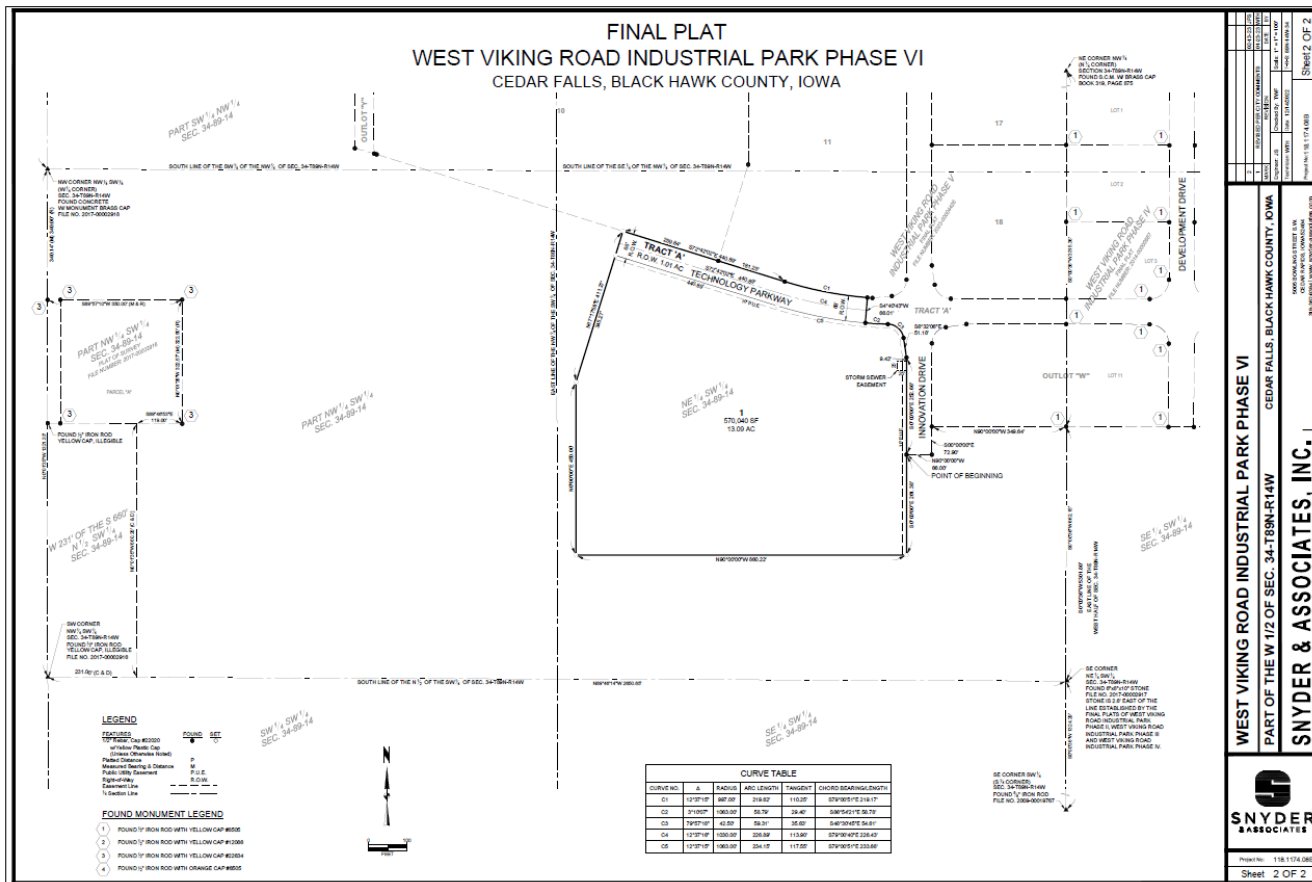
The subject property was annexed in early 2020. Per the Cedar Falls City Code (Section 26-121), once the land is annexed, the property is automatically zoned A-1 Agricultural. In June 2020, the properties were rezoned from A-1 Agricultural District to M-1-P (Planned Light Industrial).

The preliminary plat was approved by City Council on January 3, 2022, with the intent that the West Viking Road Industrial Park development would be developed into two phases. City Council approved the final plat of West Viking Road Industrial Park Phase V on June 20, 2022.



The City will not be developing all of Innovation Drive at this time due to the significant grades between this subdivision and the property to the south which is limiting Phase VI to one lot.

ANALYSIS



The petitioner, the City of Cedar Falls, proposes to final plat West Viking Road Industrial Park Phase VI, comprised of 13.09 acres of land that is southwest of Technology Parkway and Innovation Drive. There is interest in development of this one lot within what was previously proposed as Phase VI. To allow for the sale and development of this lot, the City proposes to final plat it as its own phase.

The City will extend Technology Parkway to the northwest corner of the property. However, due to the significant grades between this subdivision and the property to the south, Innovation Drive will not be extended all the way to the southern property boundary at this time, which will allow for appropriate adjustment of the grade as Innovation Drive is anticipated to extend south to serve future expansion of the Industrial Park. A 30-foot temporary grading easement will be established along the eastern edge of the proposed lot to allow for the necessary grading to be completed in the future. The temporary easement will be recorded with the sale of West Viking Road Industrial Park Phase VI Lot 1. (Condition)

As anticipated with the preliminary plat, the stormwater management plan for the lot will be tied into the stormwater management facilities that were developed in Phase V.

The City Code states that the final plat must be in substantial conformance with the preliminary plat. No changes are proposed for the final plat, so the proposed plat meets code requirements.

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the final plat for the West Viking Rd Industrial Park Phase VI. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU.

Snyder and Associates have completed a plan set revising Phase V to include the extension of Technology Parkway to the northwestern corner of West Viking Road Industrial Park Phase VI Lot 1. The Engineering Division is finalizing the change order with the contractor who was awarded the bid for the construction of Phase V to include the scope of work to include this extension.

The City Council has approved the use of Tax Increment Financing to fund the project and the project is currently under contract as previously mentioned. Because the project is under a City contract, the City has an assurance that public improvements will be completed. Unlike with private developments where the developer would secure either a performance bond or cash escrow for the remaining items in the event the City has to finish the project.

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

The property is located outside of the regulated floodplain.

A courtesy mailing was not required as the City owns all the land within 200 feet of the new lot.

RECOMMENDATION

Staff recommends approval of FP 22-006; West Viking Road Industrial Park Phase VI Final Plat. The Planning and Zoning Commission has the option of gathering any comments from the Planning and Zoning Commission and the public and continue the discussion at the next Planning and Zoning Commission meeting on March 8, 2023, or make a recommendation to City Council with the following conditions:

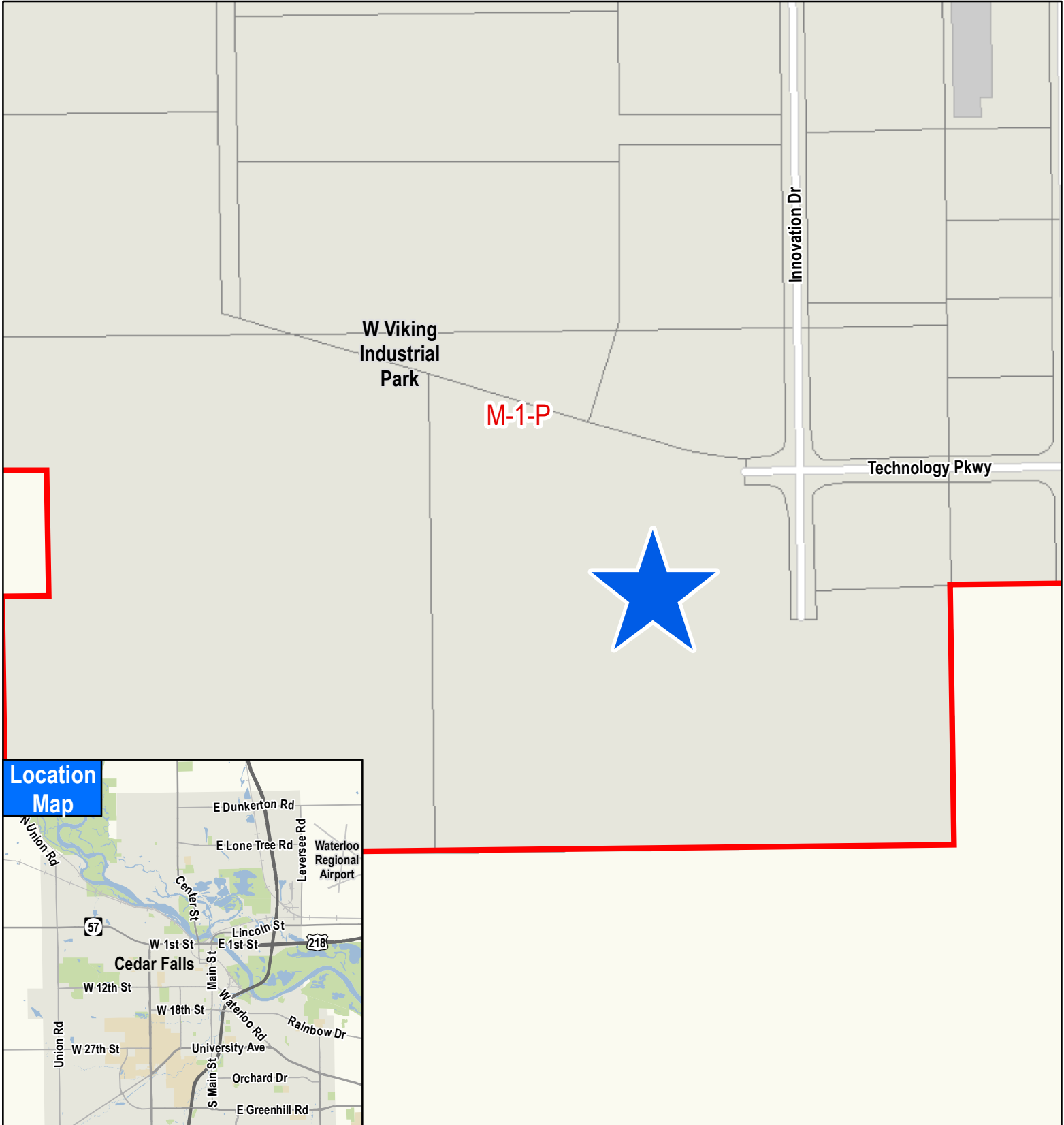
- 1) Any comments or directions specified by the Planning & Zoning Commission.
- 2) Conformance to all city staff recommendations and technical requirements.
- 3) The 30-foot temporary grading easement along Innovation Drive will be recorded with the recording of the deed to the new owner.

PLANNING AND ZONING

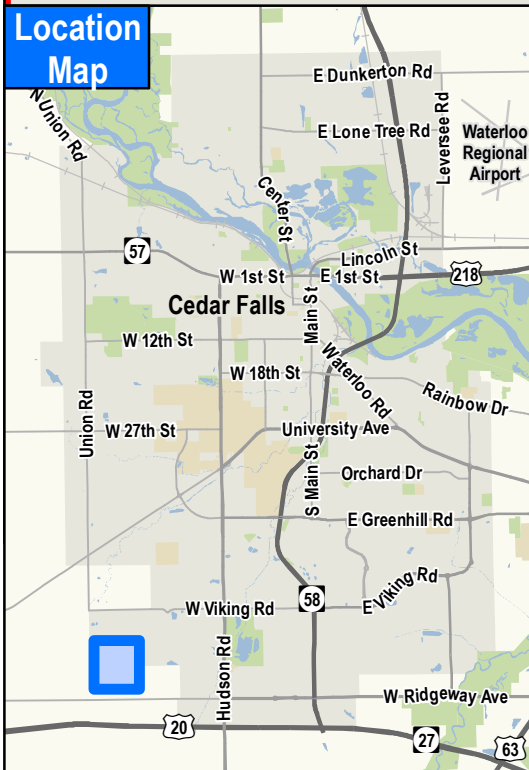
Discussion
3/8/23

Attachments:

Location Map
West Viking Road Industrial Park Phase VI Final Plat
Deed of Dedication



Location Map



**West Viking Road Industrial Park
Phase VI Final Plat
(FP22-006)**

FINAL PLAT WEST VIKING ROAD INDUSTRIAL PARK PHASE VI CEDAR FALLS, BLACK HAWK COUNTY, IOWA

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
WALTER T. HURLBUTT
SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET SW, SUITE A
CEDAR RAPIDS, IOWA 52404
319-362-9394
WHURLBUTT@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
PART OF THE W 1/2 OF SEC. 34-T89N-R14W

REQUESTED BY:
CITY OF CEDAR FALLS

PROPRIETOR:
CITY OF CEDAR FALLS

LEGAL DESCRIPTION

PART OF THE WEST HALF OF SECTION 34, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CEDAR FALLS, BLACK HAWK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH 00° 00' 36" WEST 3315.36 FEET ALONG THE EAST LINE OF SAID WEST HALF TO THE SOUTHWEST CORNER OF LOT 11 OF WEST VIKING ROAD INDUSTRIAL PARK PHASE IV (FINAL PLAT RECORDED AS FILE NUMBER 2014-00000687 AT THE BLACK HAWK COUNTY RECORDER'S OFFICE), NOW PART OF OUTLOT "W" OF WEST VIKING ROAD INDUSTRIAL PARK PHASE V (FINAL PLAT RECORDED AS FILE NUMBER 2023-00004426 AT THE BLACK HAWK COUNTY RECORDER'S OFFICE);

THENCE NORTH 90° 00' 00" WEST 349.64 FEET ALONG THE SOUTH LINE OF SAID OUTLOT "W" TO THE EAST RIGHT-OF-WAY OF INNOVATION DRIVE;

THENCE SOUTH 00° 00' 00" EAST 72.90 FEET ALONG SAID EAST RIGHT-OF-WAY TO A SOUTH LINE OF TRACT 'A' OF SAID WEST VIKING ROAD INDUSTRIAL PARK PHASE V;

THENCE NORTH 90° 00' 00" WEST 66.00 FEET ALONG SAID SOUTH LINE OF TRACT 'A' TO THE WEST RIGHT-OF-WAY OF INNOVATION DRIVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00° 00' 00" EAST 261.38 FEET;

THENCE NORTH 90° 00' 00" WEST 860.22 FEET;

THENCE NORTH 00° 00' 00" EAST 450.00 FEET;

THENCE NORTH 17° 17' 58" EAST 411.27 FEET TO THE SOUTH LINE OF LOT 10 OF SAID WEST VIKING ROAD INDUSTRIAL PARK PHASE V;

THENCE SOUTH 72° 42' 02" EAST 440.89 FEET ALONG SAID SOUTH LINE OF LOT 10 AND CONTINUING ALONG THE SOUTH LINE OF LOT 11 OF SAID WEST VIKING ROAD INDUSTRIAL PARK PHASE V;

THENCE SOUTHEASTERLY 219.62 FEET ALONG THE ARC OF A 997.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (CHORD BEARING SOUTH 79° 00' 51" EAST 219.17 FEET) ALONG SAID SOUTH LINE OF LOT 11;

THENCE SOUTH 04° 40' 43" WEST 66.01 FEET ALONG A WEST LINE OF SAID TRACT 'A' TO THE SOUTH RIGHT-OF-WAY OF TECHNOLOGY PARKWAY;

THENCE SOUTHEASTERLY 58.79 FEET ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG THE ARC OF A 1063.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (CHORD BEARING SOUTH 86° 54' 21" EAST 58.78 FEET);

THENCE SOUTHEASTERLY 59.31 FEET ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG THE ARC OF A 42.50 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY (CHORD BEARING SOUTH 48° 30' 45" EAST 54.61 FEET) TO THE WEST RIGHT-OF-WAY OF INNOVATION DRIVE;

THENCE SOUTH 08° 32' 06" EAST 51.18 FEET ALONG SAID WEST RIGHT-OF-WAY;

THENCE SOUTH 00° 00' 00" EAST 252.66 FEET ALONG SAID WEST RIGHT-OF-WAY TO THE POINT OF BEGINNING AND CONTAINING 14.10 ACRES (614.113 SQUARE FEET) MORE OR LESS.

NOTES

- TRACT 'A' (TECHNOLOGY PARKWAY) IS BEING DEDICATED TO THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES.
- FLOOD INFORMATION: PARCEL LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER BLACK HAWK COUNTY, IOWA FIRM MAP NUMBER 19013C0276F EFFECTIVE DATE: JULY 18, 2011.
- TOTAL FINAL PLAT ACREAGE = 14.10 ACRES.
- THE EAST LINE OF THE WEST HALF OF SEC. 34-T89N-R14W IS ASSUMED TO BEAR SOUTH 0°00'36" WEST.
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- ERROR OF CLOSURE:
SUBDIVISION BOUNDARY MEETS OR EXCEEDS 1:10,000
EACH INDIVIDUAL LOT OR TRACT MEETS OR EXCEEDS 1:5,000

SETBACKS

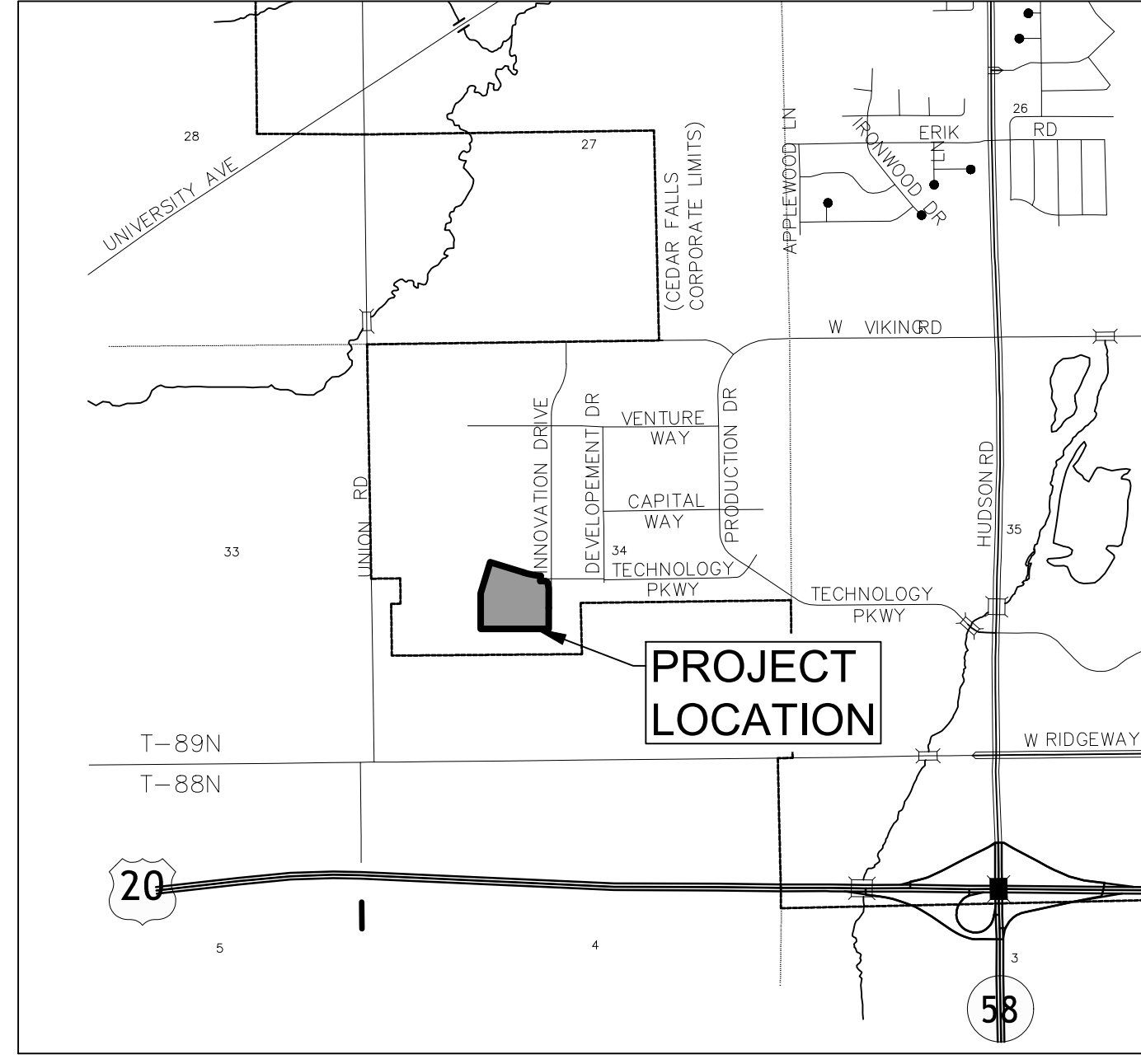
FRONT = 25'
REAR = 10'
SIDE = 10'

DATE OF SURVEY

1/30/2020

OWNER/SUBDIVIDER

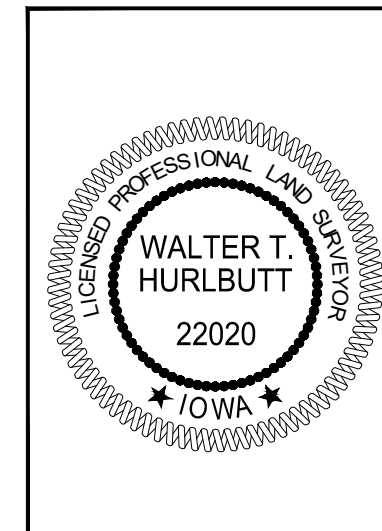
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50643



LOCATION MAP
N.T.S.

1	REVISED PER CITY COMMENTS	02-13-23	JFS
2	REVISED PER CITY COMMENTS	01-23-23	WTH
MARK	REVISION	DATE	BY
Engineer: JS	Checked By: TWJ	Date: 12/14/2022	Scale: 1" = 100'
Technician: WTH	Date: 12/14/2022	Tr.-S. 89N-R14W-34	
Project No: 118.1174.08B			Sheet 1 OF 2

WEST VIKING ROAD INDUSTRIAL PARK PHASE VI
CEDAR FALLS, BLACK HAWK COUNTY, IOWA
PART OF THE W 1/2 OF SEC. 34-T89N-R14W
SNYDER & ASSOCIATES, INC. |
 5005 BOWLING STREET S.W.
 CEDAR RAPIDS, IOWA 52404
 319-362-9394 | www.snyder-associates.com



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 Professional Land Surveyor under the laws of the State of Iowa.

Walter T. Hurlbutt, PLS _____ Date _____
 License Number 22020
 My License Renewal Date is December 31, 2023
 Pages or sheets covered by this seal:
 Sheets 1 and 2 of 2.



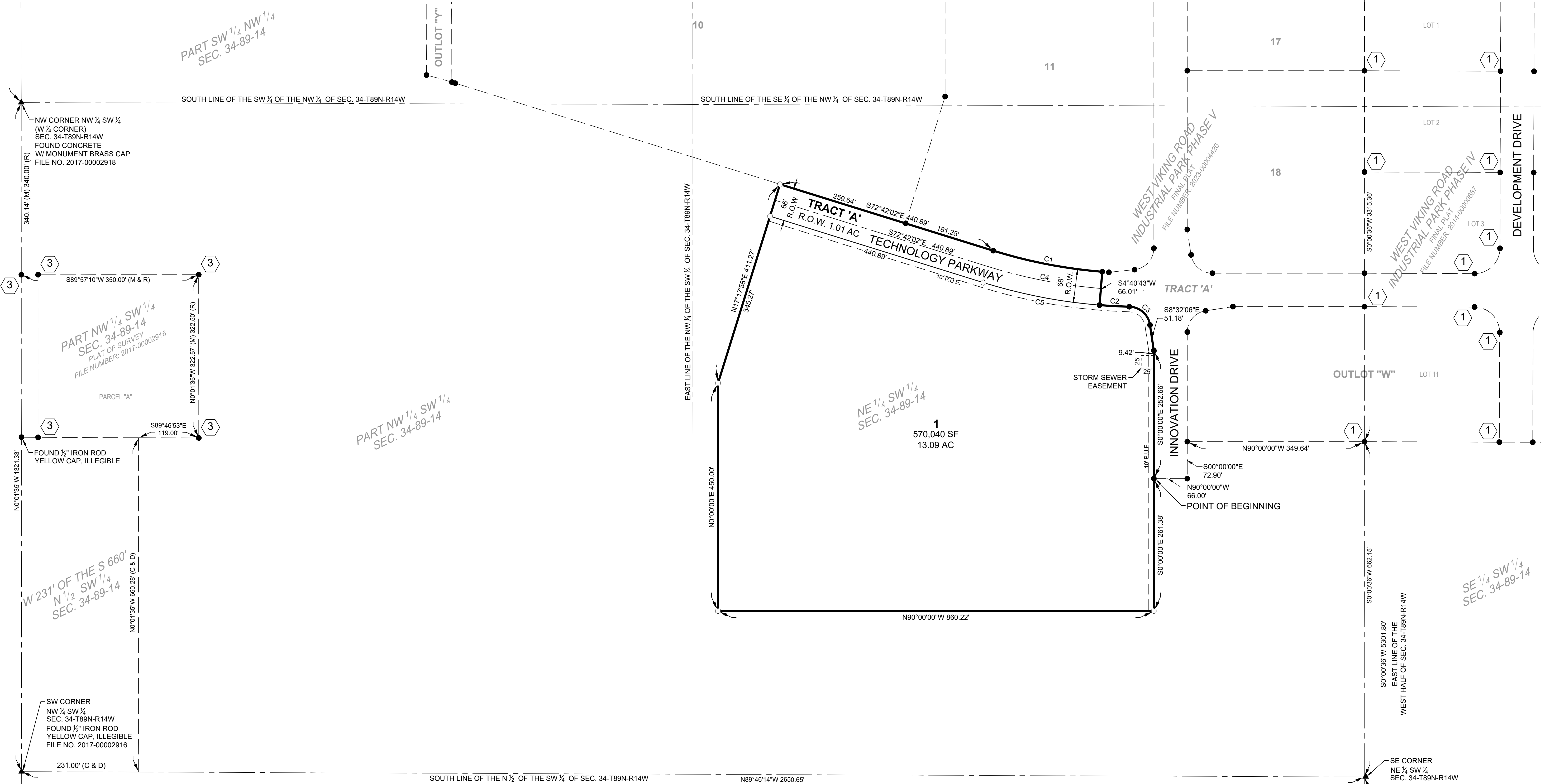
Project No: 118.1174.08B
 Sheet 1 OF 2

V:\Projects\2018118_1174_08B\Survey\118117408B_PLAT_FINAL_PHASE-VI.dwg JUSTIN STROM 2/24/2024 7:23 AM ARCH FILED BLEED D: 06.00 X 24.00 INCHES

FINAL PLAT

WEST VIKING ROAD INDUSTRIAL PARK PHASE VI

CEDAR FALLS, BLACK HAWK COUNTY, IOWA



1	REVISED PER CITY COMMENTS	02/13/23	JFS
2	REVISION	01/23/23	WTH
MARK	Checked By: TWJ	DATE	BY
Engineer: JS	Scale: 1" = 1" = 100'		
Technician: WTH	Date: 12/14/2022		
	T-R-S: 89N-14W-34		
	Project No: 118.1174.08B		

WEST VIKING ROAD INDUSTRIAL PARK PHASE VI

PART OF THE W 1/2 OF SEC. 34-T89N-R14W

SNYDER & ASSOCIATES, INC.

CEDAR FALLS, BLACK HAWK COUNTY, IOWA

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9394 | www.snyder-associates.com

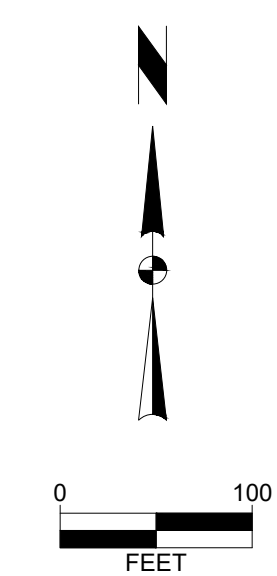
SNYDER & ASSOCIATES

Project No: 118.1174.08B

Sheet 2 OF 2

- LEGEND**
- | | | |
|-----------------------------|--------|-----|
| FEATURES | FOUND | SET |
| 1/2" Rebar, Cap #22020 | ● | ○ |
| w/Yellow Plastic Cap | | |
| (Unless Otherwise Noted) | | |
| Platted Distance | P | |
| Measured Bearing & Distance | M | |
| Public Utility Easement | P.U.E. | |
| Right-of-Way | R.O.W. | |
| Easement Line | --- | |
| 1/4 Section Line | --- | |

- FOUND MONUMENT LEGEND**
- 1 FOUND 1/2" IRON ROD WITH YELLOW CAP #8505
 - 2 FOUND 1/2" IRON ROD WITH YELLOW CAP #12086
 - 3 FOUND 1/2" IRON ROD WITH YELLOW CAP #22634
 - 4 FOUND 1/2" IRON ROD WITH ORANGE CAP #6505



CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	12°37'15"	997.00'	219.62'	110.25'	S79°00'51"E 219.17'
C2	3°10'07"	1063.00'	58.79'	29.40'	S86°54'21"E 58.78'
C3	79°57'18"	42.50'	59.31'	35.63'	S48°30'45"E 54.61'
C4	12°37'16"	1030.00'	226.89'	113.90'	S79°00'40"E 226.43'
C5	12°37'15"	1063.00'	234.15'	117.55'	S79°00'51"E 233.68'

SE CORNER SW 1/4 (S 1/4 CORNER) SEC. 34-T89N-R14W FOUND 1/2" IRON ROD FILE NO. 2009-00019767

OWNER’S STATEMENT AND DEED OF DEDICATION
OF
WEST VIKING ROAD INDUSTRIAL PARK PHASE VI
CITY OF CEDAR FALLS, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That the City of Cedar Falls, Iowa (hereinafter, “Owner”), being desirous of setting out and platting into lots and streets the land described in the attached Certificate of Survey by _____, a Professional Engineer and Licensed Land Surveyor, dated _____ day of _____, 2023, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa the same to be known as:

WEST VIKING ROAD INDUSTRIAL PARK PHASE VI
CITY OF CEDAR FALLS, IOWA

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

EASEMENTS

The Owner does hereby retain for itself, its successors and assigns, and hereby grants to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying, building and maintenance of said services over, across, on and/or under the property as shown on the attached plat. No structures are to be built or placed in the utility easements.

RESTRICTIONS

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

1. All lots described herein shall be known, described and used solely as industrial lots as set forth in the “M-1- P” Planned Light Industrial District of the Zoning Ordinance of the City of Cedar Falls, Iowa.

2. No building shall be erected on any lot nearer to the front lot line than twenty-five (25') feet, or nearer than ten (10') feet to the rear lot line, or nearer than ten (10') feet to the side lot line.

3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary or permanent character be permitted.

7. No area of a lot shall be established as a gravel parking area. All areas that are intended to be used or are commonly used for on-site parking of vehicles shall be hard surfaced and meet City parking lot requirements and specifications.

8. The titleholders of each lot, vacant or improved, shall keep the lot free of weeds and debris.

9. All primary occupied buildings within said addition shall be of any allowable construction type noted in Code of Ordinances, City of Cedar Falls, Chapter 7, Buildings and Building Regulations and Chapter 9, Fire Prevention and Protection. Furthermore, all building plans shall be signed and sealed by a registered engineer certifying to the fact that such buildings meet all loading requirements of applicable codes.

10. On all primary occupied buildings the minimum gauge metal for sidewalls is 26 gauge and roof panels shall be 24 gauge standing seam type. The exterior finish of all metal buildings shall be guaranteed by the manufacturer for a minimum of five (5) years from the date of completion of the primary occupied building. On all steel and plain faced concrete block primary occupied buildings, a minimum of fifty percent (50%) of the exposed exterior wall area facing the street(s) shall be constructed of a decorative brick, block, stone, glass, or other color/finish that provides a contrast to the rest of the exterior wall material.

11. The use of cargo containers, railroad cars, semi-truck trailers and other similar storage containers are prohibited.

12. All developed properties shall be required to be landscaped. On each lot there shall be provided an open green space area consisting of natural vegetative material equal to twenty-five (25) percent of the total lot area. Said green space area will be unencumbered with any structure, off-street parking, storage areas, or ingress/egress drives. The green space area shall be landscaped and well maintained with grass, trees and shrubbery.

The location and type of all plants, grass, trees, or ground cover to be used in the landscape areas shall be illustrated on a landscape plan, with the size and names of plants, shrubs and trees clearly indicated. The minimum requirements are as follows:

- A. One over-story tree shall be planted for every five thousand (5,000) square feet of the required open green space area on the lot. Up to thirty-five (35) percent of the required over-story trees may be substituted with over-story conifers. The minimum size of over-story trees at the time of planting

shall be 1 ½” caliper. The minimum height of conifers at the time of planting shall be 3 feet.

- B. Street plantings shall be required along the street frontage of each lot at the rate of one over-story tree for every 75 feet of street frontage. Trees planted within the public right-of-way must gain prior approval from the City Arborist. All trees must be located so as to avoid utility easements or otherwise must not interfere with utility services.
- C. One ornamental tree or three shrubs shall be planted for every ten thousand (10,000) square feet of the required open green space area on the lot. These plantings shall be planted near the main entrance to the building, and/or along the visitor/employee parking area. The minimum size of ornamental trees shall be 1” caliper, and the minimum size of shrubs shall be 2 gallons
- D. Parking Lot Landscaping Standards as listed in Sec. 26-220.

13. Roof-mounted appurtenances and mechanical equipment such as air conditioning units, furnaces, generators, fans, blowers or similar utility or building service components are discouraged from being established on the roof of any structure. However, in those cases where such facilities must be established on the rooftop area of the building, a solid screen/architecturally compatible shield shall be established on the roof that obscures said facilities from public view and from any residential use.

15. Site lighting shall be designed to illuminate only the subject lot. All exterior fixtures must be downcast and fully shielded to prevent glare and spillover light onto nearby properties, with particular care taken where properties are adjacent to or visible from residential properties. Floodlights and wall pack fixtures should be avoided to the extent possible, but if used must be aimed no higher than forty-five degrees from vertical and be located and shielded such that the bulb is not directly visible from any residential use.

16. Advertising signs must be necessary in nature (relating only to the use of the premises on which the sign is located). No off-premise sign shall be allowed unless specifically authorized by the City.

Permitted signs shall be limited to the following types:

- A. Wall Signs shall not exceed ten (10) percent of the wall area of any single wall to which the sign is attached. No murals, paintings, or other drawings will be permitted upon the exterior wall of any structure. Such wall signs shall not project more than eighteen (18) inches from the face of the building. No sign shall be permitted to project above the roof line of any structure. Sign letters shall be constructed of plastic or fabricated metal.

Direct, back lighting or internal illumination of signs shall be permitted. Permitted lighting shall not include flashing, pulsating, or colored lighting.

- B. Free Standing Signs shall be limited to the front yard area of each property. Such signs shall be limited in size to forty (40) square feet in area, ten (10) feet in height, with an eighteen (18) inch clearance above grade.

One (1) enter or exit sign shall be permitted for each curb cut. Such signs shall be limited in size to six (6) square feet in area, three and a half (3.5) feet in height, with an eighteen (18) inch clearance above grade.

- C. Unless otherwise specified, the Cedar Falls Sign Regulations as set forth in the Code of Ordinances Chapter 26, Article IV, shall apply to all sign displays.

17. The Owner and all persons and entities hereafter acquiring any right, title, or interest in any of the lots in said Development shall be taken and held to have agreed and covenanted with the owners of all other lots in this Development and with the respective successors and assigns of all of the rest of such other lots to conform to and observe all of the foregoing covenants, restrictions, and stipulations, for a period of 21 years from the date of filing for record of said plat, and this Owner’s Statement and Deed of Dedication. Within the period of 21 years and in accordance with Iowa Code § 614.24 and § 614.25 or their successor provisions, these covenants, restrictions, and stipulations may be extended for an additional period of 21 years upon compliance with § 614.24 and § 614.25 of the Code of Iowa. In the event an extension of the covenants, restrictions, and stipulations is not filed within the period of 21 years or successive 21-year periods, then the covenants, restrictions, and stipulations contained herein shall terminate at the end of the then existing period of 21 years.

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

19. If any person or entity shall violate or attempt to violate any of the covenants, restrictions or stipulations herein, it shall be lawful for any person or entity owning property in said Development to prosecute any proceedings at law or in equity against the person or entity violating or attempting to violate any such covenants, restrictions or stipulation, and for the purpose of preventing such acts or recovering damages for such violations, or both, and for costs and reasonable attorney fees as determined by the court.

PUBLIC IMPROVEMENTS REQUIRED IN PLAT

Owner, for itself and its successors and assigns, agrees as follows:

- 1. The public street(s) shown on the attached plat shall be brought to City grade and the streets shall be thirty-one (31) feet, back of curb to back of curb, with approved hard surface

pavement in accordance with the City of Cedar Falls Standard Specifications unless otherwise specified as per approved construction plans.

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

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

4. City water shall be provided to all buildings as required by the Cedar Falls Municipal utilities.

5. Municipal fire hydrant(s) shall be provided as required by the Cedar Falls Public Safety Department.

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

7. ADA accessible ramps shall be provided as required by law.

8. A 5-foot wide concrete sidewalk four inches thick shall be installed across the entire street frontage of any lot, at the time of construction upon said lot. This shall include ADA accessible ramps as provided by state law.

10. A concrete surface driveway or entrance shall be installed during or immediately after the construction of a building on any particular lot.

All public improvements within the Development shall be constructed and installed in accordance with the design standards and technical standards established for such public improvements by the City and by Cedar Falls Utilities and as required by the City Engineer.

SIGNED and DATED this _____ day of _____, 2022

CITY OF CEDAR FALLS, IOWA

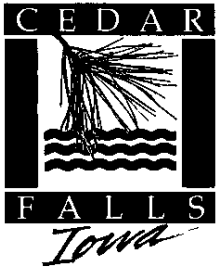
Robert M. Green, Mayor

Jacqueline Danielsen, MMC, City Clerk

STATE OF IOWA, BLACK HAWK COUNTY: ss

This record was acknowledged before me on the ____ day of _____, 2022, by Robert M. Green as Mayor, and Jacqueline Danielsen as City Clerk, of the City of Cedar Falls, Iowa.

Notary Public in and for the State of Iowa



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Chris Sevy, Planner I
DATE: March 8, 2023
SUBJECT: Site Plan Review for Triplex on Lot 1 Pinnacle Ridge First (Case # SP22-013)

REQUEST: Site Plan approval for construction of a new tri-plex in MU District

PETITIONER: Kyle Larson, LGC; Lary Koosmann EI, LSI, Clapsaddle-Garber Associates, Inc

LOCATION: Southwest of the intersection of Faithway Dr. and Prairie Dock Rd.

PROPOSAL

The applicant proposes to construct a one-story, tri-plex on Lot 1 of Pinnacle Ridge First subdivision. The property is located on Valley High Drive west of Cedar Heights Drive. Each unit will consist of three bedrooms, two bathrooms, and a three-car garage.

BACKGROUND

In 2004, the rezoning of over 600 acres to a MU district started the Pinnacle Prairie development along Greenhill Road. As development continued along the western portions of Pinnacle Prairie (Business Center North, Business Center South, Western Home, and the updated Pinnacle Prairie Master Plan), the Final Plat for Pinnacle Ridge First was approved by the City Council in the winter of 2017. This plat includes a mixture of single unit homes (Lots 3-45) along with condos/townhomes (Lots 1-2; the subject property is Lot 1) and



professional/commercial uses along the north side of Faithway Drive (Lot 46 of Pinnacle Ridge First and Lot 1 of the Pinnacle Prairie Townhomes Phase I subdivision).

In the Spring of 2016, the Pinnacle Prairie Master Plan and design guidelines were updated to include a more refined street layout as well as current and planned projects and subdivisions. The land near the intersection of Greenhill Road and Oster Parkway opened up the development for the Whispering Pines townhomes, Green Creek Third Addition and the Pinnacle Ridge subdivision. The Pinnacle Ridge subdivision is mostly comprised of single-family homes with the exception of the larger lots at the north end on Faithway Drive. The two lots on the south side are reserved for condos/townhomes and the two lots on the north side are reserved for professional office/service use.

ANALYSIS

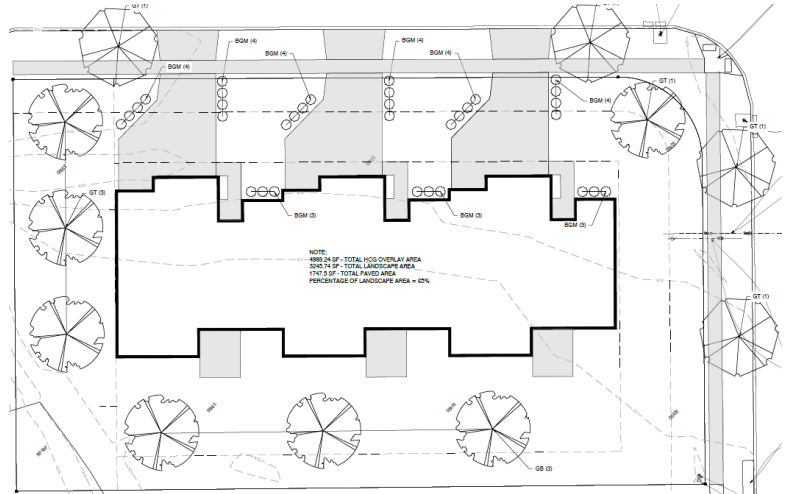
This property is located within the MU, Mixed Use Residential zoning district. The front yard is also in the Highway Corridor Greenbelt (HCG) Overlay. Development in an MU zoning district requires a detailed site plan review to ensure that the development site satisfies the standards of the comprehensive plan, recognizes principles of civic design, land use planning, landscape architecture, and building architectural design that are set out for the district. Attention to details such as parking, open green space, landscaping, signage, building design, and other similar factors help to ensure orderly development.

Following is a review of the zoning ordinance requirements for the proposed development:

- 1) Use: The intent of the MU district is to encourage a variety of housing types and neighborhood commercial land uses for the purpose of creating viable, self-supporting neighborhood districts. The Future Land Use map identifies this area as planned development. This corresponds to the Pinnacle Prairie Master Plan that identifies this area along the south side of Faithway Drive for condo/townhome style development. As part of the master plan, the general design guidelines convey the vision and character of Pinnacle Prairie. The design guidelines note that there will be a mix of townhome styles in Pinnacle Prairie: traditional townhomes with the garages accessed from an alley and townhomes with front-loaded garages. The proposed development of Lot 1 has front-loaded garages for each of the units. **The proposed use is permitted in this area.**
- 2) Setbacks: In the MU Zoning District a setback area consisting of open landscaped green space must be established around the district. The Pinnacle Ridge First requires the following setbacks on Lot 1: north side 25 feet; west side 30 feet; east side 25 feet; and south side 10 feet. **The location building meets the standards of the district.**
- 3) Parking: The code for multi-unit dwellings requires two parking spaces per unit plus one space for each additional bedroom over two bedrooms, which in this case brings the requirement to three parking spaces. The applicant proposes a three-car garage for each unit and three spaces within the driveways for a total of 6

parking spaces for each unit. The driveway will be 29 feet wide by 25 feet long, except for where it tapers to a narrower width as it crosses the public sideway. The amount and dimension of the parking spaces are in compliance. **The parking requirement is met.**

- 4) Open Green Space: The MU District requires that open green space be provided at the rate of 10% of the total development site area excluding the required district setbacks. In other words, 10% of the buildable area of the site should be open green space. The buildable area is 13,200 square feet, so 1,320 square feet of open green space should be provided. The applicant is proposing 4,200



square feet of open green space within the buildable area of the lot which meets the requirement. There is also a 65% greenspace requirement in the front yard which is in the HCG Overlay. This requirement was met by minimizing the amount of paving in the front yards by using a reduced width of the driveway openings. **The open green space requirement is met.**

- 5) Landscaping In addition to the greenspace requirement, there are HCG Overlay point requirements, general open space point requirements, and street tree point requirements. These are point requirements of .05 per square foot of site area in the HCG Overlay, .02 per square foot of total site area, and .75 per linear foot of street frontage. To the right is the point breakdown provided on the landscape plan which demonstrates compliance.

POINT SCHEDULE					
DESCRIPTION	POINTS / UNIT	EX. STREET	PR. STREET	PR. SITE	PR. SITE (HCG OVERLAY)
OVERSTORY TREES					
4" CALIPER OR GREATER	100				
3" CALIPER OR GREATER	90				
2" CALIPER OR GREATER	80		4	5	2
UNDERSTORY TREES					
2" CALIPER OR GREATER	40				
1.5" CALIPER OR GREATER	30				
1" CALIPER OR GREATER	20				
SHRUBS					
5 GALLON OR GREATER	10				
2 GALLON OR GREATER	5				33
CONIFERS					
10' HEIGHT OR GREATER	100				
8' HEIGHT OR GREATER	90				
6' HEIGHT OR GREATER	80				
5' HEIGHT OR GREATER	40				
4' HEIGHT OR GREATER	30				
3' HEIGHT OR GREATER	20				
TOTAL POINTS			320	400	325
REQUIRED (0.05 X 5,609 SF AREA)					281
REQUIRED (0.02 X 19,250 SF AREA)				385	
REQUIRED (0.75 X 350LF STREET)			263		

Landscaping satisfied.

- 6) **Building Height:** The maximum building height allowed in this district is 35 feet or three stories, whichever is less. Building height is measured from the lowest point of the grade. It is proposed to construct a single-story structure that is well below the district height limits. **The building height requirement is met.**

Rendering of the proposed triplex:



- 7) **Building Design:** The MU District requires a design review of various elements to ensure architectural compatibility to surrounding structures within the MU District. Below are images showing the character of neighboring buildings and developments within the MU District which have similar features to the proposed building. The applicant proposes the tri-plex to be single story modern design. All the garage doors will face the street with the front doors setback from the front plane of the garages. This development design will fit into the existing neighborhood as most of the existing garages are closer to the street than the front doors.

Neighboring Duplex with three-car garages:



Duplex with three-car garage design on east side of Oster Parkway (Whispering Pines):



Single-family house nearby:



Proportion: *The relationship between the width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building; the relationship of width to height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building.*

The proposed three-unit dwelling is very similar in proportion to the two and three-unit townhome products across the street to the east. The area to the west is Candeo Church and the area to the north is reserved for commercial/office use.

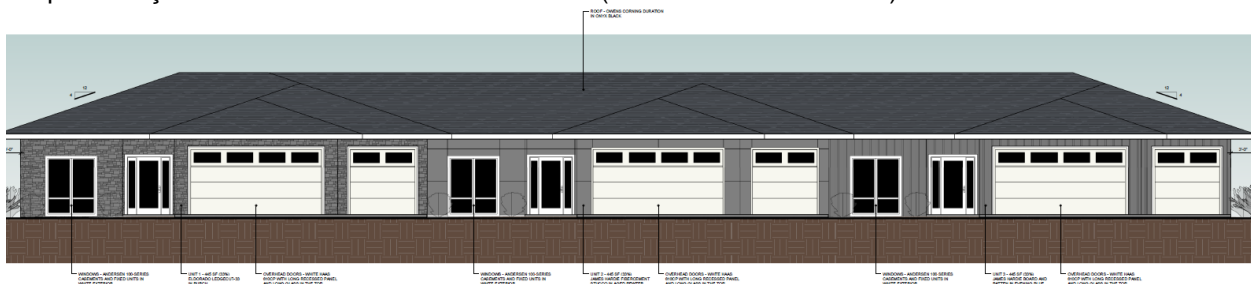
Roof shape, pitch, and direction: *The similarity or compatibility of the shape, pitch, and direction of roofs in the immediate area shall be considered in the construction or alteration of a building.*

All neighboring residential developments have pitched roofs. The proposed building incorporates the same roof shape, pitch, and direction.

Pattern: *Alternating solids and openings (wall to windows and doors) in the front facade and sides and rear of a building create a rhythm observable to viewers. This pattern of solids and openings shall be considered in the construction or alteration of a building.*

The proposed building features three-car garages for each unit. Each entry is recessed from the front line of the garage portion of the units to add additional depth to the front facade. Windows are added around all sides of the building to create visual interest and rhythm.

Proposed façade elevation with materials detailed (included in attachments):



Materials and texture: The similarity or compatibility of existing materials and textures on the exterior walls and roofs of buildings in the immediate area shall be considered in the construction or alteration of a building. A building or alteration shall be considered compatible if the materials and texture used are appropriate in the context of other buildings in the immediate area.

The front of each unit features a siding material consistent with the neighborhood and is also unique to each unit. This includes stone (33%) on the façade of one unit, and two varieties of Hardie Board (66%) on the other two units. The 33% stone also meets a requirement in the deed of dedication that at least 30% of the façade be stone or brick. Vinyl clapboard siding will cover the sides and back of the building. The applicant is proposing to use asphalt shingles to cover the roof. The proposed materials are consistent with materials used within the district.

Color: The similarity or compatibility of existing colors of exterior walls and roofs of buildings in the area shall be considered in the construction or alteration of a building.

The proposed buildings will be covered with neutral tones of stone/siding, and topped with a dark colored (Onyx Black) roof. The use of these neutral colors is consistent with the area.

Architectural features: Architectural features, including but not limited to, cornices, entablatures, doors, windows, shutters, and fanlights, prevailing in the immediate area, shall be considered in the construction or alteration of a building. It is not intended that the details of existing buildings be duplicated precisely, but those features should be regarded as suggestive of the extent, nature, and scale of details that would be appropriate on new buildings or alterations.

The building's architecture is of a suburban nature with a garage leading façade and a hip roof. Each unit is shown to have a patio off the back of the building. The architectural elements of this building are specifically consistent with the other buildings on Faithway Drive, but these features are also consistent with single-family homes in the neighborhood.

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the proposed plans for the 3-Plex on Lot 1 of Pinnacle Ridge First. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. Water and gas are available from Faithway Drive and electric and communications from Prairie Dock Road. There is an existing 1" diameter water service line from Prairie Dock Road that will need to be abandoned and disconnected from the existing 8" water main on the west side of Prairie Dock Road. New water services will need to be provided to each unit from the 10" water main on the north side of Faithway Drive. New gas services will be installed and

owned by CFU.

Any other minor technical issues will be addressed at the time of a building plan review.

A courtesy notice to surrounding property owners was mailed on March 1, 2023.

STAFF RECOMMENDATION

Staff recommends approval of SP22-013, a residential site plan within the MU Zoning District for property located at Lot 1 of Pinnacle Ridge First subdivision, subject to:

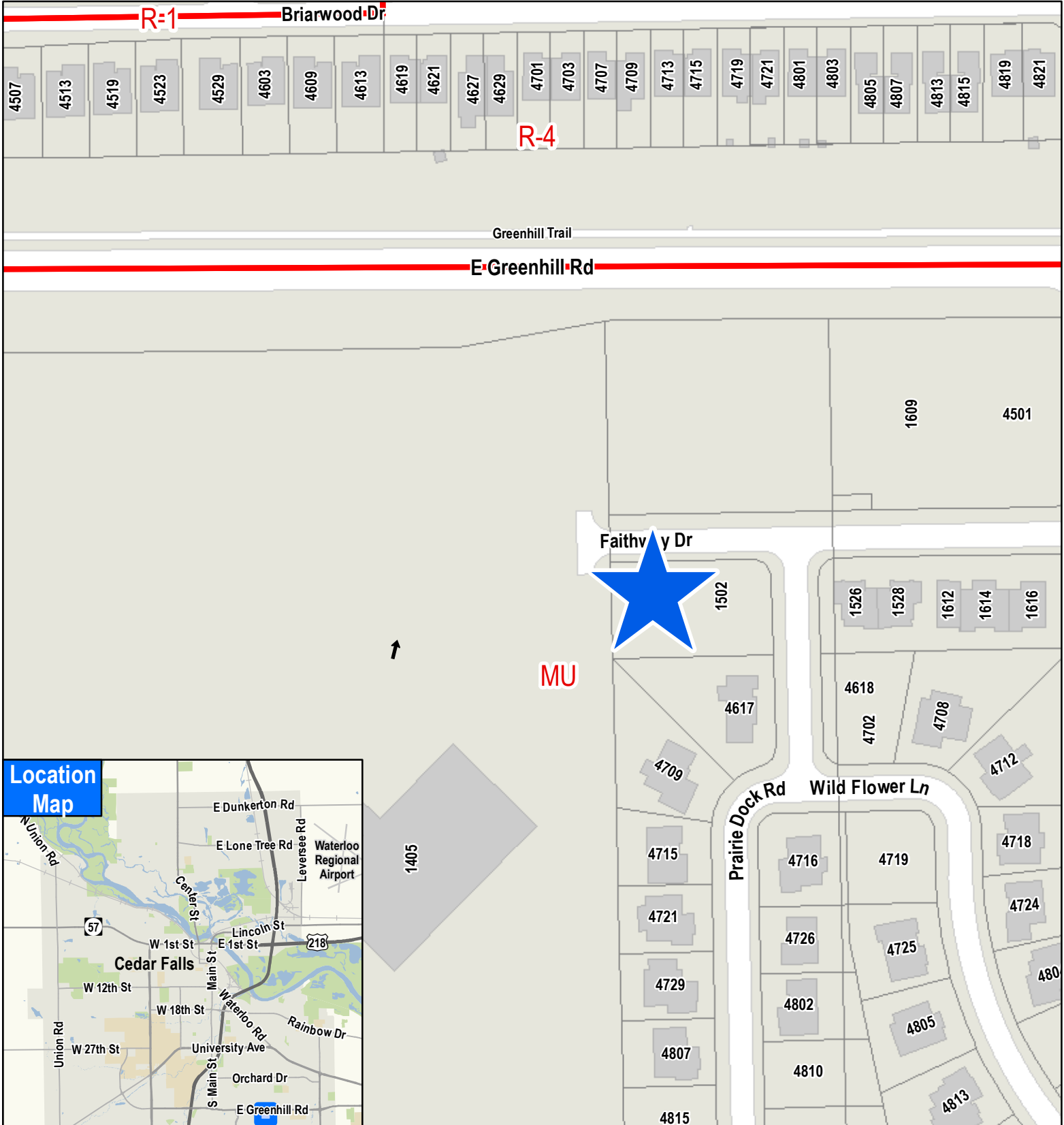
- 1) Any comments or direction specified by the Planning & Zoning Commission.
- 2) Conformance with all staff recommendations and technical requirements.
- 3) Construction of the proposed residential development must commence (i.e., city building permits secured) within one year following city council approval, or the original approval shall be void and the application shall be resubmitted to the planning and zoning commission and the city council, to review any changes in local conditions.

Attachments: Location Map
 Complete Site Plan Set
 Building Elevations
 Front Rendering

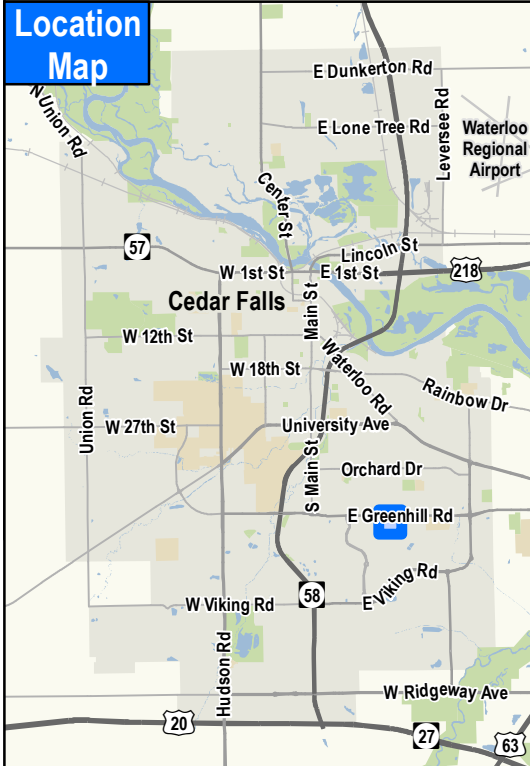
Cedar Falls Planning and Zoning Commission

March 8, 2023

Item 7.

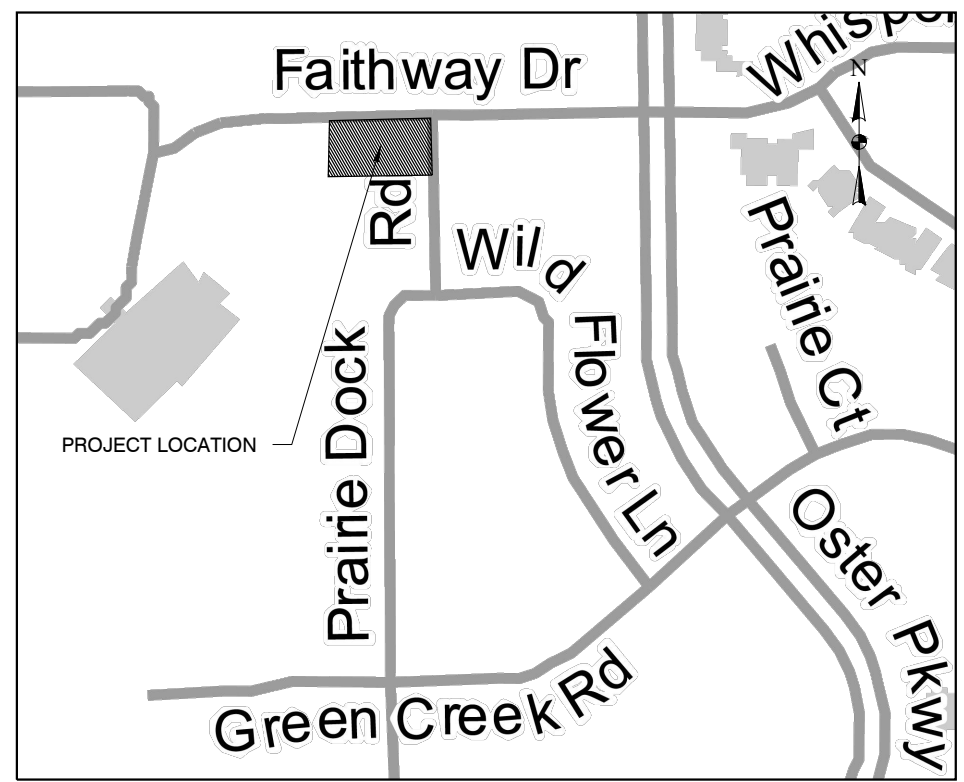


Location Map



**Site Plan review for a new Triplex
Lot 1, Pinnacle Ridge First
Faithway Dr. & Prairie Dock Rd.**

3-PLEX SITE PLAN LOT 1, PINNACLE RIDGE FIRST CEDAR FALLS, IOWA



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
EX.01	TITLE SHEET
EX.02	SITE PLAN LAYOUT
EX.03	LANDSCAPE PLAN

OWNER

PRAIRIE RENTALS LLC
4709 PRAIRIE DOCK ROAD
CEDAR FALLS, IA 50613
319-404-5933

DEVELOPER/DESIGN ARCHITECT

LGC HOMES
5601 UNIVERSITY AVE.
CEDAR FALLS, IA 50613
319-266-6609

ZONING

MU - MULTI-USE

PARKING SPACES (EACH UNIT)

REQUIRED: 2.5
PROVIDED: 3

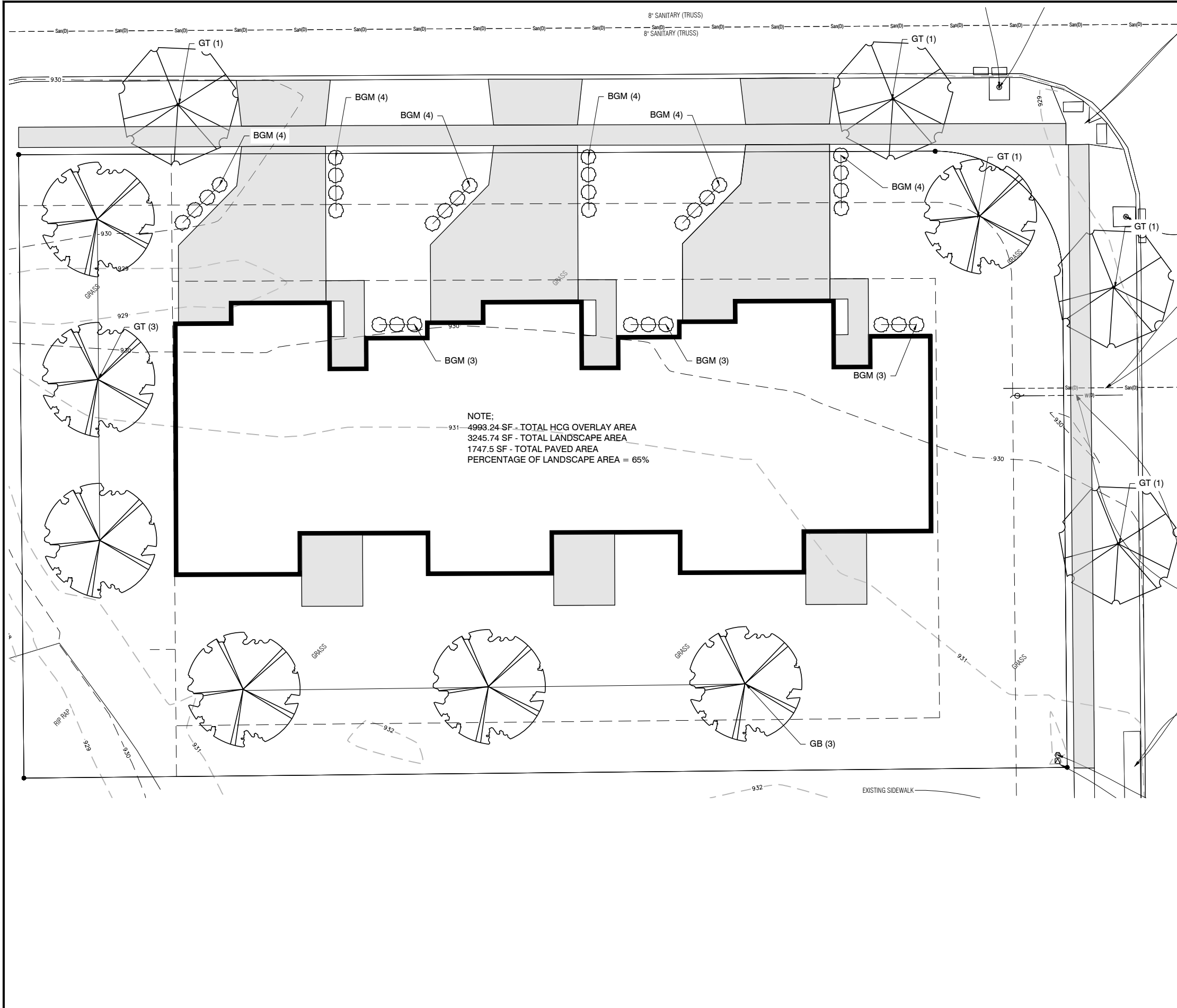
IMPERVIOUS AREAS

LOT = 9827 sf
ROW = 2254 sf



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

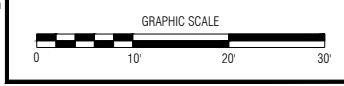
J:\9875\img\3_ Exhibits\9875_3-Plex Site Plan_Lot 1 PPF_8_30_22.dwg - EX.01 - TITLE SHEET - 02-22-23 - 5:53pm - Hoesmann



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

PLANT SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Deciduous Overstory Trees				
GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	1" Container or 2" BB
GT	Gleditsia triacanthos 'skyline'	Skyline HoneyLocust	8	2.5" Caliber
Shrubs				
BGM	Buxus x 'Green Mountain'	Green Mountain Boxwood	33	3.5" POT

POINT SCHEDULE					
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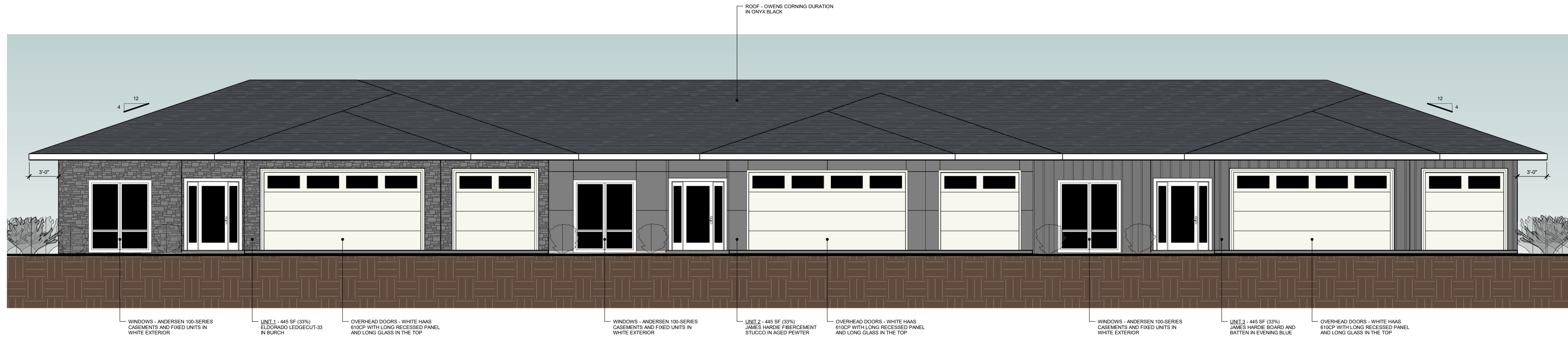
NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
 Toll Free (800) 542-7961
 www.cgaconsultants.com

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

**LOT 1, PINNACLE RIDGE FIRST
 CEDAR FALLS, IOWA**

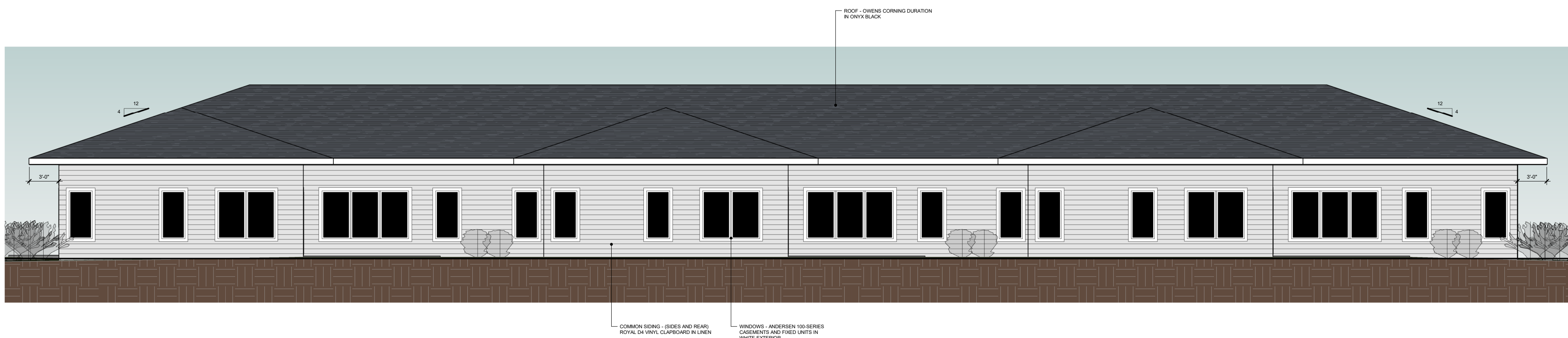
3-PLEX LANDSCAPE PLAN



TOTAL FRONT FACING AREA = 1,335 SF

FRONT ELEVATION - MATERIALS DETAILS

1/8" = 1'-0"



REAR ELEVATION - MATERIALS DETAILS

1/8" = 1'-0"



LEFT ELEVATION - MATERIALS DETAILS

1/8" = 1'-0"



RIGHT ELEVATION - MATERIALS DETAILS

1/8" = 1'-0"

