



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, AUGUST 14, 2019  
5:30 PM AT CEDAR FALLS CITY HALL**

---

**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Minutes of July 24, 2019.

**Public Comments**

**Old Business**

**New Business**

- 2. 311 Main Street – Pump Haus Facade Review**  
(WITHDRAWN – to be submitted at a later date to be determined)
- 3. College Hill Neighborhood Site Plan Review – 1809 College Street**

**Location:** 1809 College Street  
**Applicant:** CV Commercial, LLC  
**Previous discussion:** None  
**Recommendation:** Recommend approval  
**P&Z Action:** *Review and make recommendation to City Council*

- 4. Downtown Facade Review - Your CBD Store**

**Location:** 100 E 2nd Street, Suite 107  
**Applicant:** Your CBD Store Inc.  
**Previous discussion:** None  
**Recommendation:** Recommend approval  
**P&Z Action:** Review and make recommendation to City Council

- 5. Prairie Winds 4th Addition Final Plat**

**Location:** 16.65 acres west off of Hudson Road, north of Prairie Winds 1st Addition  
**Applicant:** Panther Farms LLC  
**Previous discussion:** None  
**Recommendation:** Recommend approval  
**P&Z Action:** *Review and make recommendation to City Council*

- 6. Pheasant Hollow Seventh Addition Preliminary Plat**

**Location:** 14 acres in the Pheasant Hollow Subdivision, westward extension of Apollo Street  
**Applicant:** White Coat Series II, LLC  
**Previous discussion:** None  
**Recommendation:** Review and continue discussion.  
**P&Z Action:** Provide direction and comments

- 7. Land Use Map Amendment – West Fork Crossing**

**Location:** 119 acres between Union Road and Waterbury Drive  
**Applicant:** West Fork Crossing, ISG Engineering  
**Previous discussion:** None  
**Recommendation:** Review and continue discussion.  
**P&Z Action:** *Provide direction and comments*

**8. Rezoning from A-1 to R-1 – West Fork Crossing**

**Location:** 119 acres between Union Road and Waterbury Drive  
**Applicant:** West Fork Crossing, ISG Engineering  
**Previous discussion:** None  
**Recommendation:** Review and continue discussion.  
**P&Z Action:** Provide direction and comments

**Commission Updates**

**Adjournment**

Reminders:

- \* August 28th and September 11th Planning & Zoning Commission Meetings
- \* August 19th and September 3rd City Council Meetings

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
July 24, 2019  
City Hall Council Chambers  
220 Clay Street, Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, July 24, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Holst, Prideaux, Saul and Wingert. Leeper joined the meeting via phone. Hartley and Larson were absent. Karen Howard, Community Services Manager, Shane Graham, Economic Development Coordinator and David Sturch, Planner III, were also present.

- 1.) Chair Holst noted the Minutes from the July 10, 2019 regular meeting are presented. Ms. Prideaux made a motion to approve the Minutes as presented. Ms. Saul seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Holst, Leeper, Prideaux, Saul and Wingert), and 0 nays.
- 2.) The first item of business was a PC-2 District site plan review for 918 Viking Road. Chair Holst introduced the item and Mr. Graham provided background information. He explained that the site plan is for a new commercial building at 918 Viking Road that will include five different buildings. In 2016 there was an overall site plan approved with a gymnasium and five outbuildings. The proposed building is the fourth of the five. Mr. Graham displayed the site plan, as well as the paving, explaining that the paving has been done in stages as the buildings are completed. He showed renderings of the building design and the landscape plan. Staff recommends approval of the 8,260 square foot retail building with any comments or direction specified by the Commission.

Chair Holst stated that he feels that the site plan follows the previous iterations of the project.

Ms. Saul made a motion to approve site plan as presented. Ms. Prideaux seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Holst, Leeper, Prideaux, Saul and Wingert), and 0 nays.

- 3.) The next item for consideration by the Commission was a HWY-1 District site plan review amendment to a previously approved site plan at Lot 2 of the Gateway Business Park Subdivision. Chair Holst recused himself from the matter due to a conflict of interest and Ms. Saul acted as Chair for the item. Mr. Graham provided background information, explaining that the four acre site is at the northeast corner of West Ridgeway Avenue and Hudson Road was recently approved by City Council. After approval, the Dairy Queen corporate office asked the developer to make modifications to the site plan, adjusting the location of the building, changing the circulation of the drive-through and reconfiguring the parking areas, pedestrian access, and landscaping plan. Since this is a substantial change to the approved site plan,

Planning & Zoning Commission and City Council review is required. Mr. Graham displayed the original and revised plans to show the changes being proposed, which includes creation of a separation drive-thru lane, moving the trash enclosure, and changes to the number and location of parking stalls, traffic circulation pattern, and pedestrian access. They proposed to move the pedestrian connection from the site to the public trail from the west side of the property to the south side of the development along Viking Road. Mr. Graham also displayed the landscape plan and discussed the drop in the site points, but explained that the change will actually be an improvement due to the type of plantings proposed, which will better screen and buffer the parking and drive-through from view of the street and provide better placement of street trees along the Viking Road frontage. The proposed changes will still meet the minimum code requirements for landscaping. Staff recommends approval subject to any comments or suggestions by the commission.

Ms. Prideaux feels that the new design enhances overall pedestrian and bike safety, as well as traffic flow.

Ms. Prideaux made a motion to approve the amended site plan as presented. Ms. Adkins seconded the motion. The motion was approved with 5 ayes (Adkins, Leeper, Prideaux, Saul and Wingert), 1 abstention (Holst) and 0 nays.

- 4.) The Commission then considered the Park Ridge Estates Final Plat. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the plat is a 20 acre parcel at the north end of Lakeshore Drive. Last year the Commission and Council approved the rezoning and preliminary plat and the developer would like to create six new residential lots for single-family development. He presented the subdivision plat, the layout of the lots and outlots, and discussed the sensitive areas, which include floodplain, wetlands and steep slopes, which will be set aside in no-build outlots containing conservation easements, the restrictions of which will need to be spelled out in a easement agreement that will be recorded with the plat. He also displayed and discussed access easements and the proposed stormwater management plan for the subdivision. Staff finds that the proposed final plat is consistent with the preliminary plat and therefore recommends approval of the final plat with the following stipulations:

1. Any comments or direction from the Commission
2. Submission of a separate Conservation Easement document to be recorded with the plat
3. All new homes will be constructed with a residential sprinkler system approved by the Building Division and the Fire Department.
4. Identification of an access easement on the plat through Outlot H from Lot 1 to Outlot C
5. Submission and approval of necessary construction documents, contracts, lien waivers, estimates and bonds for the public improvements
6. Verification by the petitioner's engineer that all access easements shown on the plat will be accessible and traversable for city vehicles
7. Conformance to all city staff recommendations and technical comments

Mr. Wingert stated that he will be abstaining from the item due to a conflict of interest.

Steve Troskey, CGA Engineers, stated that he is available to answer any questions.

Tammy Stahl, 1009 Lakeshore Drive, stated she had concerns with how the drainage will be handled and with access to and the cleanup of the dam. She noted her appreciation for how easy it has been to work with the workers.

Mr. Troskey explained that the excavation company is working on the infrastructure and the cleanup after the improvements.

Mr. Holst and Mrs. Saul noted their appreciation in working with the neighbors to address the stormwater runoff, dam maintenance and the conservation of the sensitive areas surrounding the development.

The discussion concluded and Ms. Saul made a motion to approve the final plat with the staff stipulations. Ms. Prideaux seconded the motion. The motion was approved with 5 ayes (Adkins, Holst, Leeper, Prideaux and Saul), 1 abstention (Wingert) and 0 nays.

- 5.) Ms. Howard asked the Commission to let staff know in advance if they know they will not be at future meetings to help ensure there is a quorum at each meeting.
- 6.) As there were no further comments, Ms. Saul made a motion to adjourn. Ms. Prideaux seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Holst, Leeper, Prideaux, Saul and Wingert), and 0 nays.

The meeting adjourned at 6:02 p.m.

Respectfully submitted,

Karen Howard  
Community Services Manager

Joanne Goodrich  
Administrative Clerk

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:** Dennis Rutledge, Intern  
Iris Lehmann, AICP, Planner II  
**DATE:** August 8, 2019  
**SUBJECT:** College Hill Neighborhood Site Plan Review – 1809 College Street

**REQUEST:** Request to approve a College Hill Neighborhood District Site Plan Review for a new single-unit dwelling at 1809 College Street

**PETITIONER:** CV Commercial, LLC

**LOCATION:** 1809 College Street

PROPOSAL

CV Commercial, LLC is proposing to construct a single-unit dwelling on the empty lot of 1809 College Street. The proposal is for a one bedroom, one bathroom home with 700 square feet of living space. See images below.



View of the proposed home from all angles

**BACKGROUND**

The lot at 1809 College Street is currently vacant. This property is part of the Auditor Rainbows Plat No 3 subdivision, is zoned R-2 Residence District, and falls within the College Hill Neighborhood Overlay District. The petitioner is proposing to build a 700 square foot single-unit dwelling on this lot.

All substantial improvements in the College Hill Neighborhood Overlay District must be reviewed and approved by the Planning & Zoning Commission as well as City Council. Any new construction qualifies as a substantial improvement under Section 26-181 (3): “Substantial improvement means any new construction within the district or any renovation of an existing structure.”

**ANALYSIS**

The College Hill Neighborhood Overlay District has specific requirements for new construction within the district. In addition, general zoning requirements for new construction must also be followed. The attached submitted plans meet all of the minimum College Hill Neighborhood Overlay District and zoning requirements pertaining to new development. Details on each requirement are reviewed below. If this single unit is approved by the Planning & Zoning Commission and City Council, a land use and building permit will be required prior to construction.

1) Proposed Use:

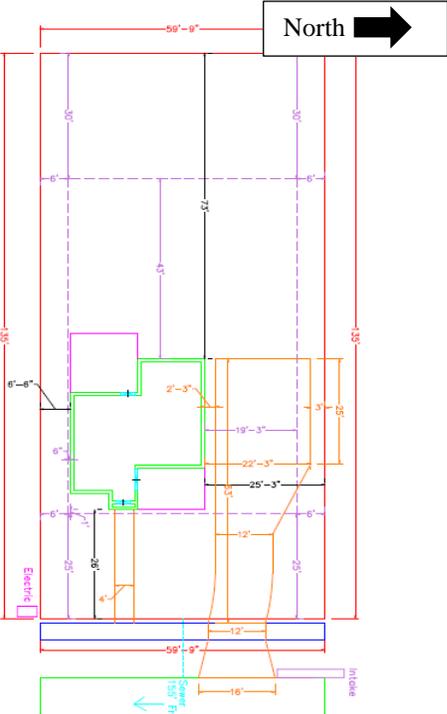
The applicant is proposing to build a single-unit dwelling. CV Commercial LLC’s intent is to construct a new high quality affordable housing option in the core of Cedar Falls. The R-2, Residence District, permits low density residential development. **A single unit home is a permitted use in the R-2 District.**

2) Lot size:

The property is zoned R-2, residential district. In this district the required lot width for a single unit home is 60 feet. The lot under consideration is 60 feet wide. The lot area required for a single unit home in the R-2 district is 7,200 square feet. The proposed property is 8,100 square feet. **The proposed lot area meets the R-2 District’s requirements.**

3) Building Setbacks:

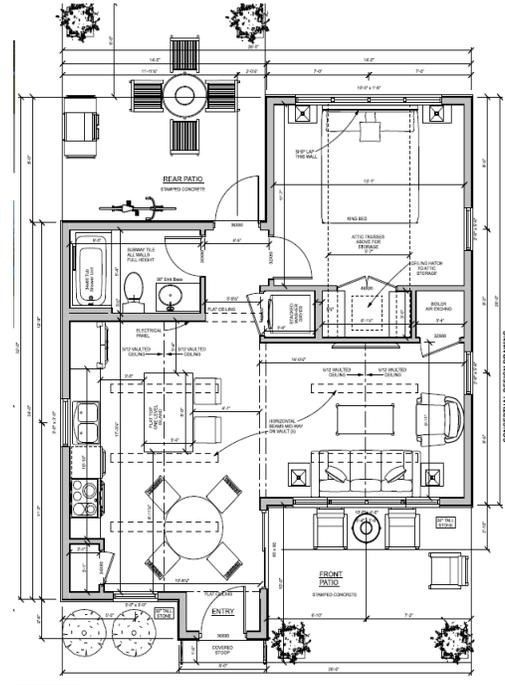
The required front yard setback in the R-2 district is 25 feet. The proposed front yard setback on this home is 26 feet. The required side yard setback in this district is 10% of the lot width. Since the width of this lot is 60 feet, a 6-foot setback is required. The side yard setbacks proposed are 6 feet 6 inches to the south and 25 feet 3 inches to the north; see image on the right. The rear yard setback requirement for the R-2 district is 30 feet. The



proposed single unit home has a rear yard setback of 73 feet. **The proposed building meets all setback requirements.**

4) Building Floor Plans:

The home will have one bedroom, one full bath, a full kitchen, and vaulted ceilings. The home is designed with an open living concept. The applicant is also proposing concrete patios on the front and the back of the house. A full review of the building plans by the City's Building Department will be required prior to construction.



5) Parking:

The College Hill Neighborhood Overlay District requires single-unit dwellings to have two hard surfaced parking stalls per dwelling. The proposed concrete driveway is 12 feet wide and 63 feet long. The driveway also includes a flare out next to the home, widening the driveway to 22 feet and 3 inches. With this layout this property will have room for 3 parking spots; two in tandem in the driveway and one in the flare out. **The proposed parking meets the requirements.**

6) Open Space:

The College Hill Neighborhood Overlay District states that driveways measuring no more than 18 feet in width, sidewalks and pedestrian access ways measuring no more than six feet in width may be established across the required front and side yard areas. The driveway will have a 12 foot width. Other than the front and rear patio areas, the remainder of the lot will remain as open green space. **This meets all requirements.**

7) Building Design:

The College Hill Neighborhood Overlay District states that materials and textures of all new buildings shall be compatible with those primary design elements on structures located on adjoining properties and also in consideration of said design elements commonly utilized on other nearby properties on the same block or within the immediate neighborhood.



Comparable scale and character in relation to adjoining properties and other nearby properties in the immediate neighborhood shall be maintained by reviewing several design elements. These are noted below with a review on how each element is addressed. Photos of some of the

surrounding homes are attached to this report.

*Maintaining Similar Roof Pitch:*

The proposed home will have a shingled pitched roof as shown here. The surrounding homes have similar roofs in style and materials. **The roof of the proposed home is comparable to those that are around it.**

*Maintaining Similar Building Height, Building Scale and Building Proportion:*

The maximum height in the R-2 district is 2 ½ stories or 35 feet, whichever is less. The proposed home is single story with a height of 16 feet from base to the roof peak. The surrounding properties on this block are a mixture of single story and two story homes. The proposed size of the home is smaller than most in this block but it won't be the smallest home. 1816 College Street, a neighboring structure, has a livable space of 400 square feet as reported by the Assessor's website. The proposed property will have 700 square feet of livable space. **The height, scale and proportion of the proposed building are compatible with other dwellings in the area.**

*Use of Materials Comparable and Similar to Other Buildings on Nearby Properties in the Immediate Neighborhood:*

Five of the seven homes in the immediate area have vinyl siding. The other two are brick homes. The proposed home will have white vinyl or cement board siding with a masonry base across the front of the home. **The proposed materials are consistent with the surrounding homes.**

*Architectural character:*

The College Hill Neighborhood Overlay District requires that the potential home has compatible architectural character to those in the immediate neighborhood. While the home has some features that give it a unique character, such as the vertical siding pattern and generous horizontal bank of windows along the front façade, it is designed as a traditional front-gabled home with a prominent stoop and canopy entrance, similar to other homes found in the neighborhood. The multiple gables provide character and visual interest and provide the basis for the vaulted ceiling on the interior of the home, which will make this small home feel more spacious. Many homes on this block have either a front porch or a stoop with a canopy that provides weather protection for the front entrance. The stoop and canopy entrance of the proposed home is consistent with other homes in the neighborhood. The front patio will be an uncovered, concrete pad. This is different from other homes in the immediate area. Many homes in the neighborhood have a front porch that elevates the usable outdoor space above the public sidewalk level to help distinguish the private outdoor space from the public space along the street. In this way, a porch provides more privacy for the residents of the home, as the first floor is elevated so that passersby cannot look directly into the interior of the home. Low planter boxes or other landscaping features could be used to provide additional privacy for the front patio. However, with the fairly generous front setback staff finds that the patio as proposed is

acceptable and will provide additional usable outdoor space for the residents. **Overall, staff finds that the character of the proposed building meets the standards and the home will be an attractive addition to the neighborhood.**

8) Entrance:

The College Hill Neighborhood Overlay District has requirements for the entrance of a home. Section 26-181, 6, a, states: *“The primary front entrances of all residential buildings shall face toward the public street. Street frontage wall spaces shall provide visual relief to large blank wall areas with the use of windows or doorways and other architectural ornamentation.”* As shown in the photos above, the proposed entrance to the home faces the street and has traditional entranceway features that make it both functional and attractive. The front façade has generous window coverage to provide eyes on the street. **The proposed home meets this requirement.**

9) Landscaping:

The College Hill Neighborhood Overlay District Section 26-181, 5, d states: *“All newly constructed single-unit dwellings to provide on-site landscaping within the required yard areas or in other green space areas of the property at the rate of 0.04 points per square foot of total lot area of the site under consideration for the proposed residential development or improvement”.* With a total lot area of 8,100 square feet, the lot will need to provide 324 points of landscaping. Points are calculated based on size and type of plants proposed or existing on site. The current site has 6 trees, two located in the public right of way, that are all 4-inch caliper or greater.



Locations of the trees are shown in the images above. Each of these trees are worth 100 landscaping points. The applicant is proposing to keep all the existing trees, providing 600 landscaping points. If any of the trees are damaged during construction they will be replaced. If either of the two trees in the right of way are being considered for removal, city staff will need to be consulted. If the proposed location of the home or driveway is determined to endanger any of the existing trees at any time, staff highly encourages the proposed home or driveway to be shifted accordingly. As long as the minimum setbacks are met, this type of change will be approved through a staff level review. In addition, the applicant will sod the affected area after construction. **The landscaping requirements are met.**

10) Storm Water:

The City Code states that there needs to be 25,000 square feet of impervious surface to trigger the need for on-site storm water management for a redevelopment site. This home and its proposed driveway will be 825 square feet total. **This requirement does not apply.**

Technical Comments:

City and Cedar Falls Utilities staff has reviewed the submitted site plan. All technical comments have been addressed.

Staff Recommendation:

The Community Development Department recommends approval of the College Hill Neighborhood District Site Plan for a new single-unit dwelling at 1809 College Street with the following stipulations:

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

Planning and Zoning Commission:

8/14/19 Discussion and vote

1803 College St.



1804 College St.



1810 College St.



1815 College St.



1816 College St.



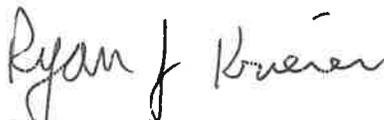
Address: Lot 14 Auditor Rainbows Plat No. 3 / 1809 College / Parcel 8914-14-283-010

Letter of Intent:

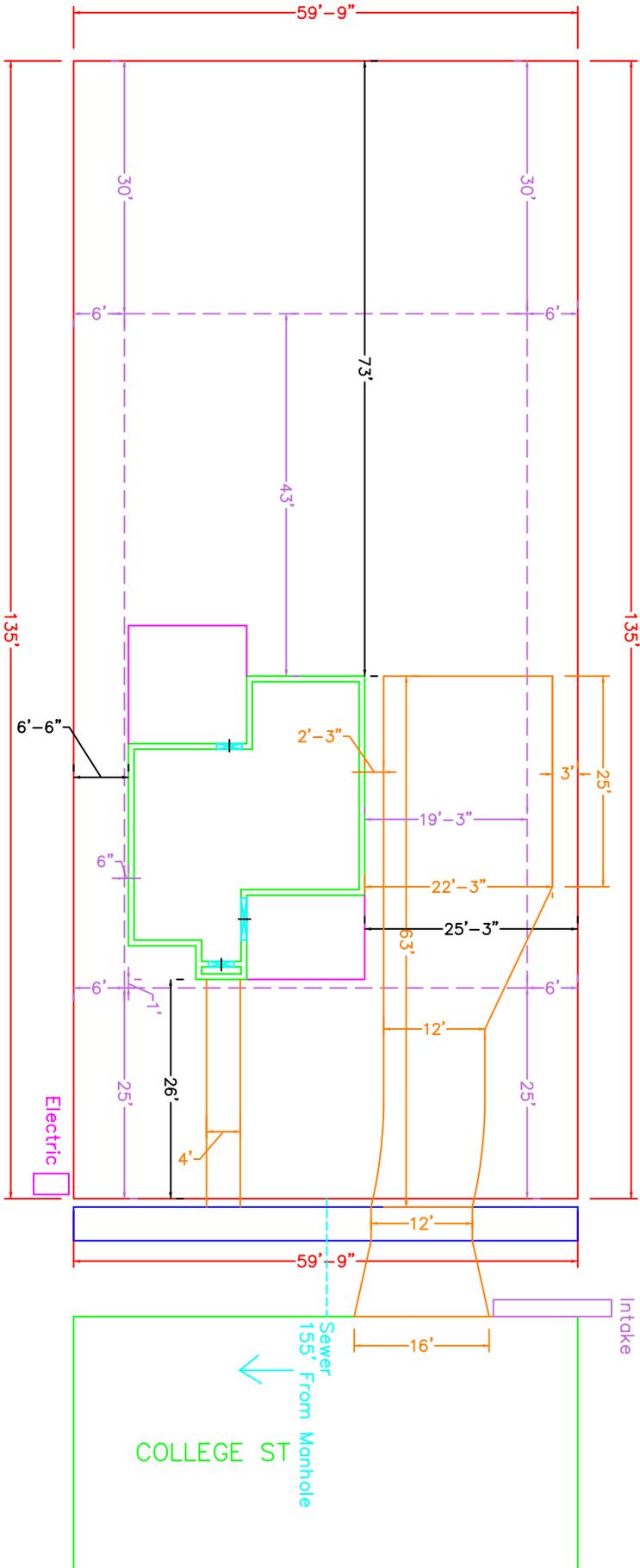
It is the stated intent of CV Commercial, LLC to construct and sell a single-family dwelling located at 1809 College St, Cedar Falls, IA 50613. The home will be constructed slab on grade with 700 sq ft of livable space. It will be constructed to meet and exceed Cedar Falls building code requirements. It will be one bedroom, full bathroom, open living concept, complete with a full kitchen and vaulted ceilings. The interior will be comprised of high-end finishes, appliances, Bertch cabinets, and quartz countertops. The exterior will be vertical LP or Hardie Board white siding, black trimmed windows, and stylish exterior lighting. The property, at its completion, will have a concrete drive and full landscaping (sod) to match its surroundings.

The market intent of this construction is to provide a quality, new, and affordable housing option in the core of Cedar Falls.

Respectfully,

  
CV Commercial

SITE PLAN  
LOT 14 AUDITOR RAINBOWS PLAT NO. 3  
PLANS: PB TINY HOUSE 4-19-19  
7-26-19







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: Dennis Rutledge, Intern / Iris Lehmann, AICP, Planner II
DATE: August 8, 2019
SUBJECT: Sign review of property in the Central Business District Overlay

REQUEST: New signage on storefront

PETITIONER: Heather Stumberg, Your CBD Store Inc. Contractor: Signs & Design

LOCATION: 100 E 2nd Street, Suite 107

PROPOSAL

A new tenant, Your CBD Store Inc, and the property owner of 100 E 2nd Street are requesting a site plan review for a new wall sign and projecting sign at 100 E 2nd Street, Suite 107 in the Central Business District Overlay Zoning District.

BACKGROUND

The petitioner proposes to install one new wall sign and one new projecting sign on the facade of 100 E 3rd Street for a new business, Your CBD Store, locating in Suite 107. The property is located directly east of the 200 block of Main Street on the north side of E 2nd Street, see image to the right.



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

"Substantial improvement" includes any new building construction within the overlay district or any renovation of an existing structure that involves any modification of the exterior appearance of the structure by virtue of adding or removing exterior windows or

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

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

### ANALYSIS

The applicant is proposing to install a 52” x 96” flush mount wall sign and a 19” x 27” projecting blade sign to advertise the new tenant, Your CBD Store. Wall signs within the Central Business District cannot exceed ten percent of the total storefront area and all projecting signs shall not exceed 40 square feet per sign face (Section 26-189 (j)). The districts signage size requirements have been met. Both proposed signs will be placed on the south elevation facing E 2nd Street. Neither sign will be lighted. The wall sign will be located above the store’s entrance and the projecting sign will be placed next to the entrance 11 feet above the sidewalk and will project 1.5 feet into the right-of-way, see images to the right. All projecting signs within the Central Business District are required to be at least 10 feet above the sidewalk and cannot project further than half the width of the sidewalk that the storefront is located on or five feet, whichever is less (Section 26-189 (j)(2)). The sidewalk at this location is approximately 10 feet wide. The proposed placement of the signs meet city code. If approved by the Planning and Zoning Commission, this item will be placed on the next regularly scheduled City Council meeting. If the City Council approves this request, a sign permit will be issued for the new signs.



### TECHNICAL COMMENTS

No comments.

### PLANNING & ZONING COMMISSION

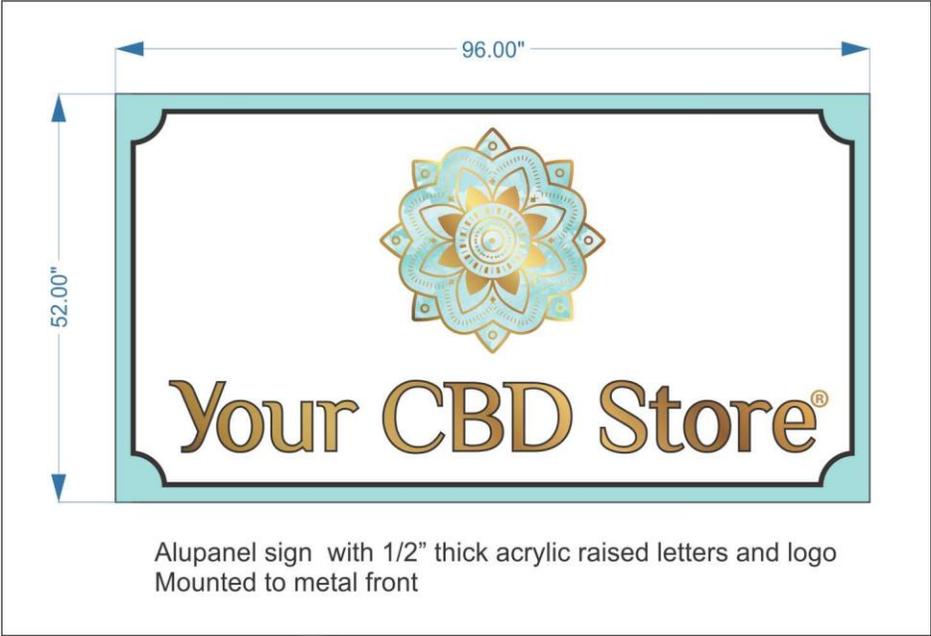
Discussion/Vote  
8/14/2019

### STAFF RECOMMENDATION

The Community Development Department recommends approval of the submitted facade plan for 100 E 2nd Street, Suite 107.

### Attachments:

Letter of intent, Details of proposed signage







**SIGNS & DESIGNS**

5600 NORDIC DRIVE  
 CEDAR FALLS, IOWA 50613  
 PHONE: 319-277-8829 FAX: 319-268-2298

7/29/2019  
 100 East 2<sup>nd</sup> St.  
 Suite 107  
 Cedar Falls, Iowa

RECEIVED  
 JUL 31 2019  
 COMMUNITY DEVELOPMENT  
 DEPARTMENT

P&Z Letter of intent:

Location:  
 100 East 2<sup>nd</sup> St.

Overview:  
 Installation of a 18.86" x 26.9" blade sign. 2 sided that is 11' to the bottom of the sig and total projection is 21". Aluminum frame and faces . This sign is non-lighted.

Applicant Contact: Your CBD Store Heather Stumberg  
 Contractor: David Schachterle, 5600 Nordic Drive, Cedar Falls, Iowa 50613 T: 319-277-8829

David Schachterle  
 Signs & Designs, Inc,  
 CEO



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM
Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Iris Lehmann, AICP, Planner II
Matt Tolan, Civil Engineer II
DATE: August 8, 2019
SUBJECT: Prairie Winds 4th Addition Final Plat

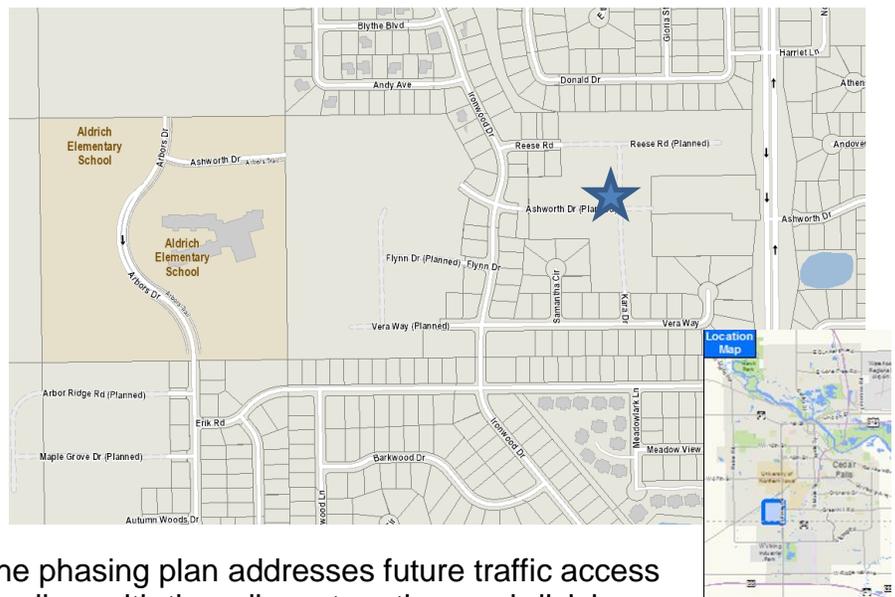
REQUEST: Request to approve the Prairie Winds 4th Addition Final Subdivision Plat
PETITIONER: Panther Farms LLC – owner; CGA Engineers – Civil Engineer
LOCATION: 16.65 acres west of Hudson Road north of Prairie Winds 1st Addition

PROPOSAL

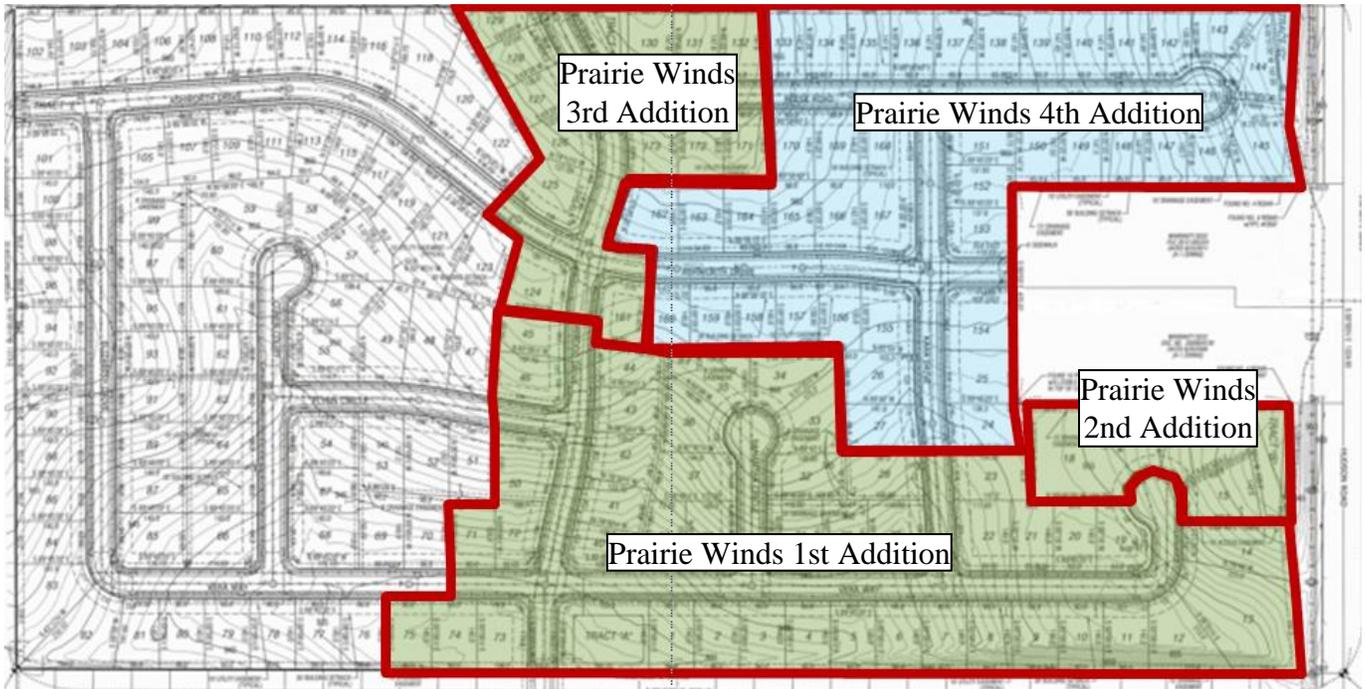
The applicant is proposing to final plat a portion of the Prairie Winds Subdivision in the R-1, Residence Zoning district, and create 43 standard residential lots.

BACKGROUND

The Prairie Winds Subdivision falls within an R-1, Residence Zoning district. In March 2013, the preliminary plat for the subdivision was approved by City Council. The preliminary plat encompasses 71.10 acres and plans for the creation of 173 residential lots. Due to the size of the development, a developmental "phasing plan" was approved with the Preliminary Plat. Since then there have been a number of adjustments to that phasing plan. The most recent version was created in 2014, see attachments. The phasing plan addresses future traffic access issues related to this subdivision as well as with the adjacent northern subdivision, Prairie West. The two subdivisions (Winds and West) are coordinated to establish second



routes of access. Final Plats for “Phase 1”, “Phase 2” and “Phase 3” of the larger Prairie Winds Preliminary Plat have been approved by City Council in 2013, 2014, and 2017, respectively. Panther Farms LLC is now looking to plat “Phase 4”, Prairie Winds 4th Addition. This final plat would allow for the development of the last remaining portion of the Prairie Winds preliminary plat east of Ironwood Drive. See image below showing the approved Final Plats of this subdivision and the area currently under consideration. Note that the lots being platted in the proposed Prairie Winds 4th Addition are slightly different than those shown on the phasing plan. This is due to sanitary sewer not being fully installed along Ashworth Drive at the time of the Prairie Winds 3rd Addition Final Plat approval.



An updated timeline for development for this subdivision is as follows:

Phase	Timeline	Number of Lots
1	Final platted 2013	40
2	Final platted 2014	4
3	Final platted in 2017	13
4	Now	43
5	As market supports	73

**ANALYSIS**

The property is zoned R-1, Residential, which permits single-unit and two-unit residences. Minimum lot width is 75 feet for single-unit homes and 80 feet for two-unit homes. In the case of narrower dimensions at the front of the lot, the minimum width can be established at the 30-foot building setback line. Minimum lot area is 9,000 square feet for single-unit homes and 10,000 square feet for two-unit homes. All proposed lots meet these requirements. It is anticipated the

predominant development pattern will be detached single-unit homes.

The Prairie Winds 4th Addition Final Plat creates 43 buildable lots. It includes a continuation of a 60-foot-wide right-of-way for Reese Road, Ashwood Drive, and Kara Drive, Tract "A". The layout of the proposed final plat is consistent with the approved corresponding portion of the Preliminary Plat. Utilities are readily available to this site. The developer will coordinate with CFU for extending the utility services to the proposed development.

Cluster mailboxes, according to USPS standards will be sized and placed in the ROW according to USPS standards. All cluster mailboxes will be located on lower volume streets and situated so as to prevent undue traffic congestion according to the direction from the City Engineer's office. The submitted Deed of Dedication for this final plat is consistent with the previously approved Deeds of Dedications from the previous additions. The Deed of Dedication also addresses the responsibility of the owners of lots 12 and 13 to maintain the right-of-way between their lots and Hudson Road.

It should be noted that as the lots have been developed in this subdivision a number of issues occurred, which have resulted in unwanted drainage outside of designated drainage easement locations. To compensate for these events the applicant has worked with City engineering staff to adjust and add drainage easements on this plat. For this reason the easements of this final plat do not match what is shown on the preliminary plat, but will more accurately represent the actual intended stormwater drainage for the subdivision, so it is properly managed for the area. In addition to this change, Tract D, designated on the preliminary plat as a Stormwater Detention pond, has since been parceled off and sold to a neighboring property. The applicant has provided stormwater calculations showing that this area is not needed for stormwater management. This adjustment has been reviewed and deemed acceptable by the City's engineering department. These two adjustments are minor, so it was determined that a new preliminary plat was not necessary.

### TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed final plat. All of staff's technical comments have been addressed.

The property is located outside of the designated floodplain. A courtesy mailing was sent to neighboring property owners on Tuesday, August 6, 2019.

### STAFF RECOMMENDATION

The proposed Prairie Winds 4th Addition Final Plat is consistent with the City's subdivision code and is consistent with its corresponding and approved Preliminary Plat. City staff recommends approval.

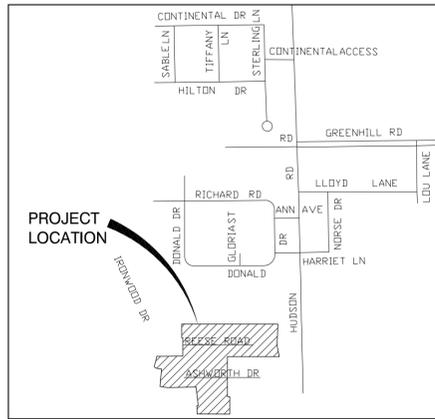
### PLANNING & ZONING COMMISSION

Discussion/Vote  
8/14/2019

#### Attachments:

Proposed Final Plat  
Proposed Deed of Dedication  
Approved Preliminary Plat  
Updated "phasing plan"

# FINAL PLAT PRAIRIE WINDS 4TH ADDITION CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA



VICINITY MAP

NOT TO SCALE

### LAND SURVEYOR

CLAPSADDLE-GARBER ASSOCIATES  
TRAVIS R. STEWART, PLS  
16 EAST MAIN STREET  
MARSHALLTOWN, IOWA 50158  
(641) 752-6701

### PROPRIETOR

PANTHER FARMS L.L.C.  
2202 COLLEGE STREET  
CEDAR FALLS, IA 50613

### DEVELOPER

BRIAN WINGERT  
3006 ROWND STREET  
CEDAR FALLS, IOWA 50613

### ZONING CLASSIFICATION

R-1 RESIDENTIAL DISTRICT

### SHEET INDEX

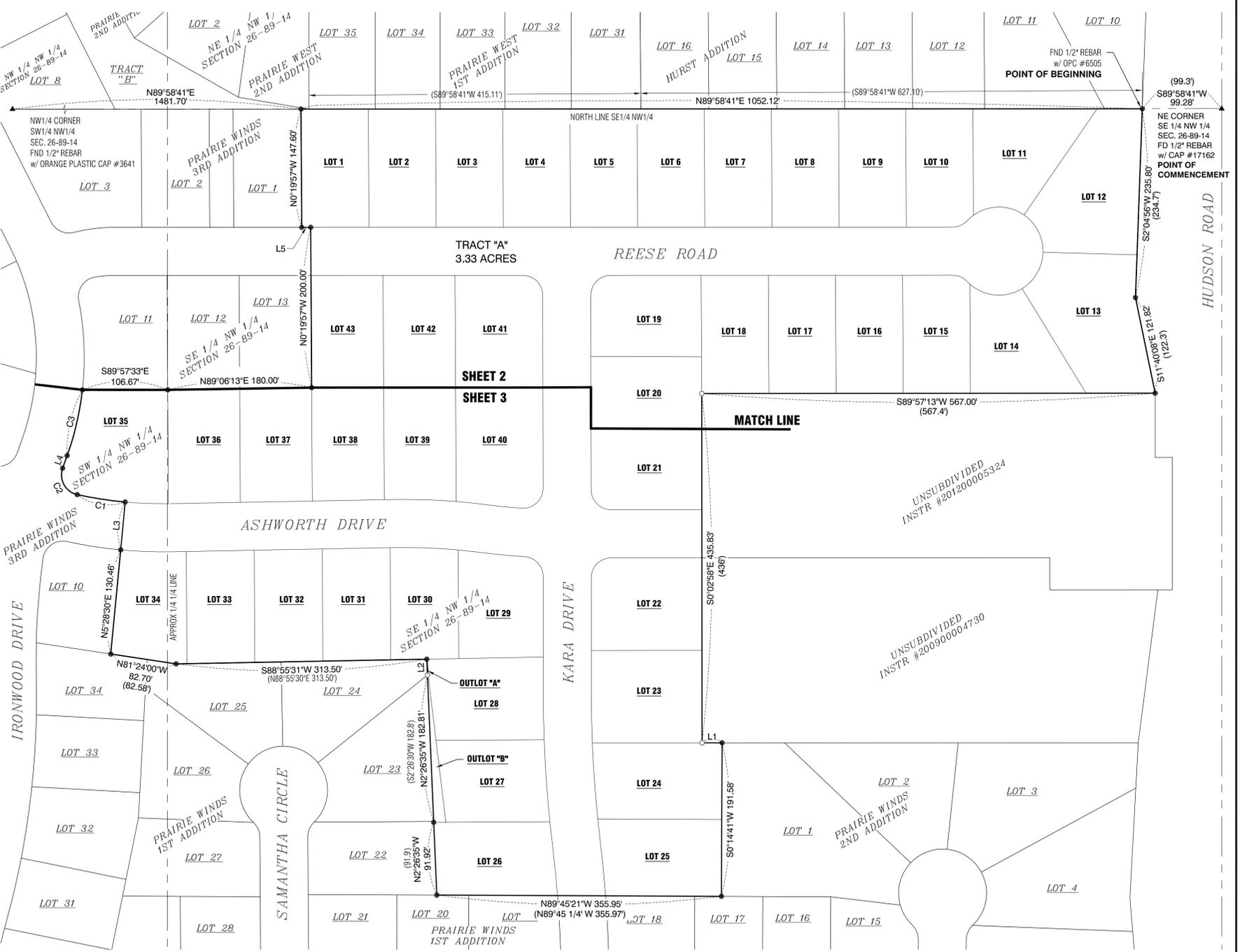
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2 AND 3	FINAL PLAT

### DESCRIPTION:

A CERTAIN PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE, S89°58'41"W 99.28' ALONG THE NORTH LINE OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4 SAID SECTION 26 TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 10 OF HURST ADDITION AND A POINT ON THE WEST RIGHT OF WAY LINE OF HUDSON ROAD; THENCE, S2°04'56"W 235.80' ALONG SAID WEST RIGHT OF WAY LINE; THENCE, S11°40'08"E 121.82' ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND RECORDED IN INSTRUMENT NO. 2012-00005324 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA; THENCE, S89°57'13"W 567.00' ALONG THE NORTH LINE OF SAID CERTAIN PARCEL TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL; THENCE, S0°02'58"E 435.83' ALONG THE WEST LINE OF SAID CERTAIN PARCEL AND THE WEST LINE OF A CERTAIN PARCEL OF LAND RECORDED IN INSTRUMENT NO. 2009-00004730 TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL; THENCE, N89°59'11"E 25.00' TO THE NORTHWEST CORNER OF LOT 1 OF PRAIRIE WINDS 2ND ADDITION, RECORDED IN INSTRUMENT NO. 2015-00008317 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA; THENCE, S0°14'41"W 191.58' ALONG THE WEST LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY LINE OF PRAIRIE WINDS 1ST ADDITION, RECORDED IN INSTRUMENT NO. 2014-00013156 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA; THENCE, N89°45'21"W 355.95' ALONG SAID NORTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 22 OF SAID PRAIRIE WINDS 1ST ADDITION; THENCE, N2°26'35"W 91.92' ALONG THE EAST LINE OF SAID LOT 22 TO THE SOUTHEAST CORNER OF LOT 23 OF SAID PRAIRIE WINDS 1ST ADDITION; THENCE, N2°26'35"W 182.81' ALONG THE EAST LINE OF SAID LOT 23 TO THE SOUTHEAST CORNER OF LOT 24 OF SAID PRAIRIE WINDS 1ST ADDITION; THENCE, N2°26'35"W 19.95' ALONG THE EAST LINE OF SAID LOT 24 TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE, S88°55'31"W 313.50' ALONG THE NORTHERLY LINE OF SAID PRAIRIE WINDS 1ST ADDITION; THENCE, N81°24'00"W 82.70' CONTINUING ALONG THE NORTHERLY LINE OF SAID PRAIRIE WINDS 1ST ADDITION TO THE SOUTHEAST CORNER OF LOT 10 OF PRAIRIE WINDS 3RD ADDITION, RECORDED IN INSTRUMENT NO. 2017-00016399 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA; THENCE, N5°28'30"E 130.46' ALONG THE EAST LINE OF SAID LOT 10 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ASHWORTH DRIVE; THENCE, N5°20'34"E 60.00' ALONG THE EASTERLY LINE OF SAID PRAIRIE WINDS 3RD ADDITION TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ASHWORTH DRIVE; THENCE, WESTERLY 60.73' ALONG THE ARC OF A 500.00' RADIUS CURVE, CONCAVE NORTHERLY, HAVING A CHORD BEARING OF N81°10'39"W AND A CHORD DISTANCE OF 60.69' ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTHWESTERLY 42.53' ALONG THE ARC OF A 25.00' RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF N28°57'51"W AND A CHORD DISTANCE OF 37.58'; THENCE, N19°46'11"E 16.80'; THENCE, NORTHERLY 84.42' ALONG THE ARC OF A 363.00' RADIUS CURVE, CONCAVE WESTERLY, HAVING A CHORD BEARING OF N13°06'26"E AND A CHORD DISTANCE OF 84.23' TO THE SOUTHWEST CORNER OF LOT 11 OF SAID PRAIRIE WINDS 3RD ADDITION, THE AFORESAID ALL BEING ALONG THE EASTERLY LINE OF SAID PRAIRIE WINDS 3RD ADDITION, ALSO BEING ALONG THE EASTERLY RIGHT OF WAY LINE OF IRONWOOD DRIVE; THENCE, S89°57'33"E 106.67' ALONG THE SOUTH LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE, N89°06'13"E 180.00' ALONG THE SOUTH LINE OF LOTS 12 AND 13 OF SAID PRAIRIE WINDS 3RD ADDITION TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE, N0°19'57"W 200.00' ALONG THE EASTERLY LINE OF SAID PRAIRIE WINDS 3RD ADDITION TO A POINT ON THE NORTH RIGHT OF WAY LINE OF REESE ROAD; THENCE, S89°58'41"W 11.30' ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 1 OF PRAIRIE WINDS 3RD ADDITION; THENCE, N0°19'57"W 147.60' ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE, N89°58'41"E 1052.12' ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 16.69 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

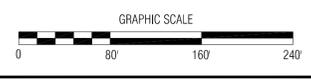
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	60.73'	500.00'	6°57'33"	N81°10'39"W	60.69'
C2	42.53'	25.00'	97°28'04"	N28°57'51"W	37.58'
C3	84.42'	363.00'	13°19'30"	N13°06'26"E	84.23'



LINE NUMBER	BEARING	DISTANCE
L1	N89°59'11"E	25.00'
L2	N2°26'35"W	19.95'
L3	N5°20'34"E	60.00'
L4	N19°46'11"E	16.80'
L5	S89°58'41"W	11.30'

	(GROSS-ACRES)	(EASE-ACRES)	(NET-ACRES)
SE 1/4 NW1/4 SEC. 26-89-14	16.00 AC	0.00 AC	16.00 AC
SW1/4 NW1/4 SEC. 26-89-14	0.65 AC	0.00 AC	0.65 AC
TOTAL	16.65 AC	0.00 AC	16.65 AC

SCALE: 1" = 80' (22 x 34 SHEET)  
1" = 160' (11 x 17 SHEET)

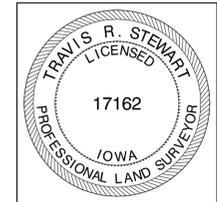


NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	CITY COMMENTS	CAQ	1-14-19	4	CITY COMMENTS	KMN	7-09-19
2	CITY COMMENTS	CAQ	5-10-19				
3	CITY COMMENTS	CAQ	6-17-19				

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

DESIGNED: - DATE: -  
DRAWN: CAQ DATE: 2-19-2018  
CHECKED: IRS DATE: -  
APPROVED: - DATE: -

## PRAIRIE WINDS 4TH ADDITION CEDAR FALLS, IOWA



DATE PREPARED : 01-09-2019

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

Signature: Travis R. Stewart, PLS  
Date: \_\_\_\_\_  
Iowa License Number 17162  
My license renewal date is December 31, 2019

Pages or sheets covered by this seal: SHEETS 1 OF 3, 2 OF 3 AND 3 OF 3

## FINAL PLAT

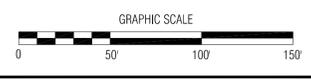
PROJECT NO. 5491.05  
SHEET NO. 1 OF 3

J:\5491-Prairie Winds 4th Addition Final Plat\Final Plat\Revised 7-9-2019\5491 Prairie Winds 4th Addition Final Plat Sheet 1- Revised 6-17-2019.dwg - Sheet 1 - 07-09-19 - 1:58pm - KMN352



SIDE YARD SETBACK		SIDE YARD SETBACK		SIDE YARD SETBACK	
LOT(S)	FEET	LOT(S)	FEET	LOT(S)	FEET
1	8.4'	17	8.4'	33	8.5'
2	8.4'	18	8.4'	34	8.5'
3	8.4'	19	10.1'	35	11.1'
4	8.4'	20	9.0'	36	9.0'
5	8.4'	21	10.0'	37	9.0'
6	8.4'	22	11.5'	38	9.0'
7	8.4'	23	11.5'	39	9.0'
8	8.4'	24	9.6'	40	10.9'
9	8.4'	25	9.6'	41	10.9'
10	8.4'	26	9.1'	42	9.0'
11	9.1'	27	10.2'	43	9.0'
12	9.2'	28	10.2'		
13	9.2'	29	10.6'		
14	8.8'	30	8.5'		
15	8.4'	31	8.5'		
16	8.4'	32	8.5'		

SCALE: 1" = 50' (22 x 34 SHEET)  
1" = 100' (11 x 17 SHEET)



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	CITY COMMENTS	CAQ	1-14-19	4	CITY COMMENTS	KMN	7-09-19
2	CITY COMMENTS	CAQ	5-10-19				
3	CITY COMMENTS	CAQ	6-17-19				

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

DESIGNED: - DATE: -  
DRAWN: CAQ DATE: 2-19-2018  
CHECKED: IRS DATE: -  
APPROVED: - DATE: -

**PRAIRIE WINDS 4TH ADDITION**  
CEDAR FALLS, IOWA

**FINAL PLAT**

DATE PREPARED : 01-09-2019

PROJECT NO. 5491.05  
SHEET NO. 2 OF 3



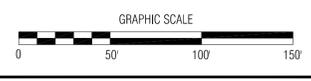
### Curve Table

CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	20.32'	25.00'	46°34'03"	N66°41'39"E	19.76'
C2	10.56'	55.00'	11°00'17"	S48°54'46"W	10.55'
C3	67.41'	55.00'	70°13'17"	S89°31'33"W	63.27'
C4	54.61'	55.00'	56°53'29"	N26°55'04"W	52.40'
C5	54.61'	55.00'	56°53'29"	N29°58'25"E	52.40'
C6	70.29'	55.00'	73°13'27"	S84°58'07"E	65.60'
C7	4.71'	55.00'	4°54'07"	S45°54'20"E	4.70'
C8	20.32'	25.00'	46°34'03"	N66°41'18"W	19.76'
C9	39.29'	25.00'	90°03'07"	S44°57'07"W	35.37'
C10	39.24'	25.00'	89°55'34"	S45°02'13"E	35.33'
C11	39.30'	25.00'	90°04'26"	S44°57'47"W	35.38'
C12	58.64'	1505.00'	2°13'57"	S11°11'25"E	58.64'
C13	95.35'	1505.00'	3°37'48"	S4°07'18"E	95.33'
C14	25.87'	1505.00'	0°59'06"	S6°25'44"E	25.87'
C15	70.47'	1564.99'	2°34'48"	N5°37'53"W	70.47'
C16	62.96'	1505.01'	2°23'48"	N5°43'23"W	62.95'
C17	29.74'	1565.00'	1°05'20"	S6°22'37"E	29.74'
C18	102.54'	1565.00'	3°45'14"	S3°57'20"E	102.52'
C19	54.75'	1565.00'	2°00'16"	S1°04'35"E	54.75'
C20	37.72'	25.00'	86°26'28"	N43°17'41"W	34.24'
C21	56.00'	805.00'	3°59'09"	S84°31'20"E	55.99'
C22	27.37'	762.59'	2°03'24"	N83°35'17"W	27.37'
C23	62.62'	560.00'	6°24'24"	S87°51'38"E	62.59'
C24	84.42'	363.00'	13°19'30"	N13°06'26"E	84.23'
C25	42.53'	25.00'	97°28'04"	S28°57'51"E	37.58'
C26	60.73'	500.00'	6°57'33"	S81°10'39"E	60.69'
C27	54.17'	500.00'	6°12'26"	S87°45'39"E	54.14'
C28	77.65'	773.20'	5°45'16"	N88°11'12"W	77.62'
C29	37.52'	773.20'	2°46'49"	N83°55'10"W	37.51'
C30	44.75'	745.00'	3°26'29"	S84°15'00"E	44.74'
C31	41.06'	25.00'	94°06'12"	N46°58'39"E	36.60'
C32	39.25'	25.00'	89°56'53"	N45°02'53"W	35.34'
C33	78.86'	713.20'	6°20'08"	N87°53'46"W	78.82'
C34	1.74'	500.00'	0°11'58"	N89°02'09"E	1.74'
C35	262.19'	55.00'	273°08'06"	N0°01'19"W	75.63'

### LINE DATA

LINE NUMBER	BEARING	DISTANCE
L1	N89°59'11"E	25.00'
L2	N2°26'35"W	19.95'
L3	N81°24'00"W	82.70'
L4	N5°20'34"E	60.00'
L5	N19°46'11"E	16.80'
L6	S89°58'41"W	11.30'
L7	S89°43'01"W	15.23'

SCALE: 1" = 50' (22 x 34 SHEET)  
1" = 100' (11 x 17 SHEET)



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	CITY COMMENTS	CAQ	1-14-19	4	CITY COMMENTS	KMN	7-09-19
2	CITY COMMENTS	CAQ	5-10-19				
3	CITY COMMENTS	CAQ	6-17-19				

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

DESIGNED: - DATE: -  
DRAWN: CAQ DATE: 2-19-2018  
CHECKED: IRS DATE: -  
APPROVED: - DATE: -

## PRAIRIE WINDS 4TH ADDITION CEDAR FALLS, IOWA

DATE PREPARED : 01-09-2019

## FINAL PLAT

PROJECT NO. 5491.05  
SHEET NO. 3 OF 3

DEED OF DEDICATION  
OF  
PRAIRIE WINDS 4TH ADDITION  
CITY OF CEDAR FALLS,  
BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Panther Farms LLC, an Iowa limited liability company, with its principal office in Cedar Falls, Iowa; being desirous of setting out and platting into lots and streets the land described in the attached Certificate of Survey by Travis R. Stewart, a Professional Engineer and Licensed Land Surveyor, dated \_\_\_\_ day of \_\_\_\_\_, 201\_\_, 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:

PRAIRIE WINDS 4TH ADDITION  
CITY OF CEDAR FALLS,  
BLACK HAWK COUNTY, IOWA

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

EASEMENTS

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

RESTRICTIONS

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

1. Any dwelling that shall be erected on any lot shall have a minimum setback from the front, side, and rear of the lot lines as indicated on attached Final Plat. The minimum set back from each side lot line is 10% of the lot width measured along the front of the lot or seven (7) feet whichever is greater. All minimum setbacks will be required to meet or exceed R-1 Zoning.

2. No single family dwelling shall be constructed, permitted or occupied on any lot herein having a square footage floor space, designed, intended, and constructed for living quarters, which space shall not include cellars, attics, garages, breezeways, porches, stoops, and other such non-living areas, of less than the following requirements:

A. 1,350 square feet for the main base of a single story, split-level or split-foyer houses.

B. 1,000 square feet on the first floor for story and one-half houses, or two story houses. With a total for all floors not less than 1,650 square feet excluding the basement level.

3. Each single family residence shall have a minimum of a two stall attached garage with a minimum of 525 square feet with a maximum of a three stall garage with a maximum of 1,600 square feet.

4. The owner(s) of each lot, vacant or improved, shall keep his/hers lot or lots free of weeds and debris.

5. No obnoxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

6. All approaches and driveways in said subdivision shall be paved with concrete.

7. Owner of each lot shall comply with all requirements of the US Post Office for mail receptacles. All mailboxes shall be clustered or grouped for the units as shown on the Plat, and shall be placed between the curb line and the property line abutting the lots. The area around said mailboxes shall be kept free and clear by the owner of the lots on which said mailboxes are located.

8. No old or used buildings shall be moved upon any of the lots in said subdivision for any purpose. Any auxiliary buildings or sheds must be built of the same or similar materials of the residential structure on the lot and have the same roof pitch and design as said residential structure.

9. No radio station or short-wave operators of any kind shall operate from any lot which shall cause interference with audio or visual reception upon any other lot. No exterior radio antenna shall be erected or maintained in or on the property. No satellite TV antenna or "Dish" may be maintained, constructed or erected on any lot unless it is constructed in the rear yard and at least twenty feet from any property line and is shielded from the public view by shrubbery and landscaping. No dish larger than 24" will be allowed.

10. No dwelling on any lot of said subdivision shall be occupied until the exterior is completed and finished and the interior substantially completed and finished.

11. No bus, semi-tractor, RV, fifth-wheel camper, trailer or truck of any kind except what is commonly described as a "pick-up truck" shall be kept or parked on any lot or street in said subdivision for a period not to exceed twenty-four hours, after which said vehicle can not return

to said subdivision for a period of five days, provided, however, that this prohibition shall not apply to such vehicles driven in said subdivision in pursuit of and in conducting their usual business.

12. All buildings erected on any lot in said subdivision shall be constructed in accordance with the Building, Plumbing, and Electrical Codes of the City of Cedar Falls, Iowa.

13. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that two dogs or cats maximum, or other household pets are allowed and then only if they are not kept, bred or maintained for any commercial purposes, such animals shall be kept under control so as not to constitute a public nuisance and must be kept in compliance with applicable zoning laws and regulations of the City of Cedar Falls, Black Hawk County, Iowa. Dog runs or dog kennels of any kind are prohibited.

14. Any and all fencing constructed on said lots shall have a minimum set back of one foot from any property line. Construction of any privacy fencing must have the support posts on the interior side of the fencing.

15. A four foot wide P.C.C. sidewalk four inches thick will be installed by the owner of said lot during or immediately after the construction of the residence on any particular lot, or within five years after the date the plat is filed in the office of the recorder of Black Hawk County, whichever is sooner and that the sidewalk be across the full width of the lot and on corner lots also. In the event that the City is required to construct the sidewalk, a lien or liens may only be imposed against the lot or lots which require city construction and no others in the subdivision.

16. No building or structure shall be erected, placed or altered on any lot in this subdivision until the building plans, and plot plan, showing all buildings, patios, and pools, and showing the location thereof, and side yard distances, rear yard distances, front yard distances, driveways, and walkways, and type of construction have been approved in writing as to conformity and harmony of the external design and quality workmanship and materials with existing structures in the subdivision by a representative of Panther Farms, LLC.

17. Factory-built housing or modular homes will not be allowed. Panelized homes may be allowed, but must meet the requirements of Panther Farms, LLC, as stated in the previous restriction.

18. The contractor or owner of any lot shall verify the depth of the sanitary sewer service line serving said lot to insure minimum drainage will be met prior to any footing or foundation work being completed. All sump pump lines must be buried and attached to the subdrain along the back of the P.C.C. curbed street. No sump lines will be allowed to dump directly onto the ground surface.

19. Each person or entity who is record owner of a fee or undivided fee interest in any lot shall be a member of the Homeowners Association to be known as Prairie Winds Homeowners Association. This shall not be construed to include persons or entities who hold an interest merely as security for the performance of an obligation. There shall be one vote per lot

and each lot owner shall be a member of the Homeowners Association. Membership shall be appurtenant to and may be not separated from ownership of any lot; ownership of such lot shall be the sole qualification of membership.

The purpose of Prairie Winds Homeowners Association shall be to own and maintain the common area and green spaces of the development, including but not limited to Tracts “A” & “C” of Prairie Winds 1<sup>st</sup> Addition, the retention pond(s) and surrounding access (whether located in said subdivision or serving said subdivision but located outside thereof) and such other activities set forth in the Articles of Incorporation and Bylaws of the Association. Such ownership and maintenance shall include, but not be limited to, common neighborhood monument-type mailboxes, mowing, watering, including upkeep of any underground sprinkler system, snow removal of common areas, maintenance of the retention pond(s) water retention/detention area(s) including water quality issues set forth by the City of Cedar Falls in the Maintenance and Repair Agreement for Prairie Winds 1<sup>st</sup> Addition. Initially, the Developer, Panther Farms, LLC, shall perform the actual construction duties to establish the common area, green spaces, entrance, pond and surrounding access area.

The annual dues for the Association shall initially be set at \$\_\_\_\_\_ per lot per year beginning in \_\_\_\_\_, 2019. The Developer, Panther Farms, LLC, shall be exempt from any dues expense. The Association shall have the ability and authority to adjust annual dues as it deems appropriate to carry out the maintenance duties as described above.

20. The Owner and/or occupant of each Lot shall jointly and severally be responsible to keep in good order or to maintain the area between the curblin and the property line abutting their property including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone, cement, stakes, posts or rods to which a metal, plastic or similar receptacle designed to hold newspapers are affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar material, or any other similar obstructions.. Lots 12 and 13 shall be responsible for the maintenance of the slope and sidewalk sections along Hudson Road and in between said lots. If said maintenance is not performed the City of Cedar Falls shall have the right to perform such maintenance and assess the cost for the same to the owners of said Lots.

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

22. Tract "A" to be deeded to the City of Cedar Falls, Iowa for street purposes.

23. Lots 21 and 22 shall not have any access off Kara Drive.

## PUBLIC IMPROVEMENTS REQUIRED IN PLAT

1. The Street(s) shown on the attached plat, will be brought to City grade and that the street will be thirty-one (31) feet, back of curb to back of curb, with approved hard surface pavement in accordance with the City of Cedar Falls, Standard Specifications unless otherwise specified as per approved construction plans.
2. Sanitary sewer, together with the necessary manholes and sewer service lines to all lots in the plat will be provided.
3. That underground utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.
4. That city water will be provided to all lots as required by the Cedar Falls Municipal utilities.
5. That municipal fire hydrant(s) will be provided as required by the Cedar Falls Public Safety Department.
6. That Storm sewer will be provided as specified by the City Engineer.
7. That handicap ramps will be provided as required by law.
8. All buildings erected on any lot in said subdivision shall be constructed in accordance with the building, plumbing and electrical codes of the City of Cedar Falls.
9. That the work improvements called herein shall be in accordance with the specifications of the City of Cedar Falls, Iowa, and performed under the supervision of the City Engineer. In the event that the developer, Panther Farms, LLC, it grantees and assigns fail to complete said work and improvements called for within one (1) year from the date of the acceptance of said final plat by the City of Cedar Falls, Iowa, the City may then make improvements and assess the costs of the same to the respective lots. The undersigned, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and agree that the City may install said improvements and assess the total costs thereof against the respective lots.
10. That the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the respective lots with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.
11. The Developer shall construct and install all required public improvements within the subdivision plat, to conform with approved construction plans which meet the specifications of the City of Cedar Falls, Iowa. Such required public improvements shall meet the following requirements:
  - A. Shall be constructed and installed in a good and workmanlike manner;

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

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

SIGNED and DATED this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_  
Panther Farms, LLC

\_\_\_\_\_  
Brent Dahlstrom, Manager

STATE OF IOWA, BLACK HAWK COUNTY: ss

On this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brent Dahlstrom, Manager of Panther Farms, LLC, to me known as the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed on behalf of Panther Farms, LLC.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

PRELIMINARY SUBDIVISION PLAT  
OF  
**"PRAIRIE WINDS ADDITION"**  
 PART OF S 1/2 NW 1/4 SEC. 26-T89N-R14W  
 CEDAR FALLS, BLACK HAWK COUNTY, IOWA  
 JANUARY 2013  
 REVISED FEBRUARY 2013

NOTES

All Proposed Utilities to be underground  
 Zoning R-1:  
 Front yard setback: 30'  
 Rear yard setback: 30'  
 Side yard setback: 10% of lot width  
 All Roads Proposed 31' Wide P.C.C. Pavement  
 All Roads Proposed 60' R.O.W.  
 See Rezoning Application for Adjacent Property  
 Owner's listing within 200'  
 Tract "E" to be dedicated to the City of Cedar Falls  
 Contour interval is 1 foot

NOTES

**BENCHMARK**  
 944.53 NGVD 1929  
 Black Hawk County  
 GPS Control Point 94-098

**AREA OF ADDITION**  
 71.10 Acres

**PROPRIETOR**  
 Panther Farms L.L.C.  
 409 Main Street  
 Cedar Falls, IA 50613

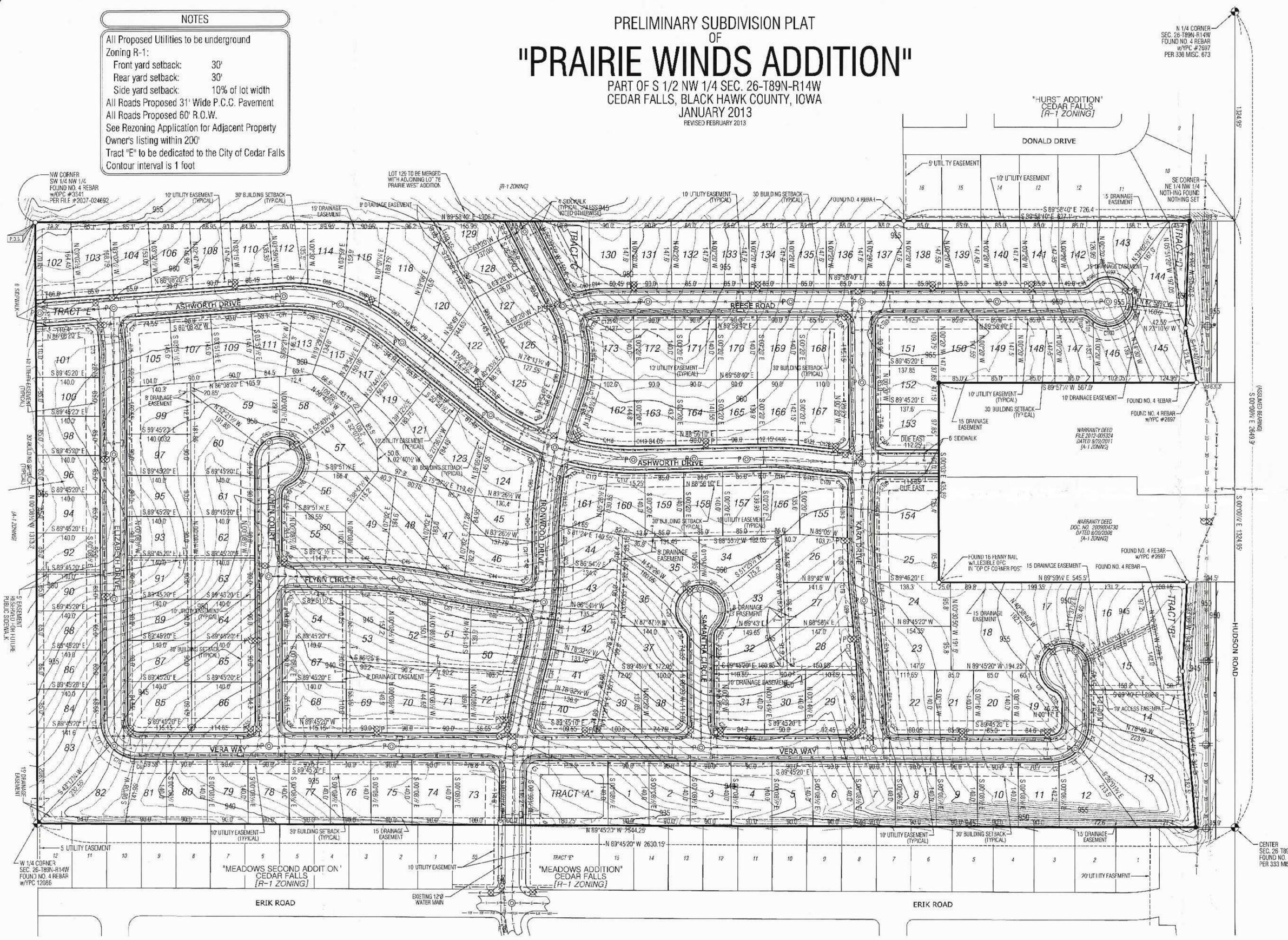
**DEVELOPER**  
 Brian Wingert  
 3006 Rownd Street  
 Cedar Falls, Iowa 50613

**LAND SURVEYOR**  
 Paul H. Helland  
 Helland Engineering & Surveying, Ltd.  
 1107 Technology Parkway  
 Cedar Falls, Iowa 50613

**FLOOD PLAIN**  
 Not in Flood Plain (unshaded Zone X)  
 FIRM 19013C0276F, July 18, 2011  
 FIRM 19013C0277F, July 18, 2011

LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING GAS
- PROPOSED GAS
- EXISTING UNDERGROUND ELECTRIC\*  
(SAME TRENCH AS COMMUNICATIONS)
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING COMMUNICATIONS\*  
(SAME TRENCH AS ELECTRICAL)
- ⊙ EXISTING MANHOLE
- ⊙ PROPOSED MANHOLE
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ EXISTING INTAKE
- ⊙ PROPOSED INTAKE
- ⊙ WATER VALVE
- ⊙ PROPOSED BEEHIVE INTAKE
- SET NO. 4 REBAR w/OPC #6505



PROJECT #12-286P

**PAUL H. HELLAND**  
 LICENSED SURVEYOR  
 IOWA

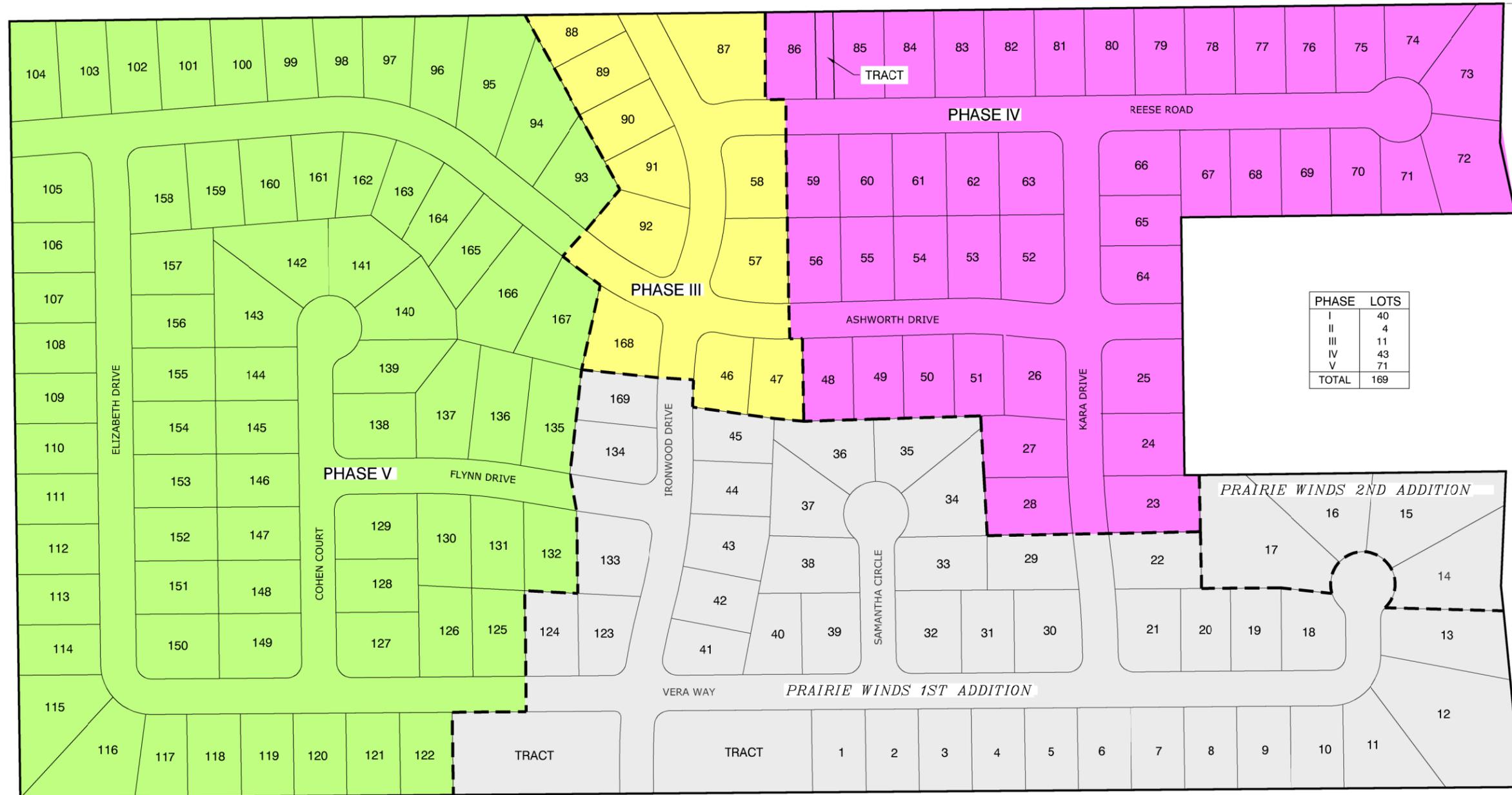
I hereby certify that this land surveying document was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Paul H. Helland  
 License Number 6505  
 My Surveying Title is: Surveyor  
 All pages of this sheet are covered by this seal except:

# PHASING PLAT

## PRAIRIE WINDS ADDITION

PART OF S 1/2 NW 1/4 SECTION 26-T89N-R14W  
 CEDAR FALLS, BLACK HAWK COUNTY, IOWA  
 NOVEMBER 2014



PHASE	LOTS
I	40
II	4
III	11
IV	43
V	71
TOTAL	169

J:\S-01 WestWinds-2\wg\Exhibit\Phase Exhibit.dwg - Layout1 CGA.Plm - 12:02:14 9-47am cag288



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



DESIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN: BJG DATE: 11-18-14  
 CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

**PRAIRIE WINDS SUBDIVISION**  
 CEDAR FALLS, IOWA

PHASING PLAT

PROJECT NO. 5491  
 SHEET NO. 1



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: Iris Lehmann, ACIP, Planner II
Matt Tolan, Civil Engineer II
DATE: August 8, 2019
SUBJECT: Pheasant Hollow Seventh Addition Preliminary Plat

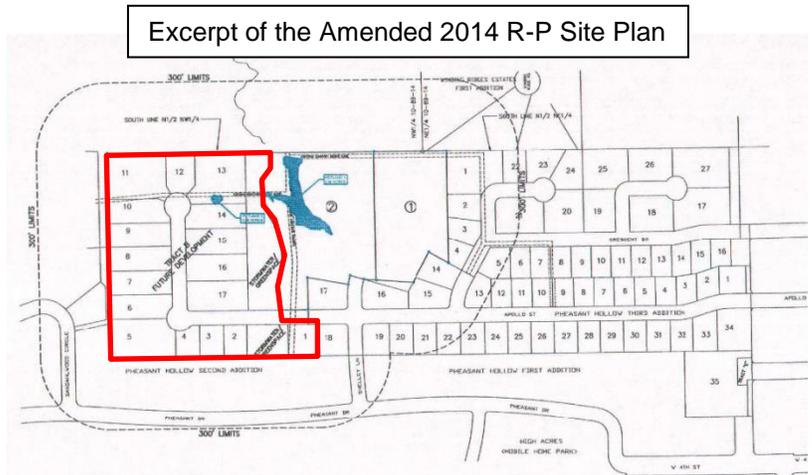
REQUEST: Request to approve the Pheasant Hollow Seventh Addition Preliminary Subdivision Plat
PETITIONER: White Coat Series II, LLC; Engineer: CGA, Inc.
LOCATION: The 14-acre property is located west of Apollo Street and north of Pheasant Drive.

PROPOSAL

The applicant is proposing to subdivide a 14 acre parcel in the R-P, Planned Residence, zoning district with the intent to develop 18 new single-unit residential lots.

BACKGROUND

The 14 acres under consideration are part of the Pheasant Hollow Development and was rezoned from A-1 (Agricultural) and R-1 (Residential) to R-P (Planned Residence District) on October 13, 2003. The rezoning, as required by the R-P zoning district, included an R-P Site Plan and development agreement. These documents outlined how this area was to develop. An amendment to the original R-P Site Plan was approved by the City Council on July 21, 2014. The amended R-P Site Plan updated the proposed uses allowed in the area (i.e. single unit homes and a limited amount of condo units) and reconfigured the layout of the development. The proposed preliminary plat is the westernmost section of the plan, outlined in red in the image above.



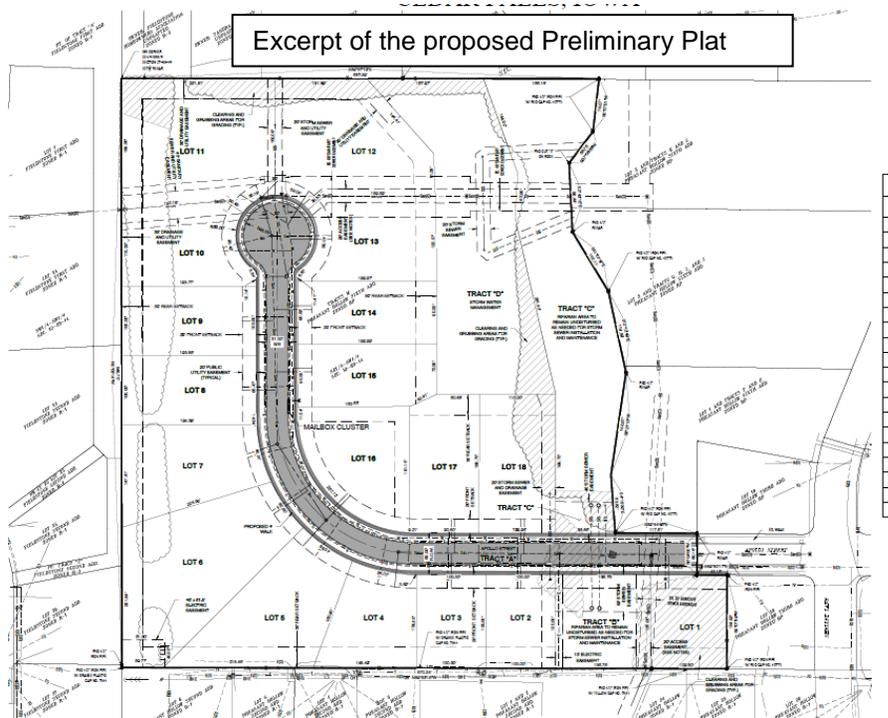
The Pheasant Hollow Development has been growing since 1990. Past approvals and

development in this area include: Pheasant Hollow Addition (42 lots approved in 1990), Pheasant Hollow Second Addition (11 lots approved in 1999), Pheasant Hollow Third Addition (34 lots approved in 2005), Pheasant Hollow Fourth Minor Subdivision (1 lot in 2014), Pheasant Hollow Fifth Minor Subdivision (created several unbuildable parcels within Pheasant Hollow Third Addition that were sold to adjoining lot owners in 2015), and Pheasant Hollow Sixth Addition (4 lots and a 14-acre "Tract M" that was reserved for future development). The preliminary plat, Pheasant Hollow Seventh Addition, under consideration proposes to replat Tract M of Pheasant Hollow Sixth Addition to create 18 new lots.

### Analysis

The property under consideration is zoned R-P, Planned Residential District. R-P Districts are established with a comprehensive development plan. The R-P District site plan for this area was originally approved in 2003 and amended in 2014. The applicant is proposing to create 18 new single unit homes on 14 acres of land, for an overall density of 1.3 units per acre. The proposed preliminary plat is consistent with the approved 2014 R-P District Site Plan.

The R-P District allows the establishment of a mixture of residential types as well as some commercial uses in order to create a more diverse neighborhood. To ensure that the proposed mix of uses are integrated together in a cohesive manner, a master plan is required at the time of rezoning. Development in this particular proposed preliminary plat is restricted to single unit homes; this is consistent with the approved 2014 R-P District Site Plan. Minimum lot area standards and required setbacks in the R-P District are the same as



found in the R-4, Residential District. The only difference is that the R-P District allows the flexibility for a "zero" side yard setback to meet the layout and building types proposed in the master plan. In this case, since only detached single-unit dwellings are proposed, the submitted preliminary plat follows all of the R-4 standards, including the side yard setback. The R-4 District requires that a single unit lot have a minimum square footage of 6,000 square feet and the following minimum setbacks: 20-foot front yard, 30-foot rear yard, and a side yard of 10% of the lot width. All 18 of the proposed buildable lots meet these standards. In this particular case, as the rear yard of all of the proposed lots are along the district boundary, the required 30 foot boundary setback of the R-P District is also met. The minimum required setbacks are shown on the plat and echoed in the Deed of Dedication.

Tract A on the preliminary plat will be an extension of Apollo Street, which has an existing 60-foot right-of-way. This extension will provide access to all 18 proposed lots. The placement of the proposed street is consistent with the approved 2014 R-P District Site Plan.

Tract's B and D on the preliminary plat are for detention basins. Stormwater easements are proposed throughout the preliminary plat to direct storm water runoff to the two detention basins. These basins are designed to ensure that the water runoff from the new development is properly managed. A culvert will be constructed under the proposed road to connect Tract B to the larger Tract D so to direct any overflow on the south side of the development. City engineering staff has reviewed and approved the Applicant's stormwater report. After the preliminary plat is approved, but prior to construction of the infrastructure, the City's engineering staff will review the stormwater calculations again to make sure everything is properly located, graded and sized.

None of the area of the preliminary plat falls within the flood plain. However, it should be noted that when the land was originally surveyed in 2014 a small wetland was identified on the site. However, it was determined this June by the US Army Corps of Engineers that it is not a jurisdictional wetland, so mitigation will not be required and the wetland delineation is no longer required on the platting documents.

Tract C on the preliminary plat is reserved for greenspace. Most of the existing grove of trees on this property will be maintained as the applicant sees the existing tree coverage as a valuable asset for the development. Only the striped areas on the plat, shown on the previous page, will need to be cleared for grading purposes. An aerial image of the site today is shown on the right.



Approval of a preliminary plat would allow the developer to proceed with the construction and installation of all required public infrastructure such as streets, sewers, and other utilities. A final plat, which legally creates all the lots and any tracts, will follow.

No lot sales or new home construction can begin until a final plat is approved by the City Council. A final plat cannot be processed through the Commission until infrastructure construction plans (streets, utilities, etc.) are approved by the City Engineering Division.

Basic platting documents have been submitted including the Deed of Dedication, Auditor approval of the subdivision plat name, \$300 platting fee, Certificate of Survey, environmental report/soil survey, and a drainage/grading plan. The attorney's title opinion must be submitted for the final plat.

**TECHNICAL COMMENTS**

City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that water, gas, and communication services are available to the site. The developer will be responsible for extending the utility services to the proposed development. The easements identified on the plat satisfy CFU requirements. The placement of water hydrants will be reviewed when the construction plans are completed. All technical comments have been addressed. However one minor item remains:

1. Details are needed on where the required cluster mailboxes will be placed.
2. Based on a comment received from a neighboring property owner to the south (see attached correspondence), an additional drainage swale may be needed along the

southern boundary of the plat to ensure that water from this development is directed to the stormwater detention basin in Tract D. The City's engineering staff will review and advise the applicant accordingly.

A courtesy notice to adjoining property owners for this Preliminary Plat was mailed on August 6, 2019.

#### STAFF RECOMMENDATION

The proposed Pheasant Hollow Seventh Addition Preliminary Plat is consistent with the zoning, the adopted R-P District Site Plan for this area, and meets the standards of the City's subdivision code. The Community Development Department recommends approval subject to the following stipulations:

- 1) Any comments or direction specified by the Planning & Zoning Commission.
- 2) Details are submitted on where the required cluster mailboxes will be placed.
- 3) Topography and drainage pattern along the southern border of the plat will be reviewed and an additional drainage swale and associated drainage easement will be added to the plat, if necessary.

#### PLANNING & ZONING COMMISSION

Preliminary  
Discussion  
8/8/2019

#### Attachments:

Pheasant Hollow 7<sup>th</sup> Addition Preliminary Plat  
Deed of Dedication  
Letter from Developer Explaining Request  
2014 R-P District Site Plan  
Received citizen comments/questions/concerns

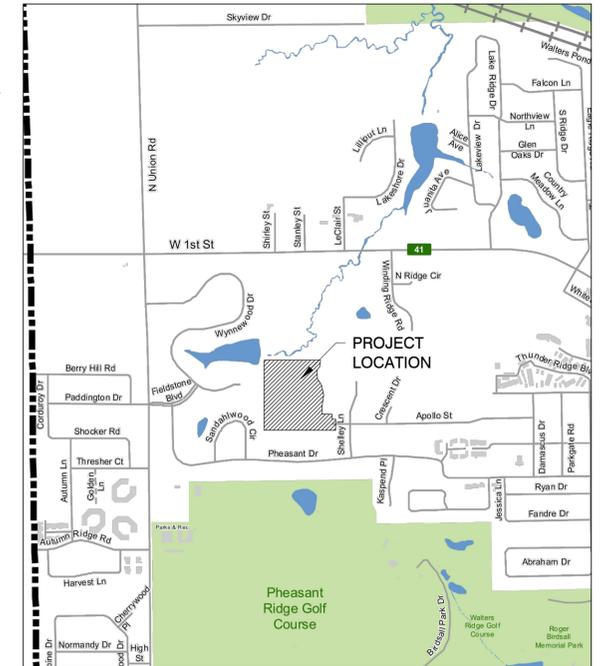
# PRELIMINARY PLAT PHEASANT HOLLOW SEVENTH ADDITION REPLAT OF TRACT "M", PHEASANT HOLLOW SIXTH ADDITION CEDAR FALLS, IOWA

## LEGEND

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

## LEGAL DESCRIPTION

TRACT "M" PHEASANT HOLLOW SIXTH ADDITION, CITY OF CEDAR FALLS, IOWA FILE NO 2018-8122.



VICINITY MAP  
NOT TO SCALE

## FLOOD ZONE

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

## SETBACK DATA

FRONT YARD = 20 FT  
REAR YARD = 30 FT  
SIDE YARD\* = 10% LOT WIDTH AT THE FRONT SETBACK LINE

\*LOTS MAY BE SPLIT OR DIVIDED TO PROVIDE FOR MORE LOT AREA BY BEING ADDED TO AN ADJOINING LOT. SIDE YARD SETBACKS SHALL BE BASED ON OWNERSHIP/PROPERTY LINES RATHER THAN PLATTED LOT LINES.

## SURVEY LEGEND

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

## MAILBOX NOTES:

1. CLUSTER MAILBOX UNITS SHALL COMPLY WITH ALL USPS STANDARDS & SPECIFICATIONS.
2. CONTRACTOR SHALL CONFIRM WITH USPS PRIOR TO INSTALLATION
3. ALL CLUSTER MAILBOXES SHALL BE PLACED IN THE R.O.W.

## SURVEYOR AND ENGINEER

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

## ZONING INFORMATION:

CURRENT: RP (RESIDENTIAL PLANNED)

## SURVEY REQUESTED BY:

WHITE COAT SERIES II, LLC  
4426 WYNNEWOOD DRIVE  
CEDAR FALLS, IOWA 50613

## CLOSURE:

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

## NOTE:

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

## OWNERS OF RECORD

PHEASANT HOLLOW HOLDINGS INC  
9055 BEAVER MEADOWS LANE  
CEDAR FALLS, IA 50613

J:\5748\Map\Survey\Preliminary Plat\5748 Preliminary Plat.dwg - Sheet 1 of 3 - 07-26-19 - 2:55pm - KM1352

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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

DESIGNED: MJS DATE: \_\_\_\_\_  
DRAWN: SJC DATE: 6-03-2019  
CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

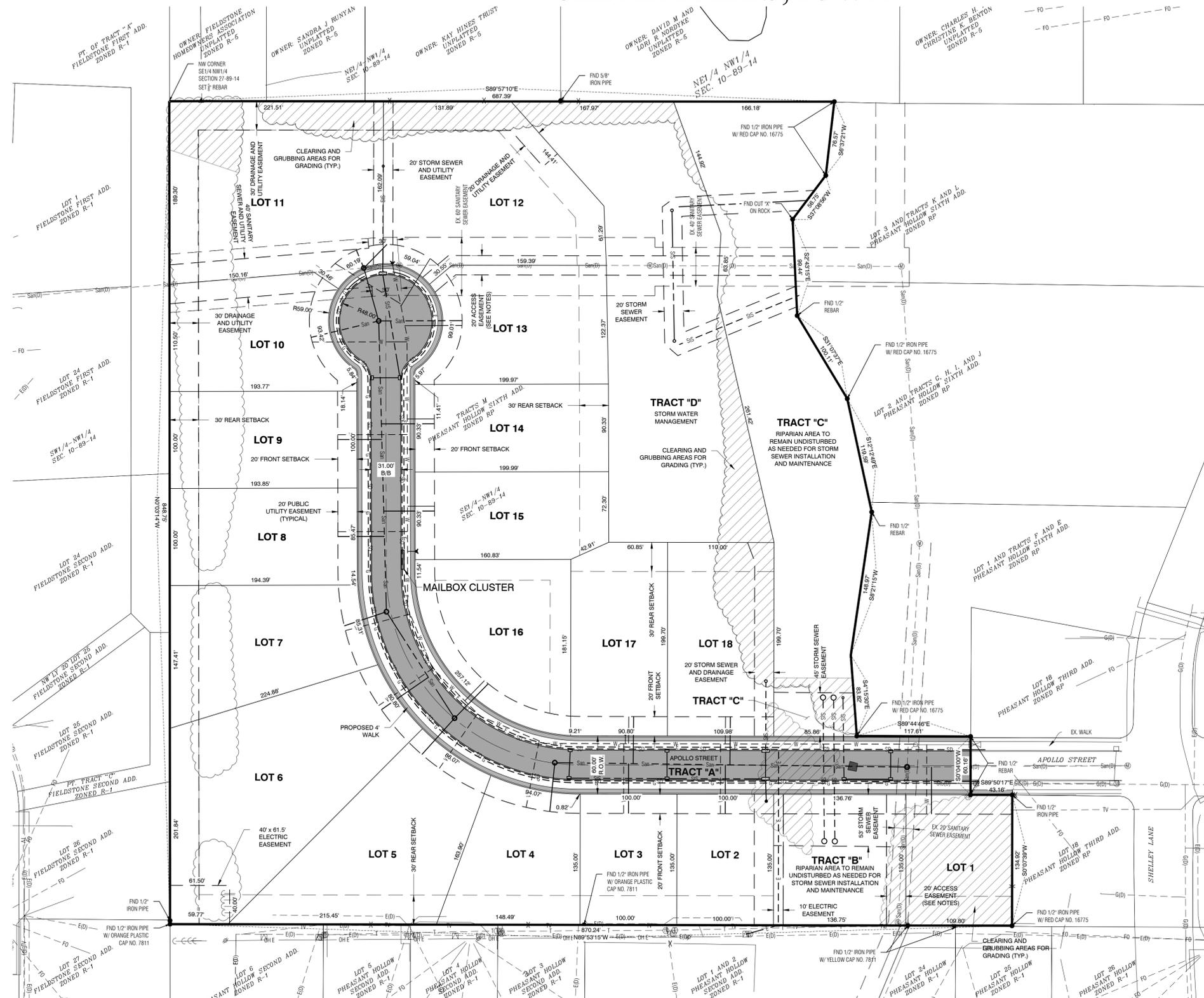
**PHEASANT HOLLOW SEVENTH ADDITION**  
CEDAR FALLS, IOWA

DATE PREPARED: JULY 26, 2019

**PRELIMINARY PLAT**

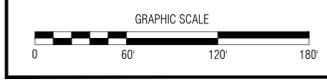
PROJECT NO.  
5748  
SHEET NO.  
1 OF 3

# PRELIMINARY PLAT PHEASANT HOLLOW SEVENTH ADDITION REPLAT OF TRACT "M", PHEASANT HOLLOW SIXTH ADDITION CEDAR FALLS, IOWA



LOT FRONTAGE AT 30' SETBACK		
LOT NUMBER	ACTUAL DISTANCE OF SETBACK (FT.)	CHORD DISTANCE (FT.) (STRAIGHT LINE)
1	109.86	109.86
TRACT "B"	136.76	136.76
2	100.00	100.00
3	100.00	100.00
4	105.40	104.68
5	99.07	98.48
6	95.57	95.03
7	94.15	93.63
8	100.00	100.00
9	100.00	100.00
10	133.78	123.15
11	84.14	81.04
12	80.35	77.65
13	135.53	122.81
14	90.33	90.33
15	90.33	90.33
16	222.24	199.98
17	100.00	100.00
18	110.00	110.00
TRACT "C"	83.58	83.58

- NOTES**  
THE EXTENT OF TOPOGRAPHIC CHANGES SHALL CONSIST OF ROADWAY GRADING AND LOT GRADING.
- TRACT "A" IS PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF CEDAR FALLS.
  - TRACT "B" STORM WATER MANAGEMENT EXCAVATION.
  - TRACT "C" SHALL BE RESERVED FOR GREEN SPACE (STORM SEWER GRADING WILL TAKE PLACE WITHIN THIS TRACT).
  - TRACT "D" STORM WATER MANAGEMENT EXCAVATION.
  - TRACT "E" IS FOR WETLAND MITIGATION.
  - TRACTS "B", "C", "D", AND "E" SHALL ALL HAVE BLANKET EASEMENTS TO ALLOW FOR ACCESS AND MAINTENANCE.
  - SLOPES SHALL NOT EXCEED 4:1 IN ANY ACCESS EASEMENT AREA
  - LOT 11'S DRIVEWAY SHALL BE LIMITED TO THE SOUTHERN SIDE DUE TO THE SANITARY MANHOLE STRUCTURE



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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

DESIGNED: MJS DATE: \_\_\_\_\_  
DRAWN: SJC DATE: 06-03-2019  
CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

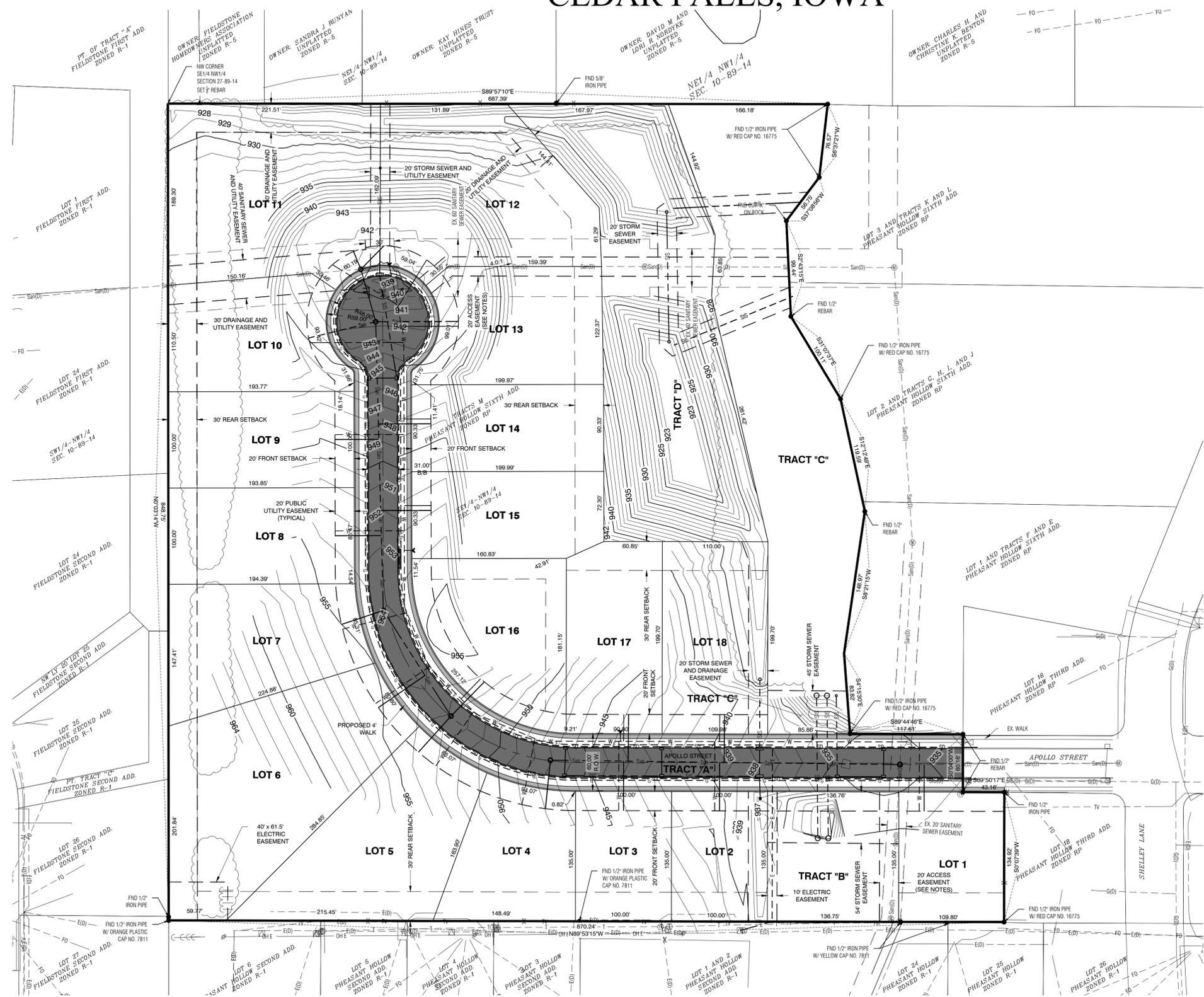
**PHEASANT HOLLOW SEVENTH ADDITION  
CEDAR FALLS, IOWA**

**PRELIMINARY PLAT**

PROJECT NO. 5748  
SHEET NO. 2 OF 3

J:\5748\pds\Survey\Preliminary Plat\5748 Preliminary Plat.dwg - Sheet 2 of 3 - 07-26-19 - 2:55pm - KM352

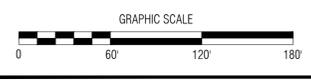
# PRELIMINARY PLAT PHEASANT HOLLOW SEVENTH ADDITION REPLAT OF TRACT "M", PHEASANT HOLLOW SIXTH ADDITION CEDAR FALLS, IOWA



LOT FRONTAGE AT 30' SETBACK		
LOT NUMBER	ACTUAL DISTANCE OF SETBACK (FT.)	CHORD DISTANCE (FT.) (STRAIGHT LINE)
1	109.86	109.86
TRACT "B"	136.76	136.76
2	100.00	100.00
3	100.00	100.00
4	105.40	104.68
5	99.07	98.48
6	95.57	95.03
7	94.15	93.63
8	100.00	100.00
9	100.00	100.00
10	133.78	123.15
11	84.14	81.04
12	80.35	77.65
13	135.53	122.81
14	90.33	90.33
15	90.33	90.33
16	222.24	199.98
17	100.00	100.00
18	110.00	110.00
TRACT "C"	83.58	83.58

- NOTES**  
THE EXTENT OF TOPOGRAPHIC CHANGES SHALL CONSIST OF ROADWAY GRADING AND LOT GRADING.
- TRACT "A" IS PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF CEDAR FALLS.
  - TRACT "B" STORM WATER MANAGEMENT EXCAVATION.
  - TRACT "C" SHALL BE RESERVED FOR GREEN SPACE (STORM SEWER GRADING WILL TAKE PLACE WITHIN THIS TRACT).
  - TRACT "D" STORM WATER MANAGEMENT EXCAVATION.
  - TRACT "E" IS FOR WETLAND MITIGATION.
  - TRACTS "B", "C", "D", AND "E" SHALL ALL HAVE BLANKET EASEMENTS TO ALLOW FOR ACCESS AND MAINTENANCE.
  - SLOPES SHALL NOT EXCEED 4:1 IN ANY ACCESS EASEMENT AREA
  - LOT 11'S DRIVEWAY SHALL BE LIMITED TO THE SOUTHERN SIDE DUE TO THE SANITARY MANHOLE STRUCTURE

J:\5748\Map\Survey\Preliminary Plat\5748 Preliminary Plat Sheet 3 of 3.dwg - Sheet 3 of 3 - 07-26-19 - 2:55pm - KMN\532



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

**CGA** Clapsaddle-Garber Associates, Inc.  
5106 Nordic Drive  
Cedar Falls, Iowa 50613  
Ph 319-266-0269  
www.cgaconsultants.com

DESIGNED: MJS DATE: \_\_\_\_\_  
DRAWN: SJC DATE: 06-03-2019  
CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

**PHEASANT HOLLOW SEVENTH ADDITION  
CEDAR FALLS, IOWA**

PRELIMINARY PLAT

PROJECT NO. 5748  
SHEET NO. 3 OF 3

Prepared by: Michael R. Young, Esq., 3151 Brockway Road, PO Box 810, Waterloo, IA 50704 (319) 234-4471

**OWNER’S STATEMENT AND DEDICATION**  
**OF**  
**PHEASANT HOLLOW SEVENTH ADDITION,**  
**CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA**

KNOW ALL PARTIES BY THESE PRESENTS:

That White Coat LLC, Series II, an Iowa series limited liability company (the “*Developer*”), being desirous of dividing the real estate legally described as:

**TRACT M IN PHEASANT HOLLOW SIXTH ADDITION, CITY  
OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA**

into lots and laying out thereon a new addition in the City of Cedar Falls (the “*City*”), Black Hawk County, Iowa, does by these presents, dedicate and set apart said real estate as further described in the accompanying plat (the “*Plat*”) showing location and numbers and letters of the lots, tracts, and the name and location of the street, all to be hereinafter known and called:

**PHEASANT HOLLOW SEVENTH ADDITION, CITY OF  
CEDAR FALLS, BLACK HAWK COUNTY, IOWA** (the  
“*Addition*”);

said dedication being with the free consent and in accordance with the desires of the Developer, and does further covenant and agree, for itself, its successors, and assigns, that the respective lots and tracts in said Plat shall be, and the same are hereby subject to the following restrictions and easements, as fully and effectively as if the same were contained and set forth in each deed, contract, or mortgage that the undersigned or its successors in interest may hereafter make, and that such restrictions and easements shall run with the land, and with the described lots, all as follows:

**I. RESTRICTIONS**

1.1 Tract A is reserved for use as a public right-of-way street to be known as an extension of “*Apollo Street*.”

1.2 Tracts B, C, D, and E are reserved for various public uses as shown in the Plat, including, without limitation, stormwater management and green space.

1.3 Lots 1 through 18 in the Addition (individually a “Lot” and collectively the “Lots”) shall be known, described and used solely as residential lots, and no structure shall be erected on any Lot other than a detached single-family dwelling, not to exceed two stories in height, and an accessory detached storage building as restricted in subparagraph 1.8 below.

1.4 Only one- and two-story residential dwellings may be constructed on the Lots. No single family one-story dwelling shall be constructed on a Lot with a fully-enclosed first floor area of less than 1,800 square feet, exclusive of car port, garage and open porches. No single family two-story dwelling shall be constructed on a Lot with a fully-enclosed first floor area of less than 1,800 square feet and a total of 2,200 square feet in the dwelling, exclusive of car ports, garage and open porches. A “story” shall be required to have a floor level which is at least one foot above ground level at all points. Any floor level which is less than one foot above ground level at all points shall be considered a basement level, and shall not be a “story.”

1.5 All residential dwellings shall have customary siding and exterior surface coverings. Vinyl and aluminum siding is restricted to the rear and side elevations and up to 50% of the front elevation of the residential dwelling (garage openings shall be excluded from this calculation). Materials that may be used in the front elevation of the residential dwelling in the portion of such elevation that is not vinyl or aluminum siding shall include, but not be limited to, the following: brick, stone, stucco, EFIS, glass, natural wood, wood siding, or any other materials that have the same effect or appearance.

1.6 All residential dwellings shall have an attached private garage that is a minimum of two stalls and 500 square feet in area and a maximum of four stalls and 1,500 square feet in area.

1.7 No building shall be erected on any Lot nearer than the building line shown on the Plat. There is hereby established a side yard setback of 10% of the width of the front setback line of each Lot.

1.8 No detached storage building shall be constructed or placed on any Lot containing more than 300 square feet and no more than 12 feet in height. No trailer, garage, barn, or other outbuilding erected in the Addition shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted on any Lot.

1.9 No dwelling on any Lot shall be occupied until the exterior is completed and finished and the interior substantially completed and finished and an occupancy permit issued by the City. All construction and landscaping shall be completed within one year from the start of dwelling construction.

1.10 All driveway approaches located on City right-of-way shall be constructed of concrete, and all driveways in the Addition shall be at least 10 feet in width, constructed of a

permanent hard surface, such as concrete, brick, stone or other similar hard surface. The driveway on Lot 11 shall be placed south of and away from the sanitary sewer manhole on said Lot.

1.11 All fencing must be professionally installed and be brick, natural or synthetic wood, or in keeping with the style of the dwelling on the Lot. Coated chain-link fencing shall only be allowed in side yards beyond the front yard set-back, and in the rear yard of a Lot. No uncoated chain-link, snow, or temporary fencing of any type or nature, or barbed wire or woven wire, shall be permitted at any time on any Lot.

1.12 No satellite TV antenna or “dish” more than two feet in diameter may be maintained, constructed or erected on any Lot.

1.13 All outdoor swimming pools shall be constructed “in ground.” All non-portable jacuzzis, hot tubs, whirlpool spas or other items of such nature shall be recessed or built-in with the heating and filtering equipment and elements completely enclosed from public view by appropriate material.

1.14 All buildings on any Lot shall be kept in a reasonable state of repair and upkeep. The owner of each Lot, vacant or improved, shall keep said Lot free of weeds and debris.

1.15 No obnoxious or offensive trade or activity shall be carried on upon any Lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the Addition or its broader neighborhood.

1.16 With the exception of a maximum of two household pets, no animals, poultry, rabbits, or livestock of any kind shall be kept or raised on any Lot.

1.17 Unless kept entirely enclosed in a permanent garage, the storage or parking of trailers of any kind, whether camping, boat, house, utility, or otherwise, or any bus, semi-tractor, trailer, recreational vehicle, or truck of any kind, except what is commonly described as a “pickup truck” or “passenger van,” shall not be permitted on any Lot (including the driveway) or the street within the Addition. “Storage” or “parking” for purposes of this restriction means that either the vehicle or trailer does not have a current license or that it is left open to view from adjacent properties for a length of time from which a reasonable person would infer that it is being stored or parked and not being left only for the short-term convenience of the owner.

1.18 Each lot shall comply with all requirements of the U.S. Post Office for mail receptacles. All mailboxes in the Addition shall be clustered or grouped for the Lots, and shall not be placed between the curb line and the property line abutting the Lots.

1.19 The undersigned and all persons and corporations hereafter acquiring any right, title, or interest in any of the Lots shall be taken and held to have agreed and covenanted with the owners of all other Lots 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 as to the use and construction or building thereon, for a period of 21 years from the date of filing

of the Plat and this Deed of Dedication for record. Within the period of 21 years and in accordance with the Iowa Code §§614.24 and 614.25 (2019) 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 (2019). In the event an extension of the covenants, restrictions and stipulations is not filed within the period of 21 years or successive 21-year periods, then the covenants, restrictions and stipulations contained herein shall terminate at the end of the existing period of 21 years.

1.20 If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning property in the Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and for the purpose of preventing such acts or to recover damages for such violations, or both, and for costs and reasonable attorney fees as determined by the Court and not the statute.

1.21 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.

II. HOMEOWNER’S ASSOCIATION

The Developer hereby dedicates and sets apart Tracts B, C, D, and E in the Addition for use as stormwater management and green space and natural areas, all as shown and laid out on the Plat and all subject to the restrictions and easements set forth herein, and does further declare as follows:

2.1 An Iowa non-profit corporation known as the *Pheasant Hollow Seventh Addition Homeowners Association* (the “*Association*”) is being created for the purpose of maintaining Tracts B, C, D, and E for the common benefit of the owners of all Lots. Each Lot owner shall be a member of the Association and subject to its rules, requirements, and regulations. The Developer does now convey Tracts B, C, D, and E to the Association for use as a stormwater management and green space and natural areas, per City of Cedar Falls requirements. The Association is charged with the duty to maintain and repair said stormwater management and green space and natural areas, per City of Cedar Falls requirements, for the benefit of all Lot owners. The membership of the Association shall at all times remain vested in the owners of each and all Lots; a transfer of a Lot shall automatically require that the membership rights and obligations in the Association be transferred to the new owner, including any unpaid assessments. The cost of the maintenance of Tracts B, C, D, and E shall be shared equally by each of the Lot Owners, in the manner and amount determined from time to time by the Association’s board of directors. Any owner failing to pay an assessment adopted by the Association’s board of directors shall be subject to a civil action for collection instituted by the Association’s board of directors or a lien may be filed against the property of such owner and collected in the same manner as if it was a mechanic’s lien.

2.2 The Developer will cause to be constructed the stormwater management areas on the aforementioned tracts as shown and laid out on the Plat. Thereafter, said stormwater management areas shall be maintained by the Association as described at paragraph 2.1 above.

III. DEDICATION AND CONSTRUCTION OF STREETS, SEWERS AND UTILITIES

The Developer hereby dedicates and sets apart to the public and for the public’s use Tract A in the Addition for use as a public right-of-way street, as shown and laid out on the Plat and all subject to the easements set forth herein, and does further declare as follows:

3.1 That the street on Tract A will be brought to City grade standards and will be surfaced in accord with City specifications. Street paving widths shall be as shown on the Plat.

3.2 That sanitary sewer service, together with all necessary manholes and sewer service lines to all Lots, will be provided.

3.3 That utilities, as required by the City’s Subdivision Ordinance, shall be installed.

3.4 That city water will be provided as required by the Municipal Water Utility of the City of Cedar Falls, Iowa (*Cedar Falls Utilities*).

3.5 That municipal fire hydrants will be provided as required by the Cedar Falls Public Safety Department.

3.6 That storm sewer service will be provided as specified by the City Engineer.

3.7 That accessibility ramps will be provided as required by law.

3.8 That a four-foot wide concrete sidewalk four inches thick and a concrete surface or hard surface entrance will be installed during or immediately after the construction of the residence on any Lot, or within five years after the date the Plat is filed in the Black Hawk County Recorder’s Office, whichever is sooner, and that the sidewalk be across the full width of the Lot.

3.9 That the work and improvements called for herein shall be in accordance with City specifications, and performed under the supervision of the City Engineer. In the event the undersigned, its grantees and/or assigns, fails to complete said work and improvements called for in the initial phase herein within one year (except for subparagraph 3.8 above) from the date of the acceptance of said final plat by the City, the City may then make the improvements and assess the costs of same to the respective Lots. The owners, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and waive statutory protections and limitations as to cost and assessments and agree that the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the respective Lots with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been



April 8, 2019

City of Cedar Falls  
220 Clay St  
Cedar Falls, IA 50613



---

RE: Pheasant Hollow Seventh Addition Preliminary Plat

---

To Whom it May Concern:

On behalf of White Coat Series II, LLC, we would like to submit the Preliminary Plat of Pheasant Hollow Seventh Addition for your consideration.

The Preliminary Plat consists of 18 lots, storm water tracts, and public road extension. This addition will complete the Pheasant Hollow development.

An environmental report, storm water management plan, and soils analysis have been submitted with this cover letter.

Please contact me at 641-752-6701, or [stroskey@cgaconsultants.com](mailto:stroskey@cgaconsultants.com) if you have any questions.

Sincerely,

CLAPSADDLE-GARBER ASSOCIATES, INC.

A handwritten signature in black ink that reads "Stephen Troskey". The signature is written in a cursive style.

Steve Troskey  
Project Manager

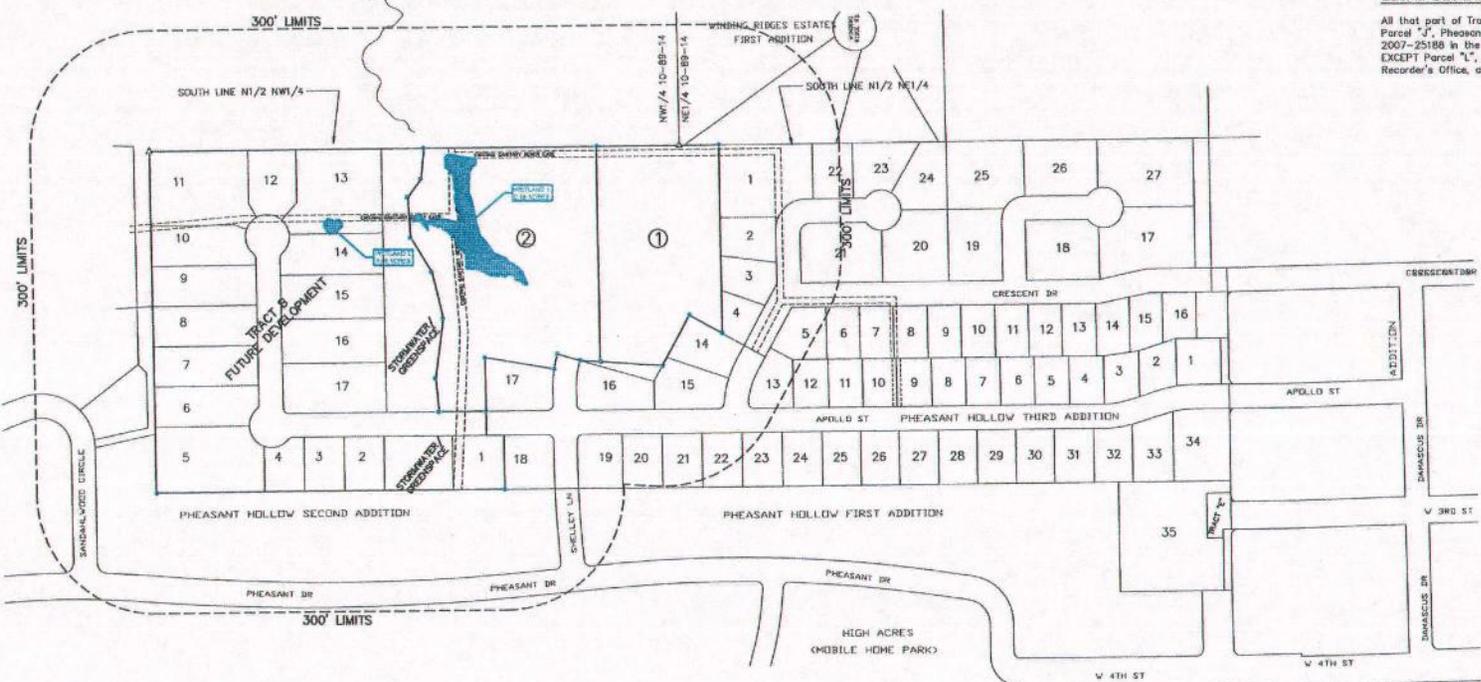
# Pheasant Hollow 4th Minor Subdivision Plat R-P Site Plan Amendment

## Cedar Falls, Black Hawk County, Iowa

### Part of N1/2 Section 10-T89N-R14W



**LEGAL DESCRIPTION OF RP - AMENDMENT AREA**  
 All that part of Tract "T", Pheasant Hollow Third Addition, EXCEPT Parcel "J", Pheasant Hollow Minor Plat No. 1, Document No. 2007-25188 in the Black Hawk County Recorder's Office, and EXCEPT Parcel "L", Document No. 2010-03036 in aforesaid Recorder's Office, all in Cedar Falls, Black Hawk County, Iowa.



PROPOSED 03-19-2014 RP SITE PLAN AMENDMENT

LOT/TRACT:	PLANNED USE/DENSITY:	TOTAL AREA:
1	1 SINGLE FAMILY HOME	3.54 ACRES
2 *	1-4 SINGLE FAMILY HOMES	5.62 ACRES
TRACT "A" *	14 SINGLE FAMILY HOMES AND UP TO 6 CONDO UNITS STORM WATER MANAGEMENT AND GREENSPACE STORM WATER MANAGEMENT AND GREENSPACE PUBLIC RIGHT OF WAY (APOLLO ST. EXTENSION)	10.39 ACRES 1.67 ACRES 0.53 ACRES 1.61 ACRES
<b>TOTALS</b>	<b>25</b>	<b>23.36 ACRES</b>
GROSS DENSITY (INCLUDES LOTS, TRACTS AND STREETS):		1.07 RESIDENTIAL PER ACRE
NET DENSITY (EXCLUDES STREET R/W):		1.15 RESIDENTIAL PER ACRE

\* NOTES:  
 1. PROPOSED LOT 2, PHEASANT HOLLOW 4TH MINOR SUBDIVISION PLAT WILL REQUIRE A NEW PRELIMINARY AND FINAL PLAT IF MORE THAN ONE SINGLE FAMILY RESIDENCE IS TO BE CONSTRUCTED UPON IT.  
 2. TRACT "A" (FUTURE DEVELOPMENT) WILL REQUIRE A NEW PRELIMINARY AND FINAL PLAT PRIOR TO DEVELOPMENT.

EXISTING 2003 RP SITE PLAN

LOT/TRACT:	PLANNED USE/DENSITY:	TOTAL AREA:
30-32 AND PART OF 29	3 SINGLE FAMILY HOMES AND 11 CONDO UNITS	3.09 ACRES
26-28 AND PART OF 29	3 SINGLE FAMILY HOMES AND 11 CONDO UNITS	3.85 ACRES
2-24	22 SINGLE FAMILY HOMES AND 6 CONDO UNITS	10.74 ACRES
TRACT A	POND AND GREEN SPACE	3.5 ACRES
TRACT B	GREEN SPACE	0.3 ACRES
ALL STREETS	PUBLIC RIGHT OF WAY	2.08 ACRES
<b>TOTALS</b>	<b>56</b>	<b>23.36 ACRES</b>
GROSS DENSITY (INCLUDES LOTS, TRACTS AND STREETS):		2.40 RESIDENTIAL PER ACRE
NET DENSITY (EXCLUDES TRACTS AND STREETS):		3.20 RESIDENTIAL PER ACRE

① - DENOTES LOT NUMBER PHEASANT HOLLOW 4TH MINOR SUBDIVISION

Wayne Claassen Engineering and Surveying, Inc.  
 2705 University Avenue • P.O. Box 888 • Waterloo, Iowa 50701  
 Phone: (319) 235-8254 • Fax: (319) 235-0028

I.P.S. No. N/A  
 P.A. N/A  
 P.C. N/A  
 P.L. N/A  
 P.S. N/A  
 P.T. N/A  
 P.U. N/A  
 P.V. N/A  
 P.W. N/A  
 P.X. N/A  
 P.Y. N/A  
 P.Z. N/A

PROPOSED R-P SITE PLAN AMENDMENT FOR AHSAN MAQSOOD ASHAR AFZAL

sheet 1 of 1 4399RP

SEE ATTACHED SHEET FOR LISTING OF ALL PROPERTY OWNERS LOCATED WITHIN 300' OF THIS ZONING REQUEST.

**From:** Karen Howard  
**Sent:** Thursday, August 08, 2019 11:50 AM  
**To:** Iris Lehmann  
**Subject:** FW: Pheasant Hollow Seventh Addition preliminary plot

Item 6.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Iris,

Please include this in the P&Z submittal and also forward to the developer to allow them to prepare for a response to these concerns. Please also touch base with Matt to see if there is anything we should be looking at to help answer these concerns next week at the meeting.

Thanks,  
Karen

---

**From:** Tim Horrigan [<mailto:tchorriganmd@gmail.com>]  
**Sent:** Thursday, August 8, 2019 11:45 AM  
**To:** [iris.lehman@cedarfalls.com](mailto:iris.lehman@cedarfalls.com); Karen Howard  
**Subject:** Pheasant Hollow Seventh Addition preliminary plot

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

Thank you for the notice about the upcoming Planning and Zoning Commission meeting scheduled for August 14. I cannot attend that day, but would like the commission to take into account a few questions:

- My current property at 3527 Pheasant Drive has surface water drainage both from the west and the north making my backyard continuously wet. We just this month completed some excavating and planting which should help, so I am concerned about the new project. The north side of Pheasant Drive should have originally been fairly aggressively tiled to drain the hill toward the east to the creek. I see that Tract C and D are planned for water abatement.. Tract B appears to be staged for storm sewer maintenance. I would like the commission to address if lots 2-6 will have adequate water drainage toward the east, and certainly not toward the south, toward the homes on Pheasant Drive.
- Power lines are overhead on the north side of Pheasant Drive (and the south side of the new addition). It would seem reasonable to expect those to be replaced underground during this development. I would like the commission to address this option with the developer and Cedar Falls Utilities.
- We have a fence line on the north side of the property. (As does our neighbor to the east.). I do hope to maintain the fence. Currently those fence lines are rather overgrown. I have no problem doing some of that clean up work myself, but would want to coordinate that with the utilities, as above, and/or the developer.

Thank you

Tim Horrigan  
3527 Pheasant Drive

Cedar Falls, IA 50613  
[tchorriganmd@gmail.com](mailto:tchorriganmd@gmail.com)

Phone (319) 269-6609

Item 6.



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning and Zoning Commission  
**FROM:** David Sturch, Planner III  
**DATE:** August 7, 2019  
**SUBJECT:** Land Use Map Amendment

---

**REQUEST:** Land Use Map Amendment from Neighborhood Commercial/Mixed and Greenways and Floodplain to Low Density Residential (Case #LU19-002)

**PETITIONER:** West Fork Crossing, ISG Engineering

**LOCATION:** 1700-2000 Block of Union Road

---

#### PROPOSAL

Land use map amendment from Neighborhood Commercial/Mixed use and Greenways and Floodplain to Low Density Residential for the West Fork Crossing development on portions of 119 acres of land along Union Road. The land use map amendment and rezoning will allow the development of a new residential subdivision. Zoning considerations normally involve evaluation of three main criteria:

1. *Is the rezoning request consistent with the Future Land Use Map and the Comprehensive Plan?*
2. *Is the property readily accessible to sanitary sewer service?*
3. *Does the property have adequate roadway access?*

This staff report will focus on the first criteria, an amendment to the Future Land Use Map and Comprehensive Plan.

#### BACKGROUND

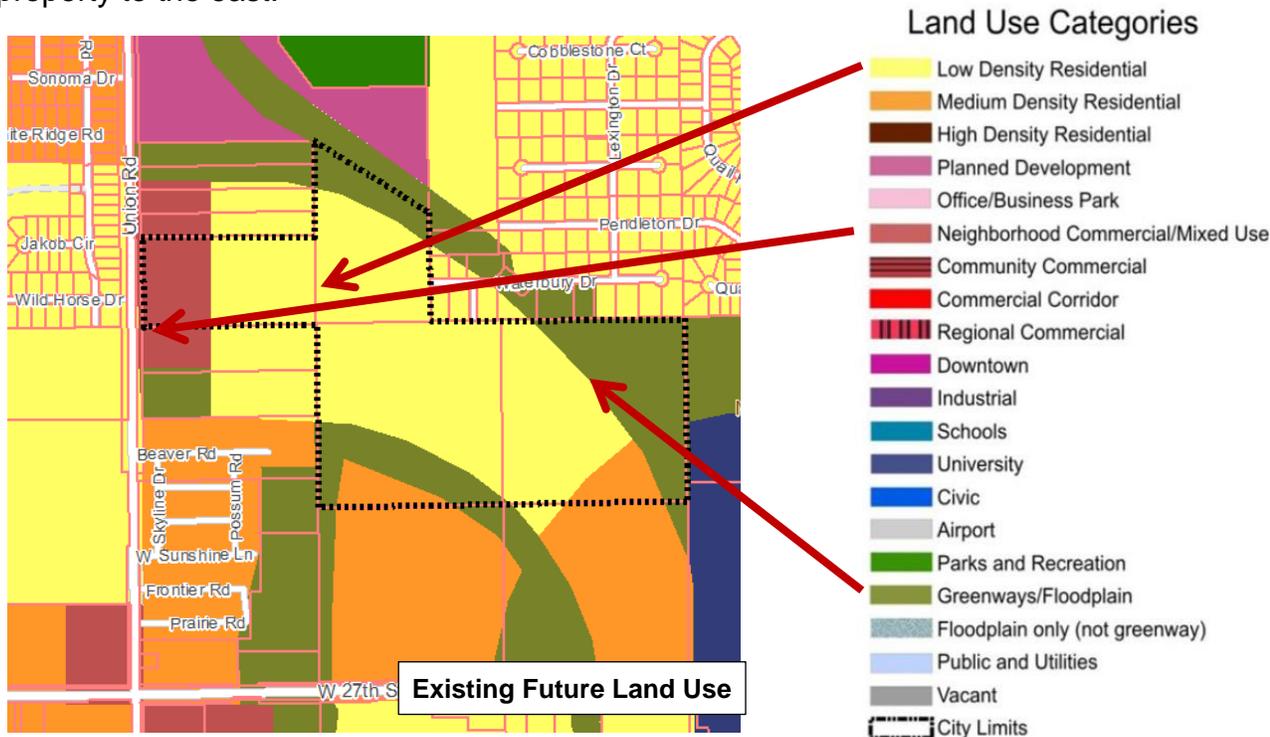
This property has been zoned as agricultural since adoption of the Zoning Ordinance in 1970. The Future Land Use Map was adopted in the spring of 2012 as a part of the Cedar Falls Comprehensive Plan. The current land use is greenways/floodplain, neighborhood commercial/mixed use and low density residential. Prior to the adoption of the Comprehensive Plan in 2012, the majority of the property was designated as low density residential.

The University Branch of Dry Run Creek runs along the north edge of the property which encompasses the special flood hazard area (SFHA) or general floodplain. The greenway designation shown on the future land use map was intended to reflect the extent of the flood hazard area including a green buffer. This buffer serves an important function for natural stormwater drainage and mitigates flood risk. As part of the platting process, storm water detention will be collected throughout the subdivision and released into Dry Run Creek. The adjoining development to the northwest (New Aldaya site for The Terraces) created a storm water detention plan that utilizes Dry Run Creek to channel the detained stormwater down the creek and eventually into the area wide detention basin located north of the UNI Dome. As this section of property develops, a continued storm water management plan will be formalized to further control the stormwater in this area of the city.

**ANALYSIS**

As stated in the Comprehensive Plan, land use is the central element of the Plan because it establishes the overall physical configuration of the city, including the mix and location of uses and community systems (utilities).

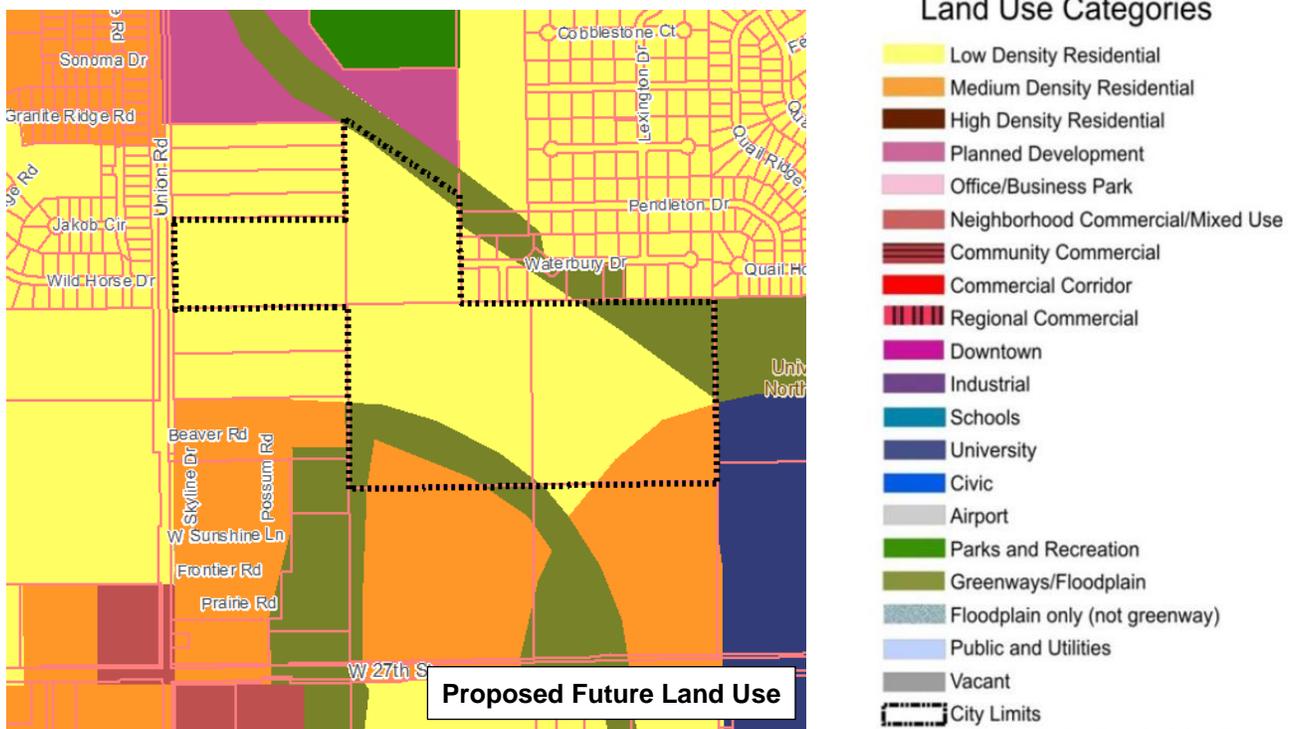
This 119-acre property is surrounded by residential development on the northeast with large lot acreages on the west. A manufactured home neighborhood is located southwest of the site and the future Cedar Falls High School is to the southeast. The University of Northern Iowa owns the property to the east.



Generally speaking, the future land use for this area is low density residential. However, there is a section of land along the east side of Union Road that shows a neighborhood commercial/mixed use designation and a strip of greenways/floodplain along the University Branch of Dry Run Creek. Therefore, the land use analysis is the first step in the rezoning and development process.

The neighborhood commercial/mixed use category is identified in the Comprehensive Plan as low impact commercial with residential in the upper floors located on major streets, or in this case, Union Road. There are other neighborhood commercial land use areas at major intersections to the north and south of this site. Staff feels that maintaining this commercial land use at major intersections is more appropriate, since zoning too much land for commercial development, particularly in areas on the edge of the community in lower density areas, dilutes the market and reduces the viability of all of the nearby commercial areas as they compete against one another for market share. Therefore, staff recommends changing this commercial designation to low density residential.

The greenways/floodplain category is reserved for passive open spaces and environmentally sensitive areas for floodplain and stormwater management. A drainageway flows through the north side of the site in a northwesterly to southeasterly direction. The floodplain boundary buffers this drainageway but only encompasses a portion of the area depicted on the future land use map and amending the greenways/floodplain land use to low density residential reflects a more accurate depiction of the future growth in this area.



The land use amendment corresponds to the proposed rezoning from A-1, agriculture to R-1, residence district. The intent is to develop the 119 acres into single family residential lots with stormwater detention basins and floodplain buffers. One important feature of the stormwater management plan is to account for the additional stormwater that is received into this site from surrounding developments to the west and north. That stormwater, coupled with the stormwater generated on the site will be confined into detention basins and new storm sewers and released at a controlled rate into the existing drainageway. The proposed map above reflects the location of the greenways/floodplain. These areas provide a good opportunity to place the detention basins along the University Branch of Dry Run Creek to the north and within the drainage way near the southwest corner of the site. This particular drainage way represents the flow from the southwest corner of the site easterly to W. 27<sup>th</sup> Street. The Comprehensive Plan states as an essential component to the quality of life in Cedar Falls, park services should be offered within a

comfortable walking distance (typically ¼ to ½ mile) from homes in the neighborhood. The design of this southern basin should consider elements like open space, natural areas and greenbelts that create a “parklike” setting for the residents of the neighborhood.

Additional elements to this development include trails and sidewalks within and adjacent to the development. The Comprehensive Plan shows east/west and north/south trails near the University Branch of Dry Run Creek corridor. This corridor is part of the floodplain district and portions of this area have been developed with detention basins and buffers through the existing and planned subdivisions. Future trail locations are important in this development in order to provide the connections from the planned Union Road trail to the west, the W. 12<sup>th</sup> Street trail and Robinson-Dresser Sports Complex to the north and the W. 27<sup>th</sup> Street trail to the south as well as connections to the east into the proposed high school site on W. 27<sup>th</sup> Street.

The Comprehensive Plan provides a summary of the Western Growth Area of Cedar Falls. This portion of the city extends westerly from Hudson Road to the city limits and from W. 1<sup>st</sup> Street to Viking Road. The section of land between W. 12<sup>th</sup> and W. 27<sup>th</sup> Street near the Union Road corridor shows this concept described below with staff comments in underlined, red text:

- A system of greenways following the Dry Run Creek corridor, which in this case is the University Branch of Dry Run Creek. This corridor shall be preserved as open space, floodplain, storm water drainage, wildlife habitats and natural amenity for the nearby residents. This section of the University Branch of Dry Run Creek shall be maintained as described.
- Street connections that provide connections throughout residential neighborhoods and adjoining street arterials (W. 12<sup>th</sup> and Union) and collectors (W. 27<sup>th</sup>) and move traffic more efficiently. As this project runs through the development process, the preliminary plat should provide a well-connected street pattern within the new neighborhood and to the existing neighborhoods and the surrounding streets and future important destinations, such as the new high school.
- Extending Greenhill Road to the northwest, intersecting with University Avenue, W. 27<sup>th</sup> Street and Union Road. Greenhill Road terminates at W. 27<sup>th</sup> Street east of this property. Therefore, Greenhill Road will not extend through this site.
- Extending Erik Road with a westerly extension and turning north to eventually connect into W. 12<sup>th</sup> Street and Birdsall Park. The extension of Erik Road or other similarly situated street is a long term concept that may eventually extend to the north and into this site. A north/south connection is planned with the future development of this site that will provide a future connection into the recently approved New Aldaya site through The Terraces at West Glen.
- A system of modified cul-de-sac or looping streets to maintain connectivity while providing a low-traffic street for the residents. This street layout includes pedestrian/bike connections through a greenway system with multiple street entrances to each neighborhood to serve the “local” traffic and minimize the “cut-through” traffic. The concept of modified cul-de-sac and looping streets illustrated in the plan is an unusual concept that may not be realistic, but the principal of creating a pattern of well-connected streets is a well-documented best practice. When the preliminary plat is presented to staff and the Planning and Zoning Commission, a street network of modest size blocks and a well-connected pattern that will help to distribute the traffic and not overburden any one street should be carefully considered throughout the site and adjoining neighborhoods. This will provide an opportunity to create pedestrian/bike connections off the planned

Union Road Trail to the existing W. 27<sup>th</sup> Street bike lanes and future extensions to the east into the proposed school site and the UNI campus.

Based on the factors stated in this report, staff finds that it is appropriate to amend the future land use map to allow reasonable development of the property while still preserving and protecting the floodplain. The proposed amendment would maintain the location of the current greenway/floodplain and add the designation of "Low Density Residential to the rest of the property. The other details noted in the Plan regarding good neighborhood design, such as adequate parks and open space and a well-connected street pattern should be incorporated into future subdivision plats.

A notice was mailed to the adjoining property owners on August 8, 2019 regarding this request.

STAFF RECOMMENDATION

Gather any comments from the Planning and Zoning Commission and public then continue the discussion on this land use map amendment and set the date for public hearing for the next Planning and Zoning Commission meeting on August 28, 2019.

PLANNING & ZONING COMMISSION

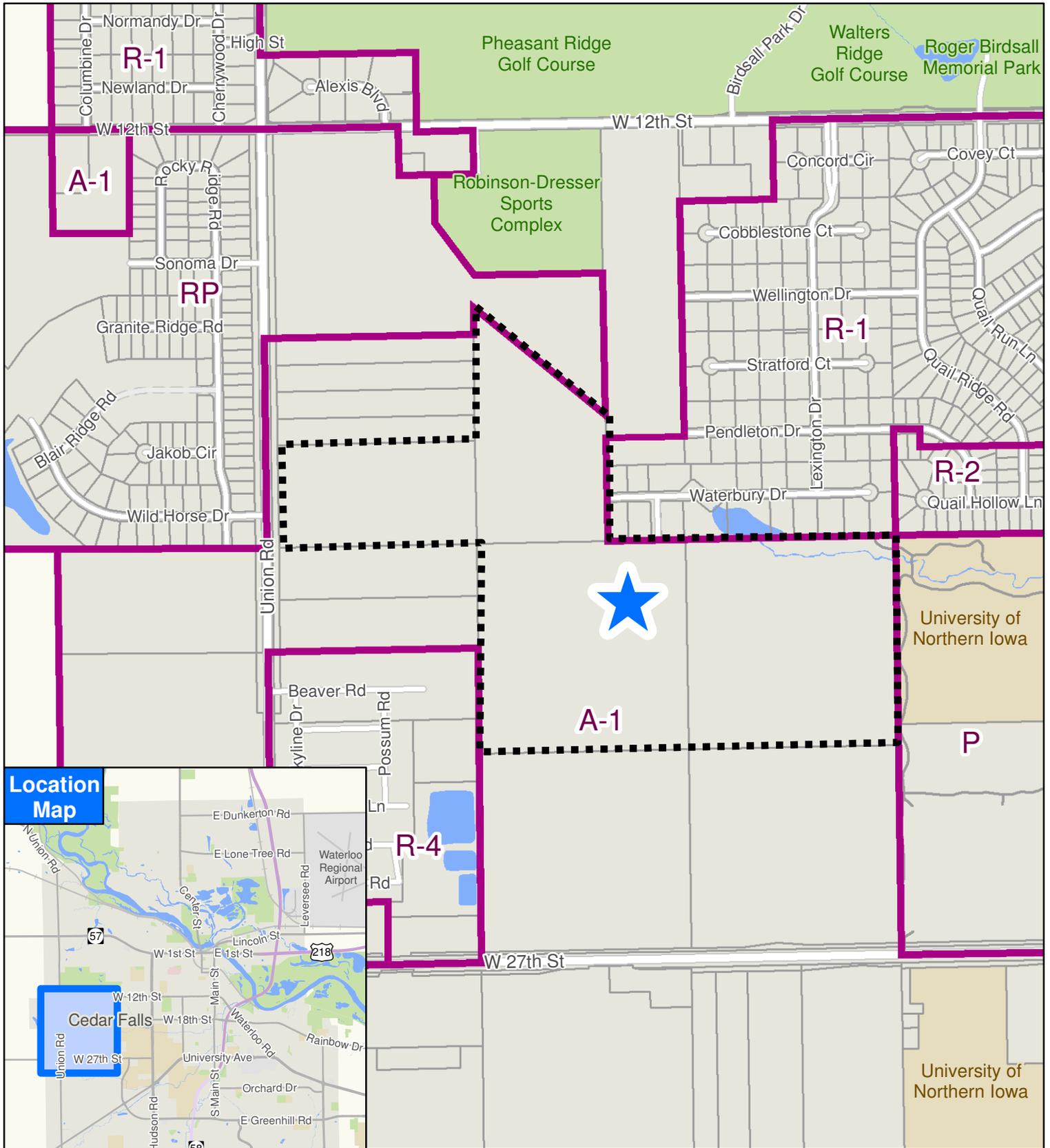
Introduction

8/14/19

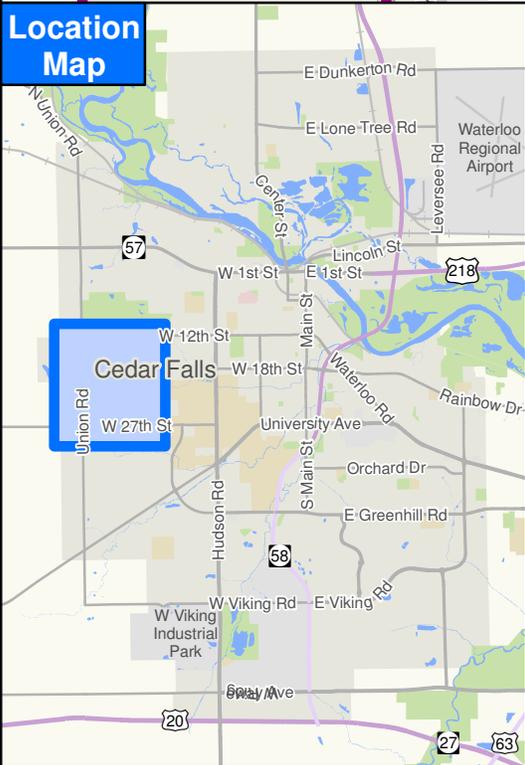
# Cedar Falls Planning and Zoning Commission

## August 14, 2019

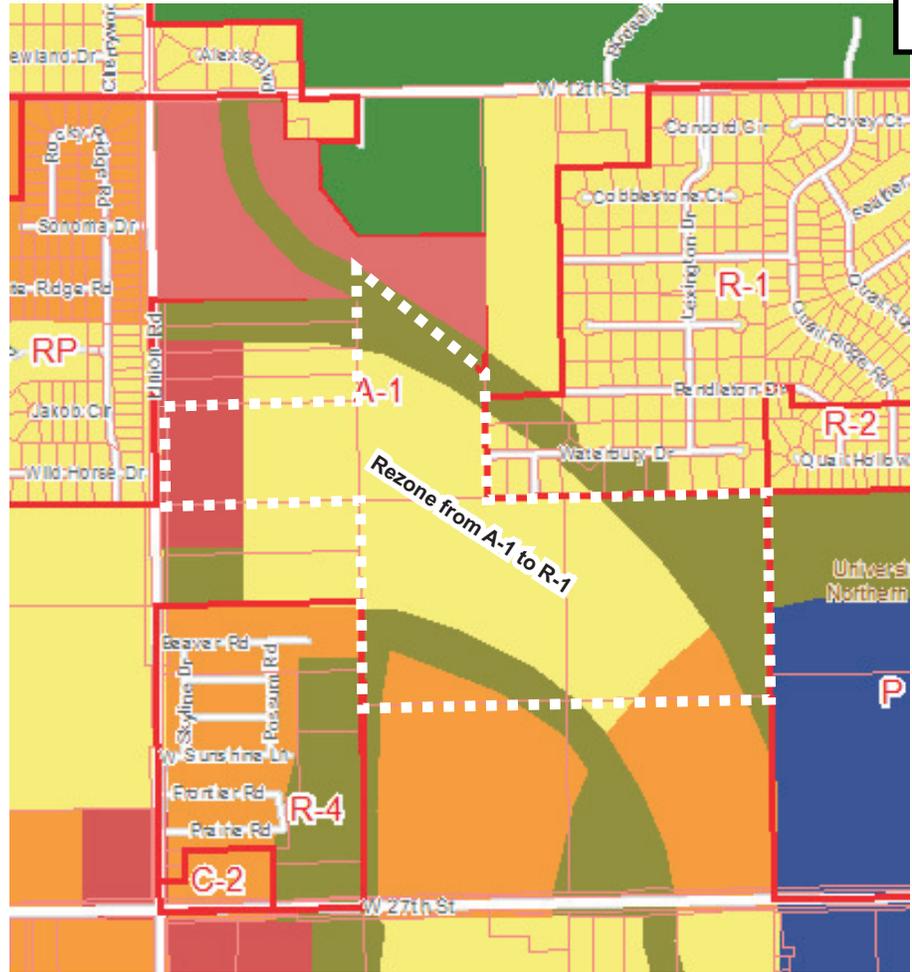
Item 7.



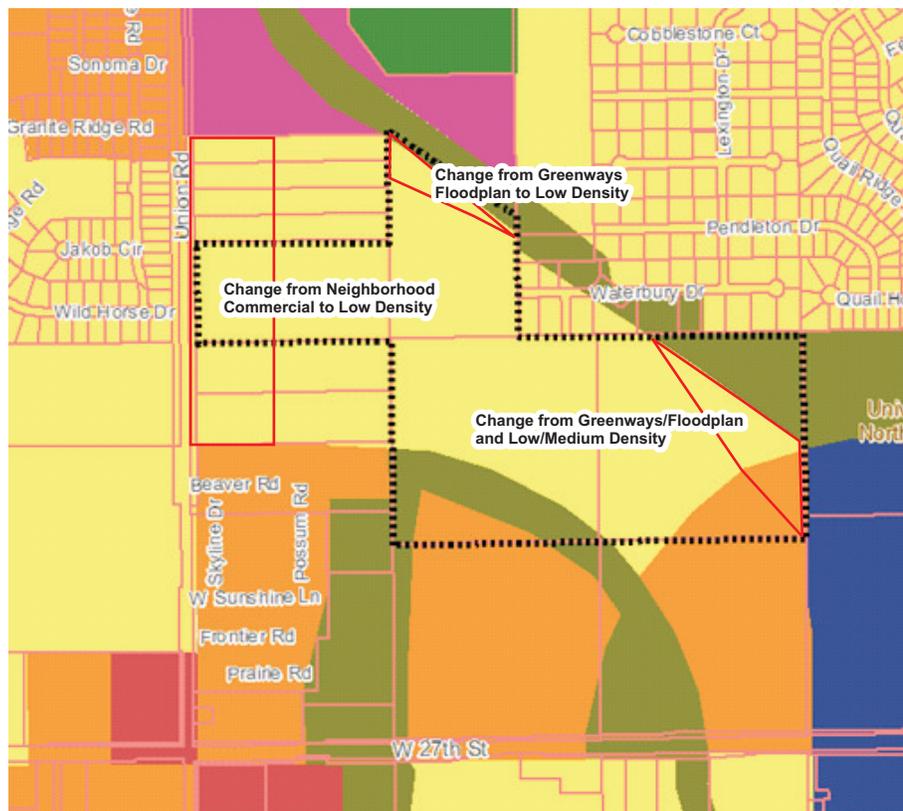
### Location Map



Existing Land Use



Proposed Land Use





DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM
Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: David Sturch, Planner III
DATE: August 6, 2019
SUBJECT: Rezoning Request

REQUEST: Rezone property from A-1, Agricultural to R-1, Residential District (Case #RZ19-002)
PETITIONER: West Fork Crossing, ISG Engineering
LOCATION: 119 acre parcel between Union Road and Waterbury Drive

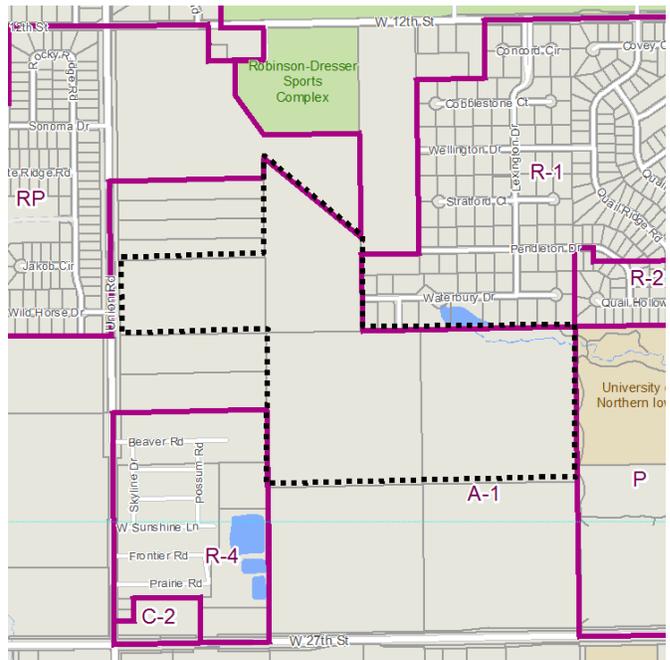
PROPOSAL

The petitioner has submitted a request to rezone 119 acres of land between Union Road and Waterbury Drive from A-1, Agricultural to R-1, Residential District. The rezoning will allow the development of a neighborhood of primarily single-unit homes.

BACKGROUND

This property has been zoned as agricultural since adoption of the Zoning Ordinance in 1970. The land is surrounded by an R-1 residential district and a P, public district on the east; an R-4, residential district to the southwest; and an R-P, planned residence district to the west and north. The current owner recently purchased this property with the intent of developing single family dwellings. 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 in order to have a firm understanding of the future use of this property.



## ANALYSIS

The purpose of the A-1, agricultural zoning district is to act as a “holding zone” for future development until municipal services (sanitary sewer, water, roads) are accessible to the site. When these services are available, the development of the land is threefold, beginning with the rezoning of the land, platting and construction.

This 119-acre property is surrounded by residential development on the west, southwest and northeast. The University of Northern Iowa owns property to the east along with the potential high school site to the southeast. The northern edge of the property is bounded by the western reach of the University branch of Dry Run Creek. This portion of the property is located in the 100-year floodplain that runs along Dry Run Creek to the northeast corner of the site. With the exception of the floodplain, there are no other sensitive areas within this rezoning plat.

Zoning considerations normally involve evaluation of three main criteria:

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

The current land use map is designated as low density residential, commercial/mixed use and greenways/floodplain. A proposed amendment outlined in a separate staff report, if approved, would remove the commercial/mixed use designation and reduce the greenways/floodplain area to align more closely with the current floodplain and drainage pattern. These areas would be designated on the future land use map as low density residential. The greenways/floodplain will serve as buffers for storm water management and detention. These areas also provide an opportunity, through thoughtful subdivision design, to create open spaces, natural areas, and neighborhood park space to serve the residents of this and surrounding developments. The Comprehensive Plan includes an analysis regarding the community needs for park land including geographic distribution. Since this will be a new area for residential growth, there will be a need for neighborhood park space. In other words, the upzoning of the land from agriculture to residential zoning causes a need for neighborhood infrastructure that ensures the health and welfare of future residents, which includes parks and trails, as well as streets, stormwater management facilities, sewer and water lines. All of these elements should be considered when this land is proposed for subdivision.

As part of the platting process, a stormwater management system will be designed to accept the stormwater runoff from the west and north. The stormwater will be directed toward multiple detention basins on the site and released at a controlled rate into the floodplain. The stormwater management system must be designed so that it will not adversely affect the current and future residents surrounding and within this development. Details of the stormwater management plan will be reviewed during the platting process to ensure that it meets all Code requirements.

If the Planning and Zoning Commission agrees to the land use map amendment, as described in a separate staff report under Case #LU19-002, the proposed rezoning of this property can continue.

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

Yes, sanitary sewer is readily available to the site. This sewer is located through the northern boundary of the property within the aforementioned floodplain and drainage way of Dry Run Creek. This sanitary sewer is located in the Cherrywood Interceptor Sewer

District which includes a sewer tapping fee as part of the development. The sewer tapping fee is \$294.63 per acre of development. This fee is paid by the developer at the time of final platting. This sewer will accommodate the proposed 119 acre development.

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

The property currently has access from Union Road and Waterbury Drive. Future connections to the north through the NewAldaya development, to the east and to the south onto W. 27<sup>th</sup> Street will accommodate the movement of traffic into and out of this site. A well-connected network of local streets within any future subdivision will be essential to help distribute traffic and create efficient routes for neighborhood residents. These street connections will be important for general traffic circulation and connections between neighborhoods and future neighborhoods. For example, while there may be no development planned for the property to the east of this site, at some point in the future there may be reasons to provide a connection to PE Center Drive. Similarly, several connections to the property to the south will provide access to W. 27<sup>th</sup> Street as this area develops over time.

The annual average daily traffic for Union Road is approximately 3,000 vehicles per day. Depending on the circumstances and corridor constraints, a rural two-lane roadway could handle capacities up to 1,700 vehicles per hour during peak times. The rezoning of this property will allow the development of single family dwellings within 119 acres. More than likely, the development will be in phases starting off of Union Road and moving in an easterly direction. The proposed development will generate traffic when the lots are sold and construction with single family dwellings. At the onset of development, this traffic will utilize the internal roads and access Union Road. As development continues easterly, connections will be made with the existing subdivisions to provide alternative routes for the residents in the area. As developments more forward, City staff will continue to monitor traffic volumes along Union Road and when warranted, make improvements to Union Road as necessary.

As part of the technical review of this proposal, Cedar Falls Utilities personnel, have no concerns with the proposed rezoning request. Water, electric, gas, and communication utilities are all available to this site from Union Road and Cross Creek Drive in the Lexington Heights subdivision. There is a water connection fee for this property based on the street lineal footage of Union Road. This connection fee is part of the cost of the original water main installations on Union Road. The sewer service serving this area is subject to the Cherrywood Interceptor Sewer District tapping fee of \$294.63 per acre which was established by the City Council several years ago. All utility services will be extended into this property as part of the platting process.

A notice was mailed to the adjoining property owners on August 8, 2019 regarding this request.

#### STAFF RECOMMENDATION

Gather any comments from the Planning and Zoning Commission and public then continue the discussion on this land use map amendment and set the date for public hearing for the next Planning and Zoning Commission meeting on August 28, 2019.

#### PLANNING & ZONING COMMISSION

Introduction

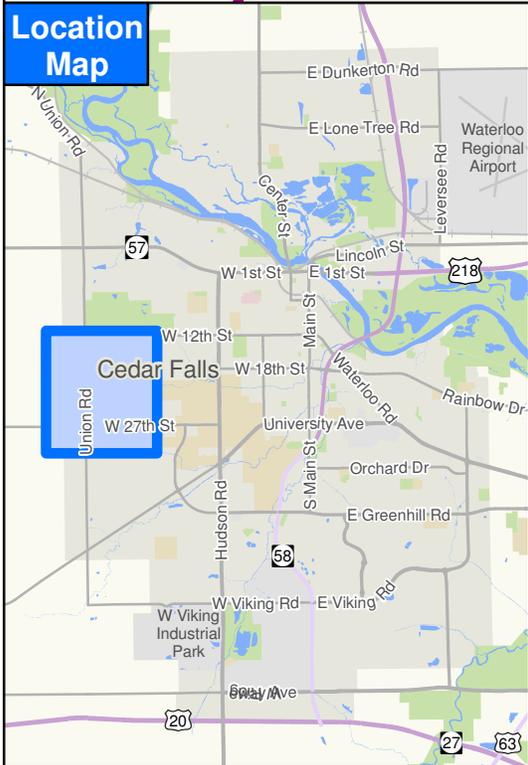
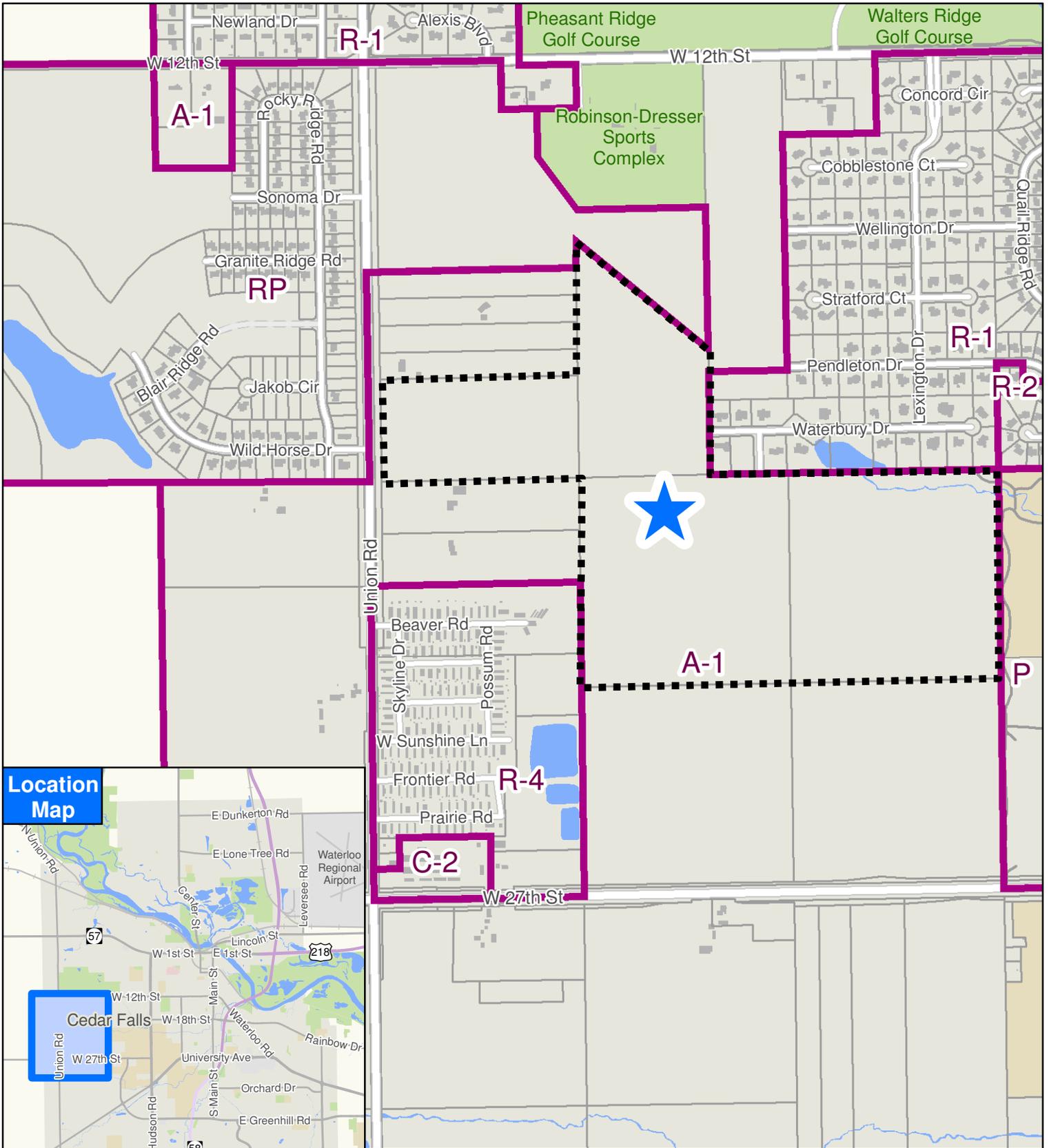
8/14/19



# Cedar Falls Planning and Zoning Commission

## August 14, 2019

Item 8.



Rezoning Request, A-1, Agriculture to R-1, Residential

# "OWNERS LISTING" FOR "REZONING REQUEST" "A-1" TO "R-1"

## LEGAL DESCRIPTION

Commencing at the Southeast (SE) corner of the West Half of the Southeast Quarter (W1/2 SE1/4) of said Section 15; thence along the East line of said West Half of the Southeast Quarter (W1/2 SE1/4) North 00° 08' 50" West for a distance of 1326.32 feet to the North line of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4), the Point of Beginning; thence continuing along said East line, North 00° 08' 50" West for a distance of 1326.18 feet to the North line of said Southeast Quarter (SE1/4); thence along said North line, South 89° 46' 03" West for a distance of 1815.80 feet to the Southwest (SW) corner of Lexington Heights 5<sup>th</sup> Addition, Cedar Falls, Iowa; thence continuing along said North line, North 87° 41' 43" West for a distance of 17.43 feet to the East line of Lot 2, Robinson's Minor Plat; thence along said East line North 00° 02' 29" West for a distance of 796.84 feet; thence North 50° 48' 28" West for a distance of 1057.37 feet; thence South 01° 17' 24" West for a distance of 145.38 feet to Northeast (NE) corner of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of said Section 15 being a westerly line of said Lot 2; thence along said westerly line, South 00° 09' 03" East for a distance of 675.40 feet to a point 648 feet distant northerly from the East/West Quarter line; thence along the line 648 feet distant northerly from the East/West Quarter line, South 89° 44' 19" West for a distance of 1254.18 feet to a point on the easterly right of way line of Union Road; thence along said right of way line, South 00° 00' 10" East for a distance of 648.01 feet to the North line of the Southwest Quarter of said Section 15; thence along said North line, North 89° 44' 19" East for a distance of 1255.85 feet to the West line of the East Half of the Southwest Quarter (E1/2 SW1/4) of said Section 15 per Robinson's Minor Plat; thence along said West line, South 00° 00' 22" East for a distance of 1326.46 feet to the South line of the North Half of the Southwest Quarter (N1/2 SW1/4) of said Section 15; thence along said South line, North 89° 46' 52" East a distance of 1337.37 feet to the West line of said Southeast Quarter (SE1/4); thence along the South line of the North Half of said Southeast Quarter (N1/2 SE1/4), North 89° 45' 30" East a distance of 1318.98 feet to the Point of Beginning.

## NAMES OF ALL PROPERTY OWNERS WITHIN 300 FEET OF REZONING

REFER TO SPREADSHEET INFORMATION FOR ADDRESSES AND OWNER INFORMATION

- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| 1. State of Iowa Board of Regents | 31. Midwest Development Co           |
| 2. State of Iowa Board of Regents | 32. Money Pit LLC                    |
| 3. Rasmusson CO                   | 33. City of Cedar Falls CSD          |
| 4. Rasmusson, Donald R            | 34. Paulsen, Gloria & Howard         |
| 5. Rasmusson, Jack P Trust        | 35. BNKD Inc                         |
| 6. Rasmusson Company              | 36. Poppens, Scott & Muriel          |
| 7. Brunscheon, Keaghan & Anthony  | 37. Page, Brian & Elizabeth          |
| 8. Morris, Daniel & Juli          | 38. Range, Devin                     |
| 9. City of Cedar Falls            | 39. Holahan, Christopher             |
| 10. Damgaard, Thomas & Paula      | 40. Holahan, Brooke                  |
| 11. Sires, David & Joy            | 41. Estep, Tara & Mark               |
| 12. Sires, David                  | 42. Timm, Steven & Julie             |
| 13. Sires, Joy                    | 43. Schuerman Construction Inc       |
| 14. Sires, David & Lisa           | 44. Mason, Benjamin & Carmen         |
| 15. Rath, Elizabeth & Richard     | 45.. Hurst, Emil & Jennifer          |
| 16. Tressler, Kenneth & Lorraine  | 46. Bradley, Donald & Carol          |
| 17. Goyen, Michael & Denise       | 47. Olsen, Christopher & Leah        |
| 18. Bonsall, Gale                 | 48. Gerdes, Benjamin & Elizabeth     |
| 19. Girsch, Michael               | 49. Fereday, Christopher & Megan     |
| 20. Girsch, Sue                   | 50. Zaugg, Ryan & Nancy              |
| 21. Picklum, Warren & Neysa       | 51. Prideaux, Leslie & Stephen       |
| 22. Pitz, Steven & Nancy          | 52. Phillips, Shawn & Kathy          |
| 23. Barnhart, Thomas & Chelsea    | 53. Becker, Stacie                   |
| 24. Midwest Development Co        | 54. Carpenter, Kelly & Kristin       |
| 25. Midwest Development Co        | 55. Sumedi, Murali &                 |
| 26. Hernandez, Kevin & Gina       | 56. Velamasetti, Sarojinikala        |
| 27. Midwest Development Co        | 56. Lauver, Nicholas & Meyer, Nicole |
| 28. Midwest Development Co        |                                      |
| 29. Spaude, Christopher & Ashley  |                                      |
| 30. Bartelt, Robert & Katie       |                                      |

