



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, APRIL 08, 2020
5:30 PM AT CEDAR FALLS CITY HALL VIA VIDEOCONFERENCE**

To protect against the spread of the COVID-19, the meeting will be held via Videoconference. The public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +1 646 558 8656 or +1 312 626 6799 and when prompted, enter the meeting ID (access code) 319 804 8847.
- b) Join via smartphone or computer using this link: <https://bit.ly/pz-zoom>.
- c) View the live stream on Channel 15 YouTube using this link: <https://youtu.be/cXP5ltqTIN0> (view only).
- d) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press *9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

Call to Order and Roll Call

Approval of Minutes

- 1. Planning and Zoning Commission Minutes of March 11, 2020.

Public Comments

Public Hearing

- 2. **Industrial Park Expansion – Land Use Map Amendment – Low Density Residential, Industrial and Public & Utilities**
Location: SE corner of Union Road and Viking Road
Applicant: City of Cedar Falls
Previous discussion: March 11, 2020
Recommendation: *Recommend Approval*
P&Z Action: *Public hearing, discussion, and make a recommendation to City Council*

- 3. **Industrial Park Expansion – Rezoning from A-1 to R-1 and M-1,P**
Location: SE corner of Union Road and Viking Road
Applicant: City of Cedar Falls
Previous discussion: March 11, 2020
Recommendation: *Recommend Approval*
P&Z Action: *Public hearing, discussion, and make a recommendation to City Council*

Old Business

- 4. **Downtown Site Plan Review – Community Bank and Trust (ITEM WITHDRAWN BY APPLICANT)**
Location: 312 W. 1st Street
Applicant: CB&T – owner; VJ Engineering – Civil Engineer; Emergent Architects
Previous discussion: None
Recommendation: *None*
P&Z Action: *None required at this time*

- 5. **Easement Vacation Request – Community Bank and Trust**
Location: 312 W. 1st Street

Applicant: CB&T – owner; VJ Engineering – Civil Engineer; Emergent Architects
Previous discussion: March 11, 2020
Recommendation: *Recommend Approval*
P&Z Action: *Discussion and make a recommendation to City Council*

New Business

6. HWY 1 Site Plan Review – Dupaco Community Credit Union

Location: 126 Brandilynn Boulevard

Applicant: Brian Ridge - Developer; Shive-Hattery – Civil Engineer

Previous discussion: None

Recommendation: *Recommend Approval*

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

7. College Hill Neighborhood Overlay Façade Review – Wheatpasting murals to celebrate UNI graduates

Location: various locations in the College Hill Business District

Applicant: UNI students and faculty from the Interactive Digital Studies program

Previous discussion: None

Recommendation: *Review and Recommend Approval*

P&Z Action: *Recommend Approval*

Commission Updates

Adjournment

Reminders:

* April 22 and May 13 Planning & Zoning Commission Meetings

* April 20 and May 4 City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
March 11, 2020
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, March 11, 2020 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Hartley, Holst, Leeper, Lynch, Prideaux, and Wingert. Adkins, Larson and Saul were absent. Karen Howard, Community Services Manager, Stephanie Houk Sheetz, Director of Community Development, and Shane Graham, Economic Development Coordinator, were also present.

- 1.) Chair Holst noted the Minutes from the February 26, 2020 regular meeting are presented. Ms. Prideaux made a motion to approve the Minutes as presented. Mr. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Leeper, Lynch, Prideaux and Wingert), and 0 nays.
- 2.) The first item of business was the downtown site plan review for Community Bank and Trust. Chair Holst introduced the item and Ms. Howard provided background information. She explained that a new Community Bank and Trust is proposed to be rebuilt on the site where the existing bank is located. The owner is proposing to build a smaller structure with a two lane drive-through with a covered patio along Clay Street. The site is currently zoned C-2, Commercial and is in the Central Business District Overlay zone. The proposed use is allowed. Ms. Howard discussed the planned setbacks noting that the maximum setback of 10 feet is exceeded. She discussed the allowance for exceptions to the rule. Staff is recommending an exception due to the difficulty created by the sloping nature of the site and constraints caused by the existing building. She noted that the outdoor plaza space proposed by the bank is intended to visually bring the building forward to address the street. She also noted that parking, landscaping, and streetscape requirements have been satisfied.

Ms. Howard also discussed design standards, such as proportion to adjacent buildings, noting that while greater utilization of the downtown site is desirable, the bank is reserving the remainder of the site for further development and creating a stronger presence at the corner. She noted that the roof shape, pitch and direction are acceptable, as is the building pattern. The building composition does not technically meet the standards, but staff feels that an exception to the standard may be warranted as the size, scale and rhythm created by the structure are acceptable as it still creates visual interest.

Ms. Howard spoke about the windows and transparency noting that the current plan proposes a large wall of glass of a light blue color. The CBD Overlay standards require clear and transparent windows to maximize the views into the building and allow a variety of uses of the building over time. Staff finds the request to vary from the code standard does not qualify for an exception as there is no practical difficulty in meeting the standard. An acceptable alternative would be to use clear and transparent glass on the lower glass panes at the storefront level while allowing the upper panes to be blue glass as desired by the bank.

Ms. Howard noted that the criterion have been met for materials and texture, color, and the architectural detailing. According to code, entryways are to be at grade with the fronting sidewalks. The site slopes from west to east and ground elevation is approximately three feet below the floor elevation of the building, so the entryway along Clay Street does not meet the

standard of being at the same grade as the sidewalk. To establish a pedestrian entrance on Clay Street a covered outdoor plaza is proposed with an accessible ramp and stairs. It will provide an accessible transition from the sidewalk to the building and will create a prominent entrance to the building. Staff recommends approval of the exception due to the sloping nature of the site. Trash dumpster and storm water management plans are acceptable, as are the plans for signage. Staff recommends gathering any comments from the public and Planning and Zoning Commission and continuing the discussion at the next meeting.

Bob Seymour, 2710 Country Meadow Lane, representing Community Bank and Trust, spoke about the project noting that it will be a significant investment. He discussed the window color issue, noting that they feel it is aesthetically pleasing, it's not a storefront and isn't on Main Street. He explains that the tint is minor and that it supports the bank's brand. They would like to be allowed to use the tinted glass.

Kim Bear (3815 Union Road), Events and Promotions Coordinator/Interim Director of Community Main Street, thanked Community Bank & Trust for their continued investment in downtown. She reported on the review from the Community Main Street Design Committee, which has also been submitted in writing. The committee had some concerns with the building design and feel the building needs to be designed to outlast the tenant and feels that the blue glass, in particular, might be something to be reconsidered.

Mr. Leeper stated that in general he likes contemporary buildings, but has some concerns about the proposed design of the bank. With regard to the blue glass, he feels that in years to come it will become dated. He also feels that the proposed design is not in keeping with the recently adopted community vision for downtown. It is more suburban in design and will not contribute to the density desired in the downtown. Ms. Prideaux stated she has the same concerns and asked about the idea of adding a wall along the 1st Street frontage to make it feel like the development is filling more of the site. Mr. Leeper stated that the main building entrance on the west side of the building will prevent any additional development to the west in the future that might fill in more of the site. Mr. Holst was also concerned but also noted that the usage isn't changing from what is there now.

Ms. Prideaux inquired if the applicant could provide a visualization of how the building would look on the site in comparison with adjacent development and also how it would look if the southern portion was developed in the future as indicated by the bank.

Mr. Seymour stated that the way the site plan has been designed, has been done to leave the south half of the site open for more potential development to allow for growth. He noted that they could provide that visualization at the next meeting.

Mr. Wingert asked if it would be possible to extend some feature of the building or a wall of similar design to the west to tie it closer to the alley to use more of the frontage. He stated that in general he doesn't have an issue with the project. Ms. Prideaux asked for a panoramic view to show the context of the project.

The item was continued to the next meeting.

- 3.) The next item for consideration by the Commission was an easement vacation request for the Community Bank and Trust. Chair Holst introduced the item and Ms. Howard provided background information. She explained that at the northeast corner of the property there is a 370 square foot easement that was dedicated in the late 1980s for the storm sewer that cuts across the site. It is proposed to vacate a portion of the easement in order to construct the new building closer to the corner of the site. A new smaller easement would be granted to the City to protect the space needed for the storm sewer. Staff recommends gathering any additional

comments from the Commission and continuing the discussion at the March 25, 2020

Bob Seymour came forward to state that they appreciate the city working with them to vacate the easement and make the project possible.

The item was continued to the next meeting.

- 4.) The Commission then considered an amendment to a downtown site plan review for River Place Plaza. Ms. Sheetz provided background information. She explained that a review of Lot 3 of River Place Addition on the corner of Second and State Streets. Changes are being proposed that would require discussion with the Commission. She noted that a great deal of background was included in the packet for new Commission and Council members, but she will just touch on the essentials. Ms. Sheetz noted that the master plan has been amended a couple times and gave a summary of the changes. Some of the project is already completed, which will affect any changes going forward. She discussed proposed changes to: lighting, benches and trash receptacles, bike racks, brick pattern, landscaping beds, restrooms, drinking fountain, stairs, corner of State & 2nd Street, sponsorship and signage and a moveable stage. Staff recommends approval with the following conditions:
- a) Change single-head Lumec Serenade light to a double head light
 - b) Move one decorative bench
 - c) Use U-shaped bike racks
 - d) Complete restroom facilities by July 1, 2021
 - e) All signage will require a permit
 - f) Revise Development Agreement to include the 2020 site plan
 - g) Public access easements will be provided as outlined in the Development Agreement and amendments thereto
 - h) All technical review comments must be met

Ms. Sheetz noted that the first three items have been met. Mr. Holst asked who maintains the restrooms and the plaza itself. Ms. Sheetz stated that those details are still being worked out. At this time they will be open privately. Mr. Holst asked about the use of synthetic grass.

Mark Kittrell, 200 State Street, thanked everyone for their help during this project. He stated that this is the last portion of the project. He discussed the history of the project and coordination with the City and others. The Commission asked about the public art locations and the proposed stage.

Mr. Wingert asked about the drainage with the proposed synthetic turf. Mark Kieper, Ritland Kieper Architects, stated that the turf system is built with a drainage gravel layer and a subdrainage system that will drain in the middle. The turf has a limited lifetime warranty and stays cooler than pavers.

Deanna Nelson, 3127 Alameda, stated that feedback that has been received has shown that people would like to have the turf for children's ability to play on it and it would be better with regard to heat. She also noted that snow removal is possible on the turf as well.

Kim Bear stated the support from Community Main Street.

Pete Murphy, 1904 Grand Boulevard, stated that he would like to see the drinking fountain put in per the original agreement. It will be a nice amenity for kids and families on hot days.

Mr. Wingert commended the developer for his time and investment into this project.

Mr. Leeper encouraged the developer to work with the public art committee to think of options

for the location of public art that would not be affected by the location of the stage.

Mr. Wingert made a motion to approve the item subject to recommendations by staff. Mr. Hartley seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Leeper, Lynch, Prideaux and Wingert), and 0 nays.

- 5.) The next item of business was a land use map amendment to address the Industrial Park expansion. Mr. Graham provided background information. He explained that the City purchased approximately 200 acres of farm ground west of the City limits for the continued expansion of the Industrial Park. The City is annexing about 244 acres and wants to designate this on the future land use map. The City will also want to rezone the property as well. Mr. Graham explained the proposed designation and displayed where they are located. Staff recommends gathering comments from the Planning and Zoning Commission and the public relating to the request and bringing it back to the Commission at the next meeting.

Mr. Holst asked about the level of support from the neighborhood. Mr. Graham stated that the response has been good and that the neighbors signed the voluntary annexation. Staff is keeping them informed and involved.

Mr. Wingert asked about plans for improvements to the roads. Mr. Graham stated that Viking Road is in the CIP for improvement, but there are currently no plans for Union Road.

The matter will be continued at the next meeting.

- 6.) The next item for consideration was the Industrial Park Expansion rezoning from A-1 to R-1 and M-1, P. Chair Holst introduced the item and Mr. Graham provided background information. He explained that the City is annexing about 244 acres at the southeast corner of Viking Road and South Union Road. Once property is annexed it is automatically zoned A-1, Agriculture. From there rezoning occurs when needed. It is proposed to rezone the proposed Industrial Park ground and the CFU electrical substation to M-1, P and the six existing residential lots located along Viking Road to R-1. The property located at the corner of S. Union Road will not be rezoned as the existing use fits within the A-1 District. He discussed sanitary sewer and water main extensions, roadway access and the development concept plan. Staff recommends gathering comments from the Planning and Zoning Commission and the public relating to the request and bringing it back to the Commission at the next meeting.

Mr. Leeper commended the City on planning for the future. Mr. Wingert asked if the detention basins will be wet or dry. Mr. Graham stated that the one along Viking Road would be wet, as well as the one next to the substation.

The matter will be continued at the next meeting.

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

The meeting adjourned at 7:02 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 and Zoning Commission
FROM: Shane Graham, Economic Development Coordinator
DATE: March 31, 2020
SUBJECT: Land Use Map Amendment

REQUEST: Land Use Map Amendment to designate new areas of land within the City of Cedar Falls (Case #LU20-001)

PETITIONER: City of Cedar Falls

LOCATION: Approximately 244 acres of land located along the south side of W. Viking Road and the east side of S. Union Road

PROPOSAL

The City of Cedar Falls has submitted a request to rezone approximately 224 of the 244 acres of land included within a recently annexed area of land from A-1 Agricultural to R-1 Residential and M-1,P Planned Light Industrial District. The rezoning of the properties will allow for the proposed expansion of the Cedar Falls Industrial Park, and the continued use of six lots for residential purposes. 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, the Future Land Use Map and Comprehensive Plan.

BACKGROUND

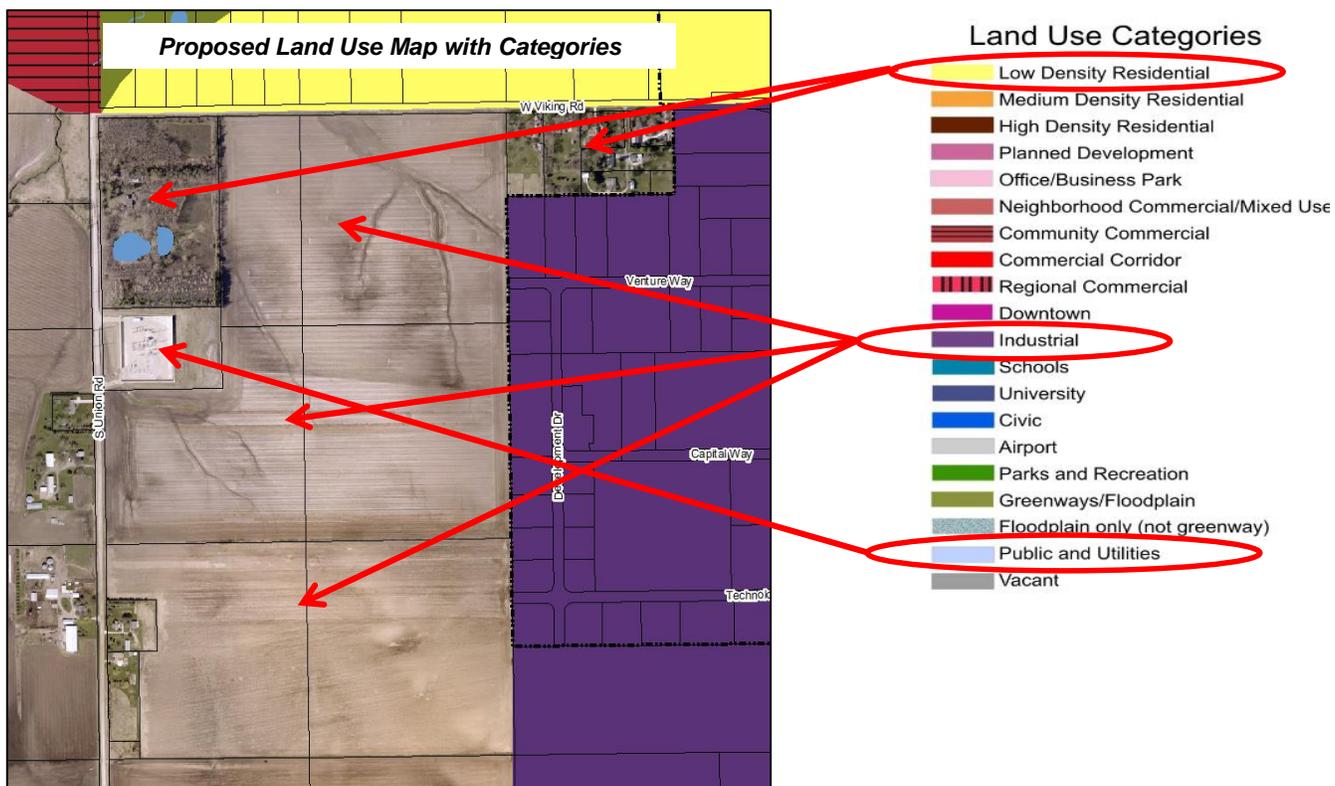
The City of Cedar Falls acquired approximately 200 acres of farm ground in 2019, with the intent of continuing the expansion and development of the city's industrial park, which is located adjacent to the east within the city limits. Since the property was located outside of the city limits, an annexation request was filed with the State of Iowa. The annexation area not only included the 200 acres that the city purchased, but also included 6 residential properties located along the south side of West Viking Road, a residential/agricultural property located at the

corner of South Union Road and West Viking Road, and an electrical substation operated by Cedar Falls Utilities located along South Union Road. In total, the annexation area comprises of approximately 244 acres of land. The annexation request was approved by the State of Iowa City Development Board on February 12, 2020, and is in the process of being finalized and recorded with the Black Hawk County Recorder’s Office. Now that the area has been approved to be annexed into the City of Cedar Falls, this area must be shown on the Future Land Use Map, as it is not currently designated on the map.

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).

The land use analysis is the first step in the rezoning process. The residential properties and the electrical substation property are existing uses with no future changes in use anticipated, so these properties are being proposed to be designated as “Low Density Residential” and “Public and Utilities” on the Future Land Use Map respectively. The property that the City owns is currently being utilized as farm ground, but is anticipated to be used for industrial uses, so this area is being proposed to be designated as “Industrial” on the Future Land Use Map.



The proposed designation on the Future Land Use Map corresponds to the proposed rezoning from A-1, Agricultural to R-1, Low Density Residential and M-1,P Planned Light Industrial District.

A notice was mailed to the adjoining property owners on March 31, 2020 regarding this request.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the land use map amendment to designate new areas of land within Cedar Falls as Low Density Residential, Industrial, and Public and Utilities.

PLANNING & ZONING COMMISSION

Introduction
03/11/20 Mr. Graham provided background information on the request. He explained that the City purchased approximately 200 acres of farm ground west of the City limits for the continued expansion of the Industrial Park. The City is annexing about 244 acres and wants to designate this on the future land use map. The City will also want to rezone the property as well. Mr. Graham explained the proposed designation and displayed where they are located. Staff recommends gathering comments from the Planning and Zoning Commission and the public relating to the request and bringing it back to the Commission at the next meeting.

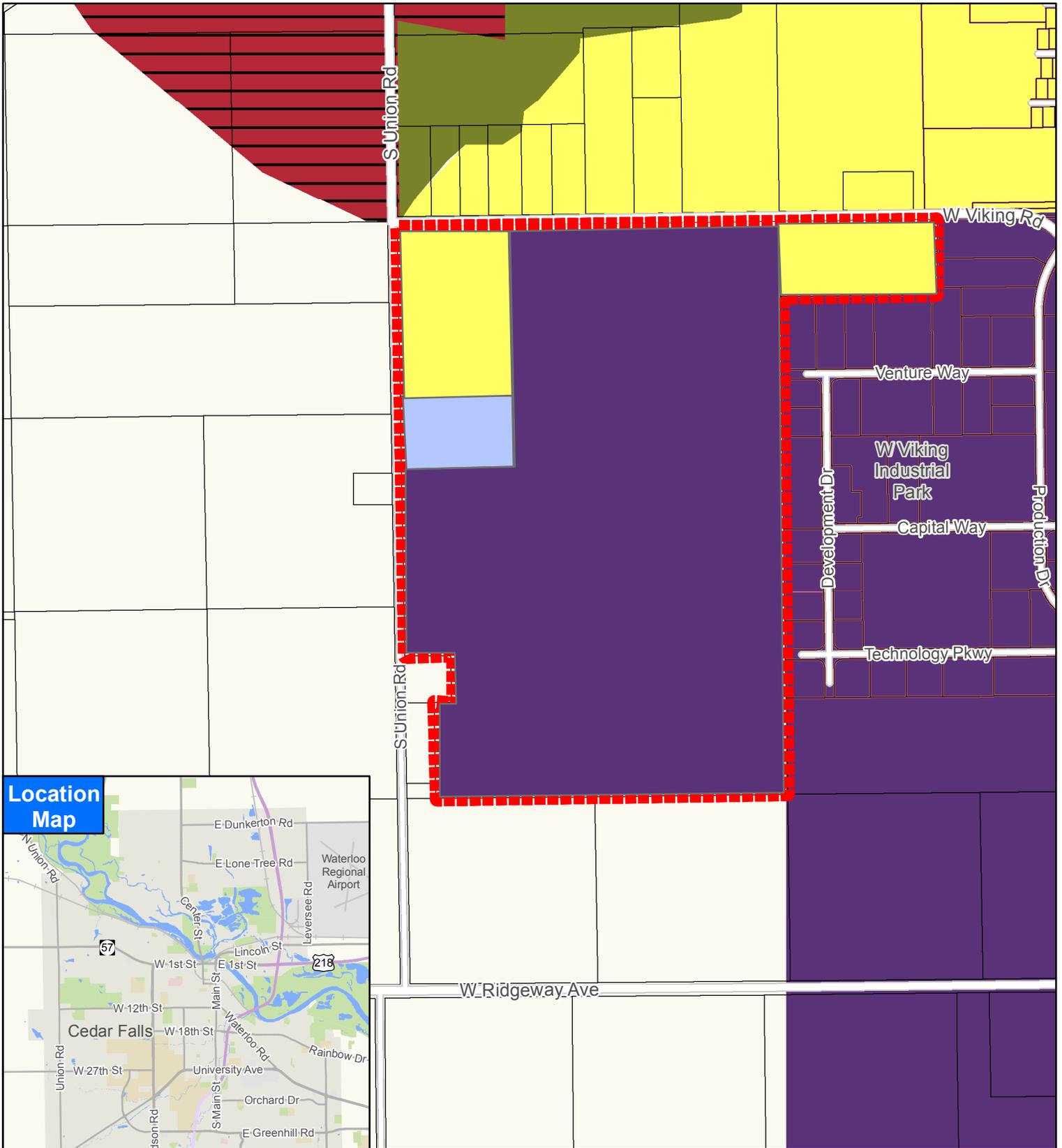
Mr. Holst asked about the level of support from the neighborhood. Mr. Graham stated that the response has been good and that the neighbors signed the voluntary annexation. Staff is keeping them informed and involved.

Mr. Wingert asked about plans for improvements to the roads. Mr. Graham stated that Viking Road is in the CIP for improvement, but there are currently no plans for Union Road.

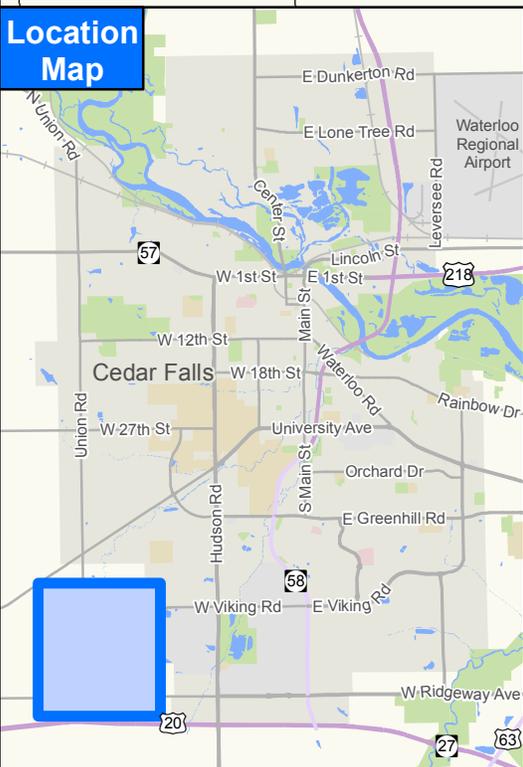
The matter will be continued at the next meeting.

Cedar Falls Planning & Zoning Commission March 11, 2020

Item No. 2.



Location Map



Future Land Use Map Amendment:
Designate New Property in Cedar Falls
as Low Density Residential, Industrial,
and Public and Utilities



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: Shane Graham, Economic Development Coordinator
DATE: March 31, 2020
SUBJECT: Rezoning Request

REQUEST: Rezone property from A-1, Agricultural to R-1, Residential and M-1,P Planned Light Industrial District (Case #RZ20-003)
PETITIONER: City of Cedar Falls
LOCATION: Approximately 224 acres of land located along the south side of West Viking Road and the east side of South Union Road

PROPOSAL

On February 12, 2020, the State of Iowa City Development Board approved the City's request to annex approximately 244 acres of land located adjacent to the city limits near the Cedar Falls Industrial Park into Cedar Falls. Per the Cedar Falls City Code (Section 26-121), once land is annexed into the city limits, the property automatically becomes zoned as A-1 Agricultural. The City is therefore requesting to rezone approximately 224 of the 244 acres of land included in the annexation area from A-1



Agricultural to R-1 Residential and M-1,P Planned Light Industrial District. One property included within the annexation area that is approximately 20 acres in size will remain zoned A-1 and is not part of this rezoning request, as the current use of that property as a home and wildlife sanctuary would necessitate an A-1 zoning designation. The rezoning of the properties will allow for the proposed expansion of the Cedar Falls Industrial Park, and the continued use of six lots

for residential purposes.

BACKGROUND

The City of Cedar Falls acquired approximately 200 acres of farm ground in 2019, with the intent of continuing the expansion and development of the city's industrial park, which is located adjacent to the east within the city limits. Since the property was located outside of the city limits, an annexation request was filed with the State of Iowa. The annexation area not only included the 200 acres that the city purchased, but also included 6 residential properties located along the south side of West Viking Road, a residential/agricultural property located at the corner of South Union Road and West Viking Road, and an electrical substation operated by Cedar Falls Utilities located along South Union Road. All of the property owners included in the annexation signed the annexation application, making it a 100% voluntary annexation request. The annexation request was approved by the State of Iowa City Development Board on February 12, 2020, and is in the process of being finalized and recorded with the Black Hawk County Recorder's Office. Once the area is annexed into the City of Cedar Falls, unless the property is going to remain zoned A-1 Agricultural per City Code, the property must be rezoned if it is to be used for other than agricultural uses.

ANALYSIS

The property to be rezoned is surrounded by a handful of residential acreages to the north, mainly agricultural uses to the west and south, and the existing Cedar Falls Industrial Park located to the east. The city conducted a phase I environmental report for the 200 acres of farm ground that was purchased, and there were no sensitive areas found within this area, making this area suitable for the continued development of the city's industrial park.

Zoning considerations normally involve evaluation of three main criteria:

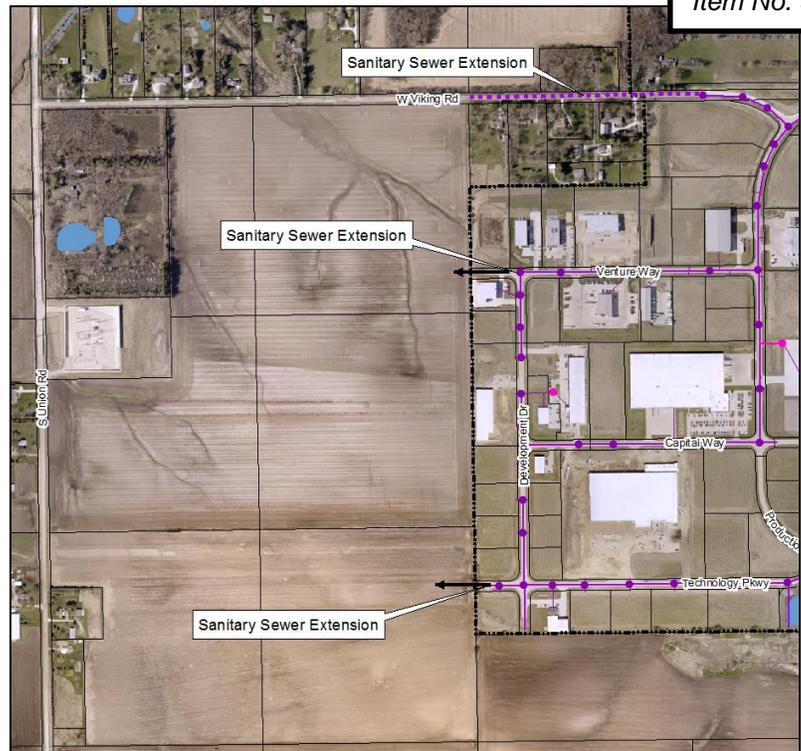
- 1) *Is the rezoning request consistent with the Future Land Use Map and the Comprehensive Plan?*

This area is currently not designated on the future land use map as it was just annexed into the city. Therefore, an amendment to the map will need to be approved in order to designate this area on the future land use map, which will be outlined in a separate staff report. The area to the east within the city limits is designated as industrial, as that is where the Cedar Falls Industrial Park is located. The area to the north is designated as low density residential. It would be anticipated that the City-owned properties would be designated as industrial, while the residential uses would be designated as low density residential. These proposed designations would appear to be compatible with the surrounding designations. The Comprehensive Plan specifically calls for future annexation of territory to the City of Cedar Falls to be located in an area adjacent to the City's western corporate boundaries which include the area that was recently annexed, so the annexation of this land is consistent with the Comprehensive Plan.

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

Yes, sanitary sewer is readily available to the site. 18" and 12" sanitary sewer mains are located adjacent to the property within Technology Parkway and Venture Way within the existing industrial park. As you can see from the map below, these sanitary sewer lines were constructed with the anticipation that they would be extended to this property in the future. The City has already hired an engineering consultant to design the extension of the sanitary sewer throughout the property.

For the 6 residential properties located along W. Viking Road, there is a sanitary sewer main located within W. Viking Road that will be extended in front of the properties. For the one additional residential/agricultural property located at the corner of S. Union Road and W. Viking Road, sanitary sewer will be extended from the city's property to this property. For the residential properties, it was agreed during the annexation process that those properties would not be required to hook onto the city sanitary sewer system if they choose not to, as they have existing septic systems, but the City will still provide the sanitary sewer to the properties so that they can connect if they so choose.



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

The property is adjacent to W. Viking Road and S. Union Road. For the land that the City owns that will be developed as an extension to the existing industrial park, both Technology Parkway and Venture Way abut to this property, with those roads being shown as connecting into this property. As you can see on the concept map, which is attached in the packet, a connection to W. Viking Road and S. Union Road is shown, which will provide 4 different access points to the property. Also, two future road connections are shown going to the south, which is currently privately owned.

Currently, the two roads within the industrial park that would be extended to the west are industrial-grade, two lane roads with curb and gutter. W. Viking Road is currently an asphalt road with ditch drainage. The city is already working on plans to upgrade the section of W. Viking Road from just west of Production Drive all the way to the intersection of S. Union Road. This would bring this road to an urban section road with curb and gutter. This is anticipated to be completed in 2022-2023. S. Union Road is currently a gravel road that is maintained by Black Hawk County. There are no current plans to upgrade that road at this time, but if it becomes warranted, the City will work with the County to address this road.

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 adjacent to the site or are available to be extended to the area.

A notice was mailed to the adjoining property owners on March 31, 2020 regarding this request.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the request to rezone property from A-1 Agricultural District to R-1 One and Two Family Residence District and M-1,P Planned Light Industrial District.

PLANNING & ZONING COMMISSION

Introduction 03/11/20 Mr. Graham provided background information regarding the request. He explained that the City is annexing about 244 acres at the southeast corner of Viking Road and South Union Road. Once property is annexed it is automatically zoned A-1, Agriculture. From there rezoning occurs when needed. It is proposed to rezone the proposed Industrial Park ground and the CFU electrical substation to M-1, P and the six existing residential lots located along Viking Road to R-1. The property located at the corner of S. Union Road will not be rezoned as the existing use fits within the A-1 District. He discussed sanitary sewer and water main extensions, roadway access and the development concept plan. Staff recommends gathering comments from the Planning and Zoning Commission and the public relating to the request and bringing it back to the Commission at the next meeting.

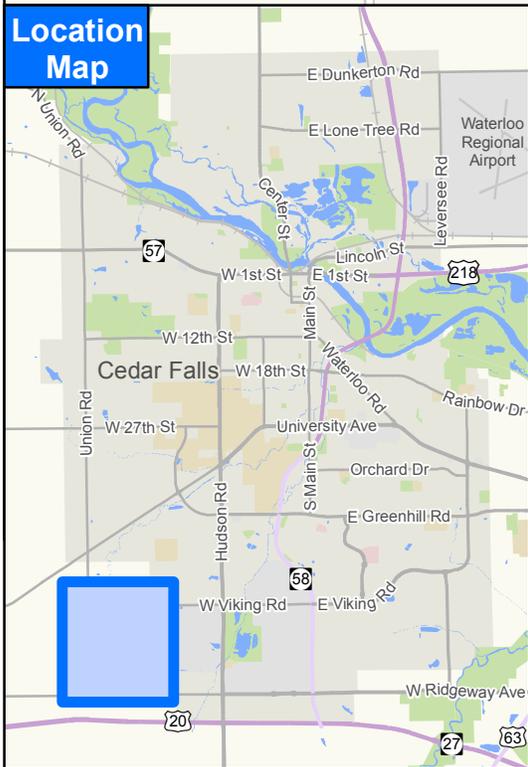
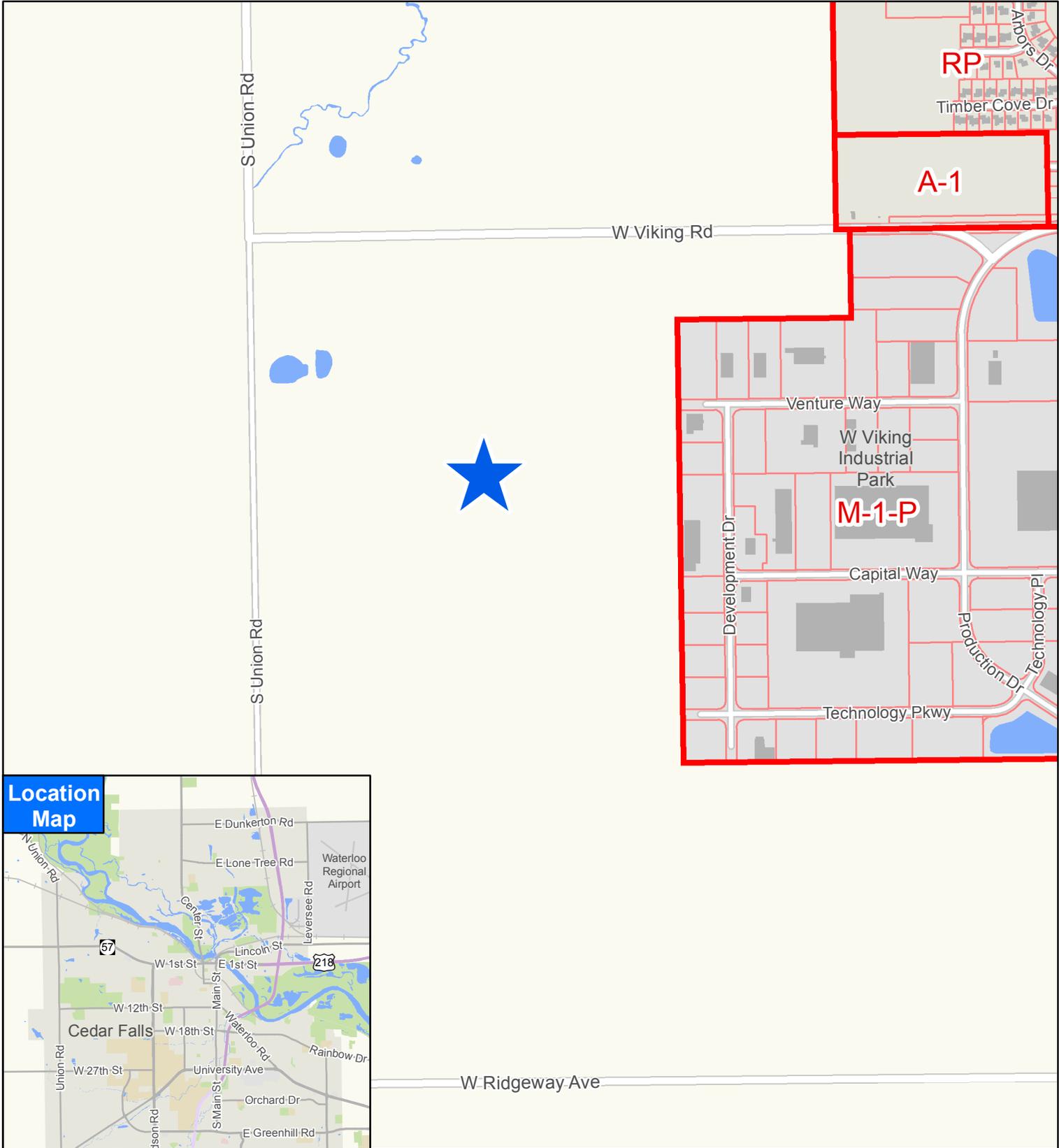
Mr. Leeper commended the City on planning for the future. Mr. Wingert asked if the detention basins will be wet or dry. Mr. Graham stated that the one along Viking Road would be wet, as well as the one next to the substation.

The matter will be continued at the next meeting.

Cedar Falls Planning & Zoning Commission

March 11, 2020

Item No. 3.



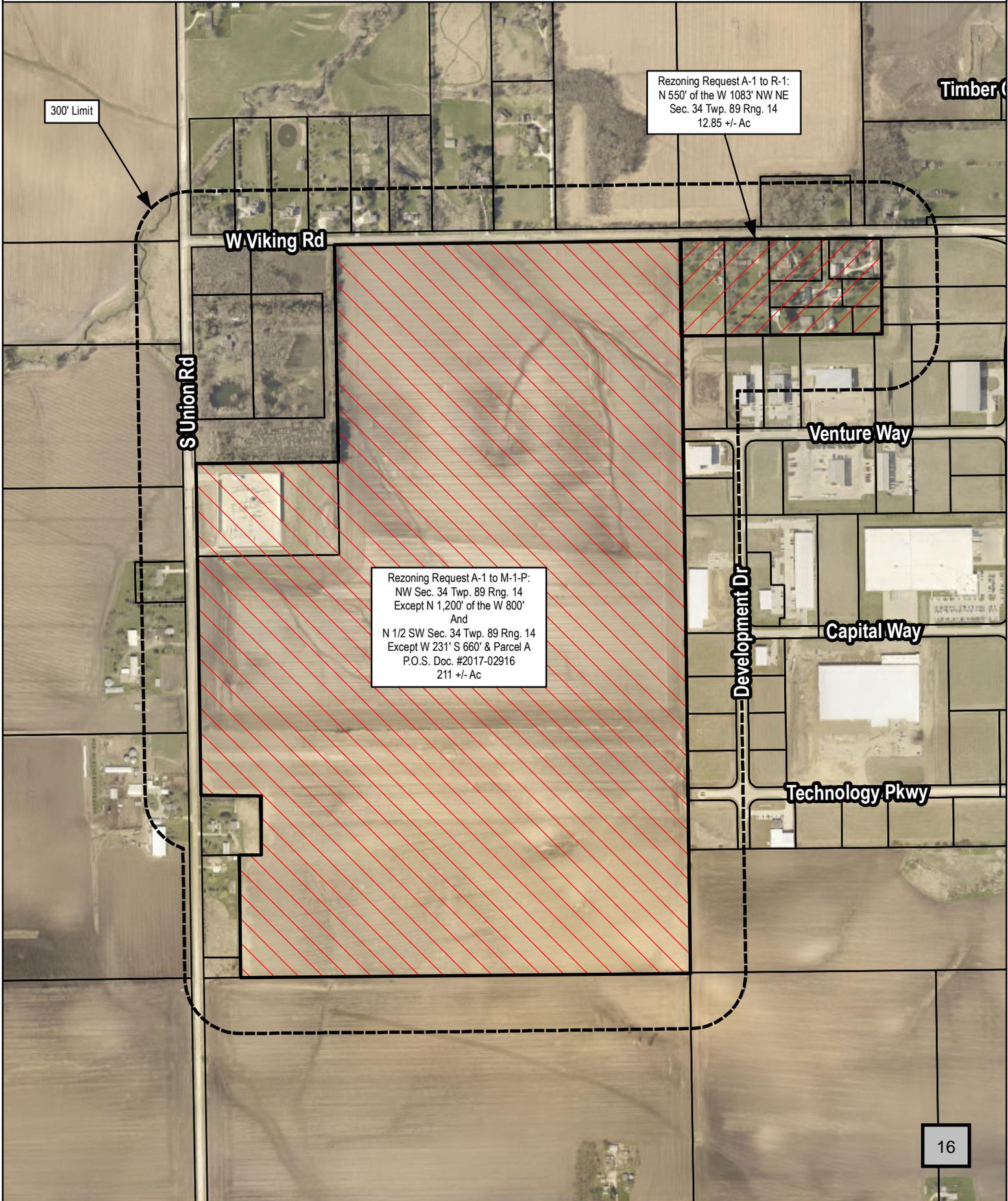
Rezoning of Property from A-1 Agriculture to R-1 One and Two Family Residential M-1,P Planned Light Industrial



City of Cedar Falls, Iowa
Owner's Listing for Rezoning Request
A-1 to M-1-P & A-1 to R-1

Item No. 3.

Date: 2/10/2020



Rezoning Request A-1 to R-1:
 N 550' of the W 1083' NW NE
 Sec. 34 Twp. 89 Rng. 14
 12.85 +/- Ac

Rezoning Request A-1 to M-1-P:
 NW Sec. 34 Twp. 89 Rng. 14
 Except N 1,200' of the W 800'
 And
 N 1/2 SW Sec. 34 Twp. 89 Rng. 14
 Except W 231' S 660' & Parcel A
 P.O.S. Doc. #2017-02916
 211 +/- Ac

300' Limit

Timber

W Viking Rd

S Union Rd

Venture Way

Development Dr

Capital Way

Technology Pkwy

Item No. 3.





DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNING & COMMUNITY SERVICES
220 CLAY STREET
PH: 319-273-8606
FAX: 319-273-8610

INSPECTION SERVICES
220 CLAY STREET
PH: 319-268-5161
FAX: 319-268-5197

RECREATION & COMMUNITY PROGRAMS
110 E. 13TH STREET
PH: 319-273-8636
FAX: 319-273-8656

**VISITORS & TOURISM/
CULTURAL PROGRAMS**
6510 HUDSON ROAD
PH: 319-268-4266
FAX: 319-277-9707

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Karen Howard, Planning & Community Services Manager
DATE: April 2, 2020
SUBJECT: Community Bank and Trust Easement Vacation

REQUEST: Request to vacate a portion of a storm sewer easement (Case #VAC19-004)

PETITIONER: Community Bank and Trust, VJ Engineering

LOCATION: 19.2' by 21.9' storm sewer easement located at the northeast corner of the property at 312 W. 1st Street

PROPOSAL

This request is to vacate a portion of a 19.2' by 21.9' storm sewer easement located at the northeast corner of the property at 312 W. 1st Street. This easement area is approximately 420.5 square feet. It is proposed to retain a 50 square foot area off the northeast corner and vacate the remaining 370.5 square feet for the construction of a new bank facility.

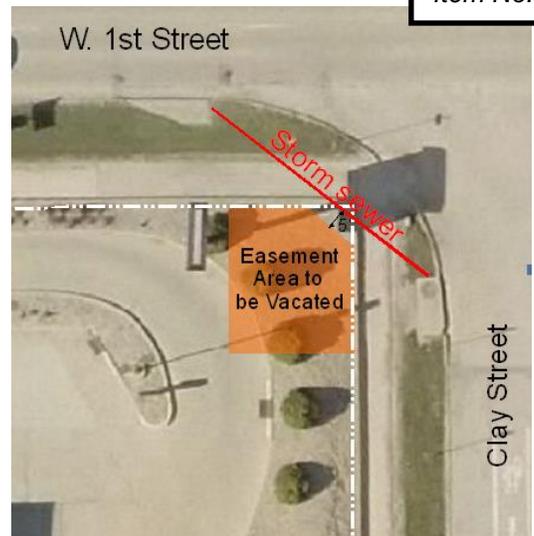
BACKGROUND

In the late 1980s, the Iowa Department of Transportation reconstructed W. 1st Street (aka Highway 57) east of the Franklin/Center Street intersection. Prior to the start of this project, the Iowa DOT secured the necessary right of way and easements from the adjoining properties. One such easement is located at the southwest corner of W. 1st Street and Clay Street. This easement was necessary for the construction of a storm sewer that connects two street inlets at this intersection. At that time, the Iowa DOT secured a 19' by 21' easement to accommodate the new storm sewer, as shown in the photo at right.



In the summer of 2002, Community National Bank purchased the property. The bank remodeled the former Hardee's restaurant into a new branch facility that has operated at this site for the past 18 years. Recently, the bank is planning to

construct a new branch facility near the northwest corner of this property. This site plan is for the new bank is described in a separate P&Z staff report under Case #SP19-017. As part of the new bank, the owners wish to construct a covered plaza along the east side of the building next to the public sidewalk. Due to the topography of the site, this plaza area will be accessed by a series of steps to the east entry of the building from the public sidewalk. During the initial review of this project, city staff indicated the need to vacate the easement near the northeast corner of the property. It has been determined that only an easement occupies this corner of the property and the bank owns the underlying property through which the easement crosses. After consultation with staff at the Iowa DOT, the city has determined the need to retain a 10-foot wide easement over this storm sewer, as shown in the illustration to the right. This easement is essentially 5 feet on both sides of the storm sewer pipe. The remaining portion of the existing easement may be vacated for the new bank facility.



The steps that lead up to the plaza space from the street corner will need to be chamfered (cut at a diagonal) to keep them out of the easement. It should be noted that the canopy will still extend over the easement, but is located at a height that will likely to provide adequate space if any work would ever have to be done to the storm sewer. In the unlikely event that the canopy is ever damaged while work is being done in the easement, the bank or any other future owner of the building will be responsible for the cost of repairing it.

TECHNICAL COMMENTS

City technical review staff does not have any concerns with the partial storm sewer vacation. The actual storm sewer pipe is shallow and will require a 10-foot wide easement, which is 5 feet on both sides of the pipe. The 5-feet along the southwesterly side of the sewer will be a part of the new sidewalk at this intersection. The steps to the proposed patio area for the bank will be located out of the 5-foot easement.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the partial storm sewer easement vacation at 312 W. 1st Street.

PLANNING & ZONING COMMISSION

Discussion 3/11/2020 Chair Holst introduced the item and Ms. Howard presented the background information and the staff report. Staff recommends gathering any additional comments from the Commission and continuing the discussion at the March 25, 2020 meeting.

Bob Seymour came forward to state that they appreciate the city working with them to vacate the easement and make the project possible.

The item was continued to the next meeting.

Plat of Easement

Part of Lot 1, Block 17
Village (now City) of
Cedar Falls, Iowa

Item No. 5.

Reserved for County Recorder's Use

Index Legend

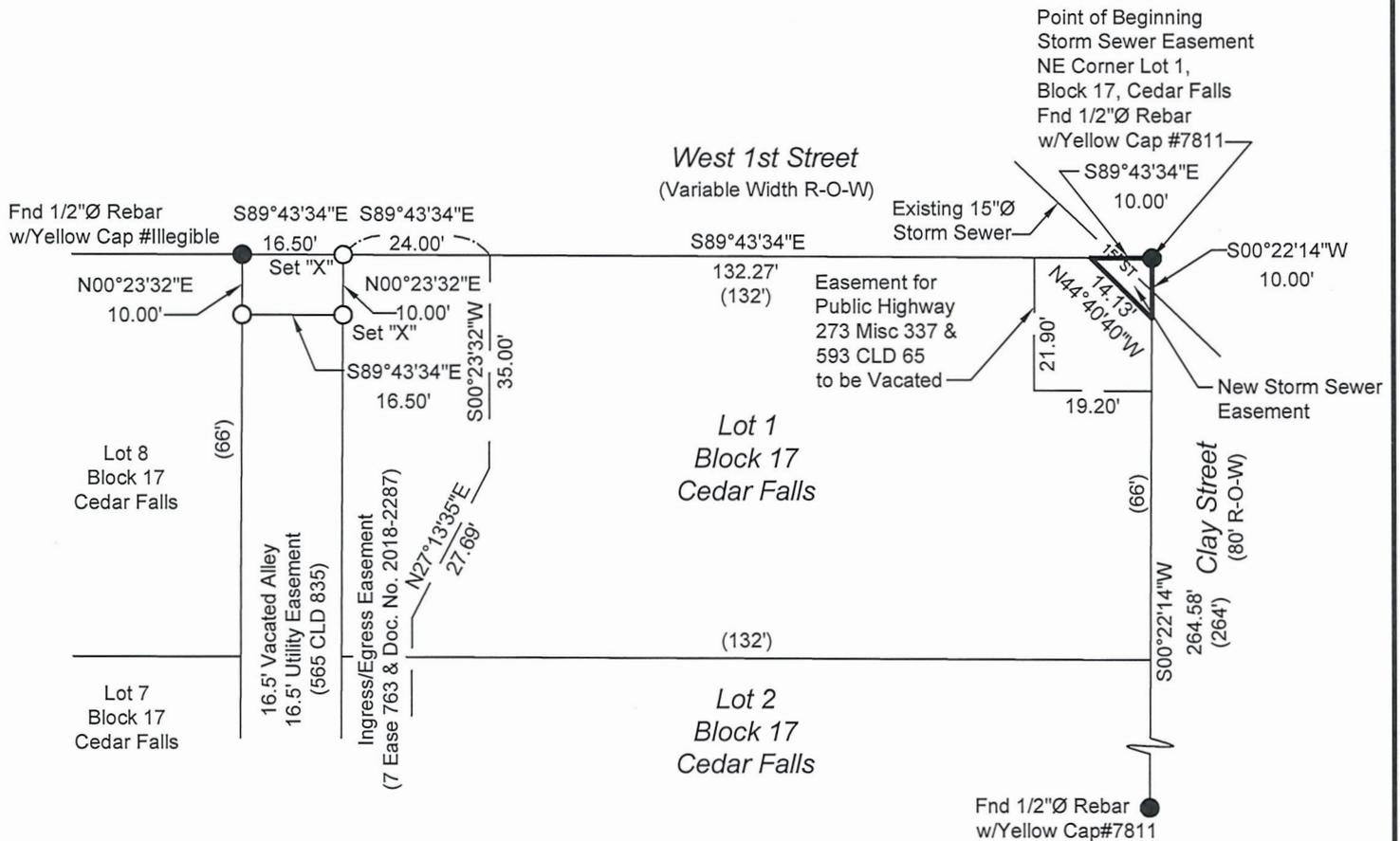
Description: Lot 1, Block 17, Village (now City) of Cedar Falls
 Surveyor: Matthew Kofta, PLS 22561
 Company: VJ Engineering
 1501 Technology Parkway, Suite 100
 Cedar Falls, IA 50613
 319-266-5829
 Proprietor: Community National Bank
 Survey Requested by: Bob Seymour w/Community National Bank

Storm Sewer Easement Description:

That part of Lot 1, Block 17 in the Village (now City) of Cedar Falls, Iowa, described as follows:

Beginning at the Northeast corner of said Lot 1; thence S00°22'14"W 10.00 feet along the East line of said Lot 1 and the West right-of-way of Clay Street; thence N44°40'40"W 14.13 feet to the North line of said Lot 1 and the South right-of-way of West 1st Street; thence S89°43'34"E 10.00 feet along the North line of said Lot 1 and the South right-of-way of West 1st Street to the point of beginning, containing 50 square feet.

NORTH

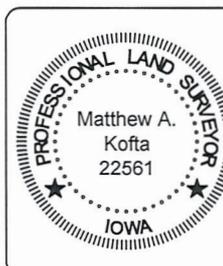
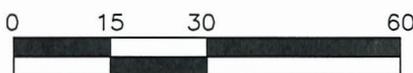


Notes:

- 1.) The East line of Block 17 was assumed to bear S00°22'14"W, utilizing the Iowa Regional Coordinate System, Zone 5.
- 2.) All dimensions are in US Survey feet and decimals thereof.
- 3.) The error of closure is better than 1:10,000
- 4.) Field work was completed: 10/21/2019
- 5.) Easement Area: 84 Sq Ft.

Feature Legend

- Set 5/8"Ø x 24" Rebar w / Orange Cap L.S. #22561
- Property Corner Found
- △ Set Section Corner
- ▲ Section Corner Found
- 100.00' Dimension of Survey
- (100.00') Dimension of Record



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

Matthew A. Kofta, P.L.S. *Matthew A. Kofta*
 License number 22561
 My license renewal date is December 31, 2020 Date
 Pages or sheets covered by this seal: 1

198089



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

Storm Sewer Easement
 Lot 1, Block 17
 Village (now City) of Cedar Falls

page	1/1
scale	1" = 30'
20	by
date	1/31/20

DEPARTMENT OF COMMUNITY DEVELOPMENT



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

MEMORANDUM
Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Chris Sevy, Planner I
DATE: April 1, 2020
SUBJECT: Dupaco CCU Site Plan: Case # SP20-005

REQUEST: Site plan approval for construction of a new financial institution.
PETITIONER: Brian Ridge (developer); Shive Hattery (engineer)
LOCATION: 126 Brandilynn Boulevard

PROPOSAL

The applicant proposes to construct a two story, 9,302 square foot (5,257 square foot footprint) Dupaco Community Credit Union, a locally recognized financial institution, on 126 Brandilynn Boulevard. The proposal includes adjacent site improvements, dumpster enclosure and drive through facilities with a canopy overhang. The proposed layout of the building sits on about 1.29 acres of land oriented away from Highway 58 but toward adjacent buildings in the same development. This project will include demolition of the Doughy Joey’s restaurant which currently sits approximately where the credit union would sit.



BACKGROUND

This parcel was rezoned from (A-1) Agricultural District to (HWY-1) Highway Commercial District on April 13, 1998. The property is also in the (HCG), Highway Corridor and Greenbelt Overlay District. The standards of the HCG overlay district apply in addition to the standards of the base zone (HWY-1).

This proposal is to redevelop an existing commercial site within the T&L Plaza Subdivision. They intend to build on the same location as the Doughy Joey's restaurant, but are not proposing to change any of the site circulation, except for adding a bank drive-through. With the Hwy 58 reconstruction project, a small portion of the original site along the western edge was acquired by the IDOT for right-of-way, but will not significantly affect redevelopment of the site

ANALYSIS

The HWY-1 District is intended to promote general services commercial uses that serve a broader market area (i.e. City-wide or regional customer base). The ordinance requires a detailed site plan review prior to approval in order to ensure that the development site satisfies a number of basic aesthetic standards. Attention to details such as parking, open green space, landscaping, signage, building design and other similar factors help to ensure orderly development in the entire area.

The intent of the HCG Highway Corridor and Greenbelt Overlay District is to ensure the orderly development of properties located within the district in a manner that is appropriate to this major traffic corridor through the city. In general, the overlay includes enhanced landscaping, open space and signage standards.. New structures, certain modifications to existing structures that require building permits and certain site improvements must conform to the overlay.

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

- 1) Use: A credit union is a permitted use in the HWY-1 District. The overlay district does not set forth use restrictions as it is primarily concerned with open space and landscaping. **Use is allowed.**
- 2) Building Location: The parcel is on the perimeter of the HWY-1 District. A 20-ft. setback is required along such perimeter and along any internal streets or principal access ways. The overlay district does not detail setback requirements. Setback areas must be landscaped. Open space and landscaping is shown on the separate landscape plan attached with the documents. In addition, no structure, sign or parking areas are allowed in the minimum required setback area. The proposed site plan shows 20 ft. setback along the edge of the HWY-1 District and along access ways. Worth noting is that the proposed building will sit roughly in the same footprint of the existing building (Doughy Joey's Restaurant) which currently conforms to the code. The site plan shows three access points to the

proposed building and parking lot; two from Brandilynn Boulevard and one from Andrea Drive. **Building setbacks are satisfied.**

- 3) Parking: The parking requirement for the new building is 30 parking stalls (1 stall per 300 square feet of gross floor area). The provided site plan shows 52 parking stalls, which includes 2 ADA stalls. Parking is provided on the east and south areas of the lot. The number of spaces was reduced from 63 to 52. This is an appropriate reduction for the change in use while still providing ample parking for any existing shared parking arrangements that may be in place with adjacent businesses that share the same aisles and drives. The site plan shows minor adjustments for additional green space, landscaped islands, and other landscaped buffer areas. The parking meets the zoning standards with 9' x 19' stalls and 22' wide aisles.

The amount and dimension of the parking stalls and drives are met.

- 4) Open Green Space: This property is located within the HCG Highway Corridor and Greenbelt Overlay District. This overlay district requires that open green space/landscape area be provided at the rate of 25% of the development site. Following is a summary from the landscape plan that details how this provision is met.

New Development Site	56,241 SF		
Required Open/Green Space	14,060 SF	25%	
Provided Open/Green Space	15,552 SF	28%	

Landscaping is shown throughout the site, both around the building as well as within the parking lot, along the streets and required setbacks.

The open green space exceeds the minimum requirement and is well distributed.

- 5) Landscaping: The HCG Highway Corridor and Greenbelt Overlay District requires landscaping at the rate of 0.03 points per sq. ft. of total development site area. An additional 250 points are required for street tree planting and 320 points are required for internal parking lot landscaping. The below table shows the points achieved by the plan and what is required:

Planting Point Schedule			Points achieved in current plan	Total Needed	Requirements met?
			3050	2257	
<i>Overstory trees</i>	-	-			
4 inch caliper or greater	100			At least 65% of points must be achieved from over/understory trees	 The 65% requirement is fulfilled by the current plan
3 inch caliper or greater	90				
2 inch caliper or greater	80		1920		

<u>Understory trees</u>					
2 inch caliper or greater	40				
1½ inch caliper or greater	30				
1 inch caliper or greater	20		60		
<u>Shrubs</u>	-	-			
5 gallon or greater	10				
2 gallon or greater	5		260		
<u>Conifers</u>	-	-			
10 foot height or greater	100				
8 foot height or greater	90		90		
6 foot height or greater	80		240		
5 foot height or greater	40		480		
4 foot height or greater	30				
3 foot height or greater	20				
				At least 10% of points must be achieved from non-tree plantings	 The 10% requirement is fulfilled by the current plan

Trees are required in the vehicular use area at the rate of one overstory tree per 15 parking spaces. This equates to a requirement of 4 trees. 6 trees are proposed within the parking area to meet this requirement.

In addition to parking lot trees, there are trees located along the street frontages, with shrubs and additional trees being located around each of the buildings as required. The required screening is also fulfilled by their proposed plan.

Landscaping requirements are met.

- 6) **Building Design:** There are no architectural standards outlined in the HCG Highway Corridor and Greenbelt Overlay District. However, the HWY-1 zone requires a design review of various elements. The intent of the zone is to promote and facilitate comprehensively planned commercial developments located adjacent to major transportation corridors and interchanges. It is further the purpose of the zone to encourage high standards of building architecture and site planning. The elements in the code are noted below with a review on how each is addressed. **Overall, staff finds that the proposed building design meets the zoning standards based on the following analysis.**



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

The scale and proportion of the new building will be slightly smaller than the restaurant currently sitting on the lot but the height and breadth is very similar. Both have two stories and the new building's orientation will be similarly toward the parking lot with the primary façade presenting to the Highway 58 entrance from Viking Road. The maximum height of the proposed building is 38 feet 5 inches. The Zsavooz Bar & Grill to the southeast of the proposed building and the other two buildings on the east are all one story tall at about 15 feet. The widths of their facades range from 72 to 112 feet and the width of the proposed building is 101 feet. The heights of the buildings appear to be similar to the height of the first floor of the proposed building. **Staff finds that the proposal is consistent with neighboring buildings and with the height allowances in the zoning district.**

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

The adjacent buildings utilize flat roofs with a parapet around the edge. The new building will likewise utilize a flat roof with a parapet around the edge. Worth noting is that the roof style of the proposed building more closely matches neighboring roof styles than the restaurant that currently sits there. However, the roof also has varying elevations that are more visually interesting while being relatively compatible with the neighbors.

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

The new building will feature glass on the façades with varying surfaces of concrete masonry and metal panels around the exterior that make the building more interesting. Overall, the building materials and patterns meet or exceed the city's standards.

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

Glass, architecturally finished concrete masonry, and metal panels are the exterior materials proposed for the new building. Most of the materials will provide a smooth texture though there is a small amount of split face concrete masonry. In total, approximately 30% of the building will be made up of glass, 60% smooth-faced architectural CMU, and 10% metal panels.

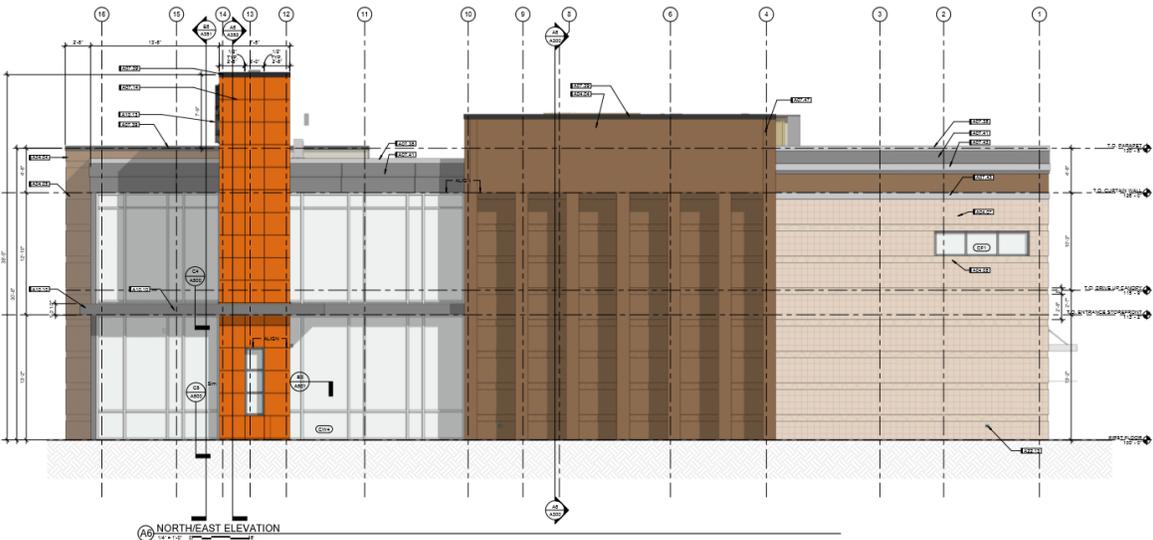
The adjacent buildings are constructed almost entirely of glass and concrete masonry. Staff finds the proposed building materials will enhance the building and will create a distinctive look.

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

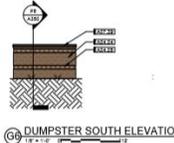
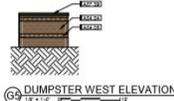
The new building will primarily include cream and plum colors in the concrete masonry materials. As is typical of the branding of Dupaco CCU, the metal paneling will be a bright orange color.

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

The architectural style is very contemporary in nature. Architectural features of the new building include a flat roof of varying heights, a modern look, and a touch of classical style with buttress columns on the longer sides of the building. The roof lines are more varied than the surrounding roofs. The color choice also stands out while the materials are generally consistent with the neighbors.



- 7) Trash Dumpster Site: The dumpster enclosure (pictured to the right) is located at the northeast corner of the building. This enclosure will be made of plum concrete block and will have two doors to operate towards north where cars enter the drive thru.



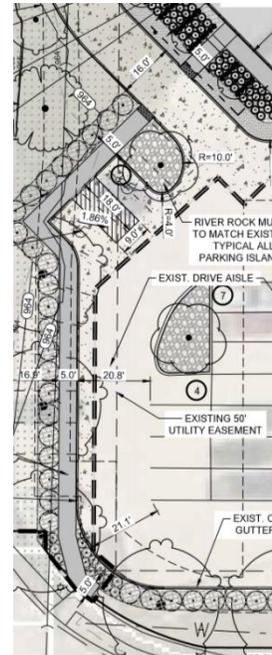
The enclosure will measure 10' by 12'. **Staff has no major concerns about the dumpster facility.**

- 8) **Lighting:** The HWY-1 District regulations do not have specific lighting design guidelines. The parking lot lighting that already exists will remain and no significant changes have been proposed. **Lighting is acceptable.**
- 9) **Signage:** For the new building, two signs are illustrated on the building; one facing southwest and another facing northwest. Both sign directions would be targeting traffic on Highway 58 and eastbound traffic on Viking Road. The sign area cannot exceed 10% of the wall area to which they are affixed. While the signs appear to meet this standard, exact dimensions and measurements will be reviewed when a sign permit application is received.

There is also a 10' x 2' monument sign proposed west of the drive through which faces the traffic entering Highway 58 from Viking Road. The sign will need to be supported by a masonry base designed to be consistent with the materials of the building. All signage will be reviewed under a separate signage permit. The developer has noted from CFU's comments that the proposed location of the sign is within a utility easement. This is done at their own risk. If future work in the easement would necessitate removal of the sign, replacement or repair of the sign would be at the owner's expense.

- 10) **Sidewalks:** There is a 5-foot-wide PCC sidewalk (pictured to the right) proposed in the site plan to allow for patrons to get to the entrances of the building from Viking Road. The sidewalk also provides a convenient path for the handicapped parking stalls. The sidewalks proposed provide good pedestrian circulation and meet City standards.

- 11) **Storm Water Management:** Storm Water Management: The preliminary storm water management plan has been submitted by the applicant. The plan indicates utilization of the existing underground storage and detention system with added water quality (WQv) updates. Water will sheet flow onto a new permeable paver section, which is the lowest adjacent paved area in the northwest part of the site. Roof drains and other impermeable areas will collect and filter through the permeable paved areas before entering the existing underground chamber. The chamber will capture water from the proposed development site and the parking area around the building. This chamber was designed in order to release the water collected from impervious surfaces into the storm sewer along Brandilynn Boulevard. **The Stormwater management plan has been reviewed and will be approved by the Engineering Department upon submission of final plans.**



TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the site plan for 126 Brandilynn Blvd. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. All utilities are available from Brandilynn Blvd. The developer is responsible for abandoning the water service at the water main per the service policies of CFU. The developer is responsible for all utility relocation costs. Any utility modifications will be reviewed by CFU personnel as part of the building plan review.

Major technical comments from the City's Technical Review Committee have been addressed. Any minor remaining technical issues will be addressed prior to council meeting or at the time of building plan review.

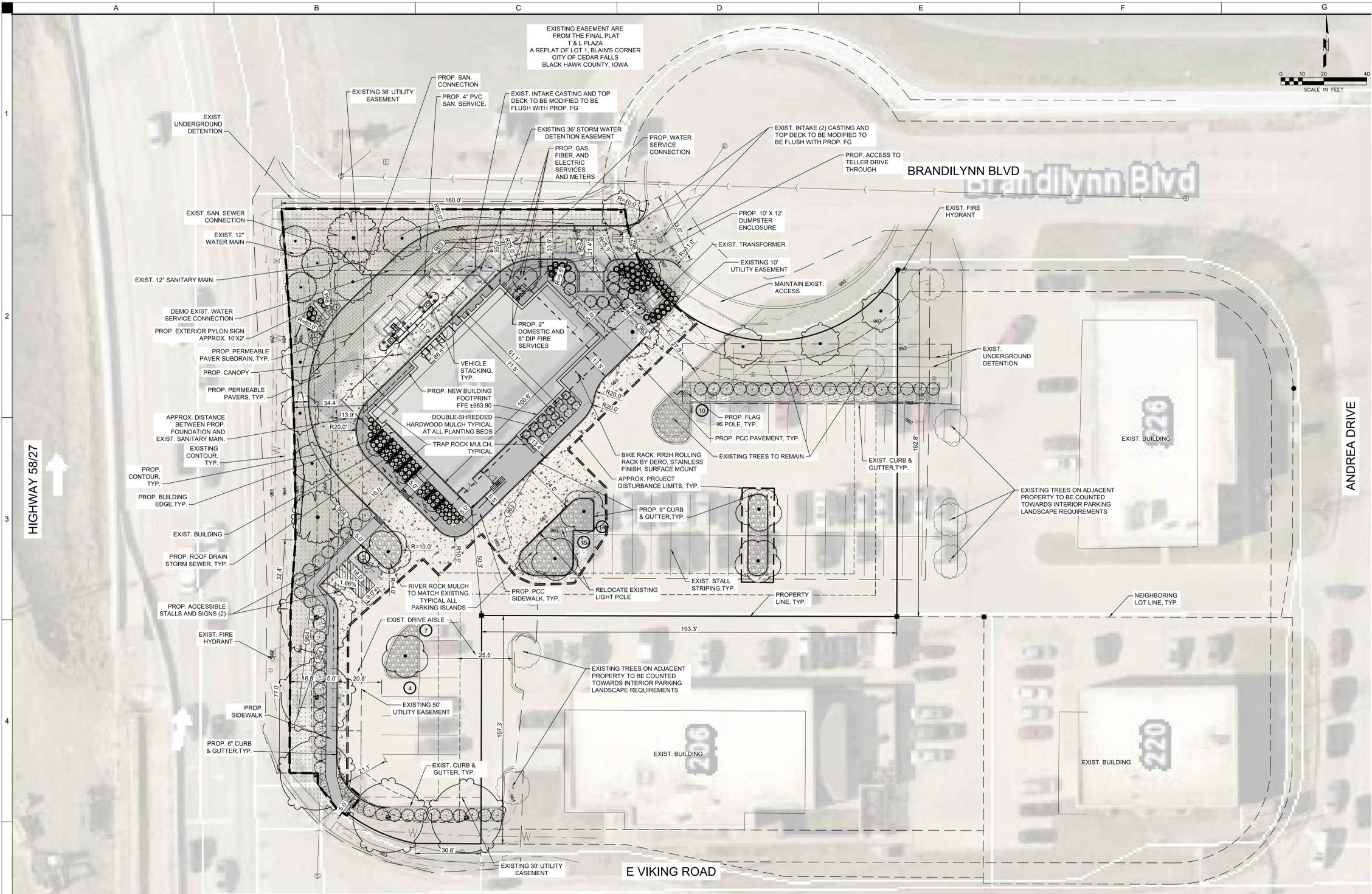
A courtesy notice to surrounding property owners was mailed on March 31, 2020.

STAFF RECOMMENDATION

Introduction of this site plan is for discussion and public comment. If there are no concerns or outstanding questions from the Commission or the public that need to be addressed at a subsequent meeting, staff recommends that the Commission make a recommendation to Council on this matter. The Community Development Department has reviewed this site plan and recommends approval, subject to the following conditions:

1. Developer must address all comments and direction specified by the Planning and Zoning Commission.
2. Developer's plan must conform to all city staff recommendations and technical requirements.

Attachments: Proposed Site Plan
Proposed Building Elevations
Storm Water Management Exhibit



CONTACT PERSON
 NICK HATZ
 SHIVE-HATTERY INC.
 P.O. BOX 1803, 52406-1803
 222 THIRD AVE. SE, SUITE 300
 CEDAR RAPIDS, IA 52401
 PH (319) 364-0227
 FAX (319) 364-4251
 NHATZ@SHIVE-HATTERY.COM

GENERAL NOTES:
 1. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS.
 2. ALL UTILITIES ARE APPROXIMATE AND ARE TO BE CONFIRMED BY TOPOGRAPHIC SURVEY.
 3. UTILITY LOCATIONS WILL NEED TO BE REVIEWED AS CONSTRUCTION PLANS ARE SUBMITTED.

LEGEND

- PROP. PARKING AND DRIVE PAVEMENT
6" PCC ON 6" AGGREGATE
- PROP. SIDEWALK PAVEMENT
5" PCC ON COMPACTED SUBGRADE
- PROP. PERMEABLE PAVERS

OWNER OF RECORD
 POLAR BEAR INVESTMENTS LLC

APPLICANT INFORMATION
 RIDGE DEVELOPMENT COMPANY LLC
 230 2ND STREET SE, SUITE 214
 CEDAR RAPIDS, IA 52401
 319-77-2284
 RidgeDevCo@GMAIL.COM

TOTAL PARCEL AREA
 56,241 SQUARE FT = 1.29 ACRES (100% OF SITE)

TOTAL PROJECT AREA
 29,385 SQUARE FT = 0.67 ACRES (51.9% OF SITE)

EXISTING COVERED AREA
 35,082 SQUARE FT = 0.81 ACRES (62.4% OF SITE)

PROPOSED COVERED AREA
 40,888 SQUARE FT = 0.93 ACRES (72.3% OF SITE)

EXISTING OPEN AREA
 21,158 SQUARE FT = 0.49 ACRES (37.6% OF SITE)

PROPOSED OPEN AREA
 15,552 SQUARE FT = 0.36 ACRES (27.7% OF SITE)

PROPOSED BUILDING AREA
 5,257 SQUARE FEET - FIRST FLOOR
 4,045 SQUARE FEET - SECOND FLOOR
 9,302 SQUARE FEET - TOTAL

FLOOD ZONE
 NO FLOODPLAIN PRESENT PER FIRM PANEL #19013C0277F.

ADDRESSES
 126 BRANDILYNN BLVD, CEDAR FALLS, IA 50613

EXISTING ZONING AND USE
 ZONING: HIGHWAY 1, HIGHWAY CORRIDOR
 GREENWAY OVERLAY
 USE: COMMERCIAL

PROPOSED ZONING AND USE
 ZONING: HIGHWAY 1, HIGHWAY CORRIDOR
 GREENWAY OVERLAY
 USE: COMMERCIAL

BUILDING SETBACKS
 FRONT: 20'
 SIDES: 20'
 REAR: 20'

STORMWATER MANAGEMENT
 STORMWATER MANAGEMENT TO BE PROVIDED BY EXISTING UNDERGROUND DETENTION AND PROPOSED PERMEABLE PAVEMENT SYSTEMS. SEE STORMWATER EXHIBIT.

PARKING REQUIREMENTS
 ZONING: HIGHWAY 1 (1 STALL PER 300 SQFT OF GROSS FLOOR AREA)

PARKING SPACES REQUIRED: 30 SPACES
PARKING SPACES PROVIDED: 52 SPACES
HANDICAPPED STALLS REQUIRED: 2 SPACES
HANDICAPPED STALLS PROVIDED: 2 SPACES
 (ADDITIONAL ACCESSIBLE STALLS PROVIDED OFF-SITE AS REQUIRED FOR EXISTING BUILDING USE REQUIREMENTS AND CROSS PARKING AGREEMENT)



LEGEND

SYMBOL	DESCRIPTION
○	LIGHT POST
⊙	UTILITY POLE
⊙	GUY ANCHOR
⊙	FIRE HYDRANT
⊙	FLARED END SECTION
⊙	END UTILITY CAP
⊙	VALVE
⊙	POST INDICATOR VALVE
⊙	CABLE TV PEDESTAL
⊙	CLEANOUT
⊙	JUNCTION BOX
⊙	MANHOLE
⊙	DRAINAGE MANHOLE
⊙	ELECTRICAL MANHOLE
⊙	HAND HOLE
⊙	SANITARY MANHOLE
⊙	TELEPHONE MANHOLE
⊙	TELEPHONE PEDESTAL
⊙	SIGNAL BOX
⊙	WELL
⊙	VAULT BOX
⊙	CURB INTAKE
⊙	CIRCLE INTAKE
⊙	RECTANGULAR INTAKE

UTILITIES LEGEND

EXISTING	DESCRIPTION	PROPOSED
—OC—	CABLE LINE - OVERHEAD	—OC—
—C—	CABLE LINE - UNDERGROUND	—C—
—OE—	ELECTRIC LINE - OVERHEAD	—OE—
—E—	ELECTRICAL LINE - UNDERGROUND	—E—
—G—	GAS MAIN	—G—
—S—	SANITARY SEWER	—S—
—ST—	STEAM	—ST—
—SS—	STORM SEWER	—SS—
—OT—	OVERHEAD TELEPHONE	—OT—
—T—	UNDERGROUND TELEPHONE	—T—
—W—	WATER MAIN	—W—

PLANT SCHEDULE DUPACO CEDAR FALLS

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
○	3	Amelanchier canadensis 'Glenn Form'	Rainbow Pillar Serviceberry	B & B	1.25"Cal
○	3	Cladrastis kentukea	American Yellowwood	B & B	2.5"Cal
○	6	Ginkgo biloba 'Shangra La'	Shangra La Ginkgo	B & B	2.5"Cal
○	5	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	B & B	2.5"Cal
○	10	Ostrya virginiana	American Hophornbeam	B & B	2"Cal
○	3	Picea glauca densata	Black Hills Spruce	B & B	6' HT.
○	1	Tsuga canadensis 'Golden Splendor'	Golden Splendor Canadian Hemlock	B & B	8' HT

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING
○	18	Diervilla rivularis 'SMNDRSF' TM	Kodak Black Honeysuckle	CONT.	#2	48" o.c.
○	12	Juniperus chinensis 'Blue Point'	Blue Point Juniper	CONT.	5' HT	72" o.c.
○	53	Juniperus virginiana 'Blue Mountain'	Nordic Blue Juniper	CONT.	#3	72" o.c.
○	28	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal		36" o.c.

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING
○	49	Allium x 'Millenium'	Millenium Ornamental Chive	CONT.	#1	18" o.c.
○	34	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	CONT.	#1	36" o.c.
○	93	Sporobolus heterolepis	Prairie Dropseed	CONT.	#1	30" o.c.

SHIVE-HATTERY ARCHITECTURE+ENGINEERING
 222 Third Avenue SE, Suite 300 | Cedar Rapids, Iowa 52406
 319.364.0227 | www.shive-hattery.com
 Iowa | Illinois | Indiana

DUPACO CCU CEDAR FALLS

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: EAV
 APPROVED: CNH
 ISSUED FOR: SITE PLAN
 DATE: 03/23/2020
 PROJECT NO: 2106020
 FIELD BOOK: 1
 CLIENT NO: 1

SITE PLAN

C101

EXTERIOR MATERIALS & COLOR SCHEDULE

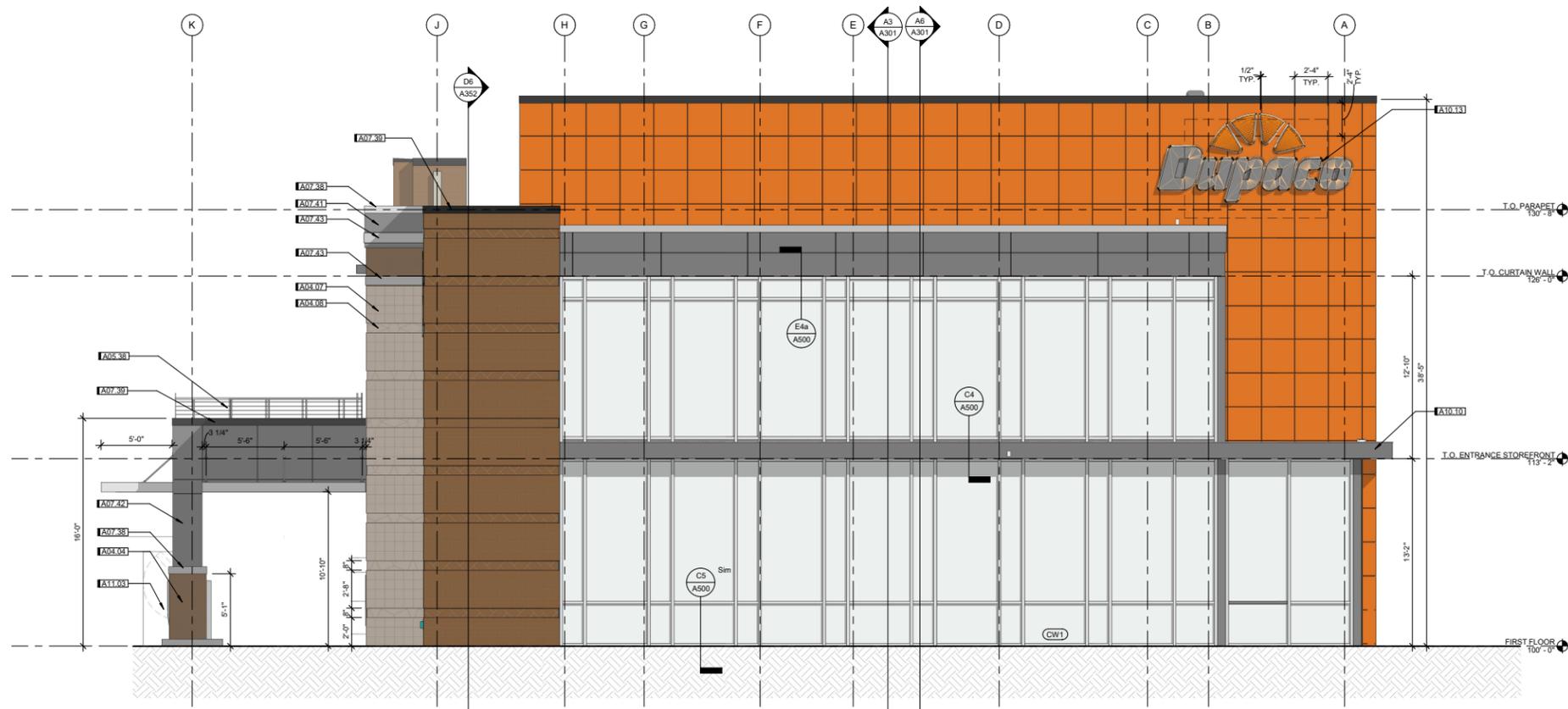
- 8" SMOOTH BLOCK (COLOR 1): MIDLANDS CONCRETE CREAM
 - 8" SPLIT FACED BLOCK (COLOR 1): MIDLANDS CONCRETE CREAM
 - 8" SMOOTH BLOCK (COLOR 2): MIDLANDS CONCRETE PLUM
 - 8" SPLIT FACED BLOCK (COLOR 2): MIDLANDS CONCRETE PLUM
 - MORTAR: MIDLANDS CONCRETE CREAM
 - PREFINISHED METAL PANELS & TRIM (COLOR A): UNA-CLADKYNAR 500 SILVER METALLIC
 - PREFINISHED METAL PANEL (COLOR B): UNA-CLADKYNAR 500 CHARCOAL GRAY
 - PREFINISHED METAL PANELS & TRIM (COLOR C): METAL DESIGN INC. IN COLOR TO MATCH DQ (DAIRY QUEEN) PEARLESCENT ORANGE
-
- MASONRY CONTROL JOINTS: BASF SONOLATIC STONE
 - SEALANT AT DOORS & WINDOWS: BASF SONOLATIC ANODIZED ALUMINUM
 - ALUMINUM WINDOW, STOREFRONT & CURTAIN WALL FRAMES: CLEAR ANODIZED ALUMINUM
 - GLASS: 1" INSULATED LOW-E EQUAL TO PPG SOLARBAN 67 (3)
 - STEEL LINTELS IN BLOCK (COLOR 1): PAINT P3 - SHERWIN WILLIAMS #SW6075 GARRET GRAY
 - STEEL LINTELS IN BLOCK (COLOR 2): PAINT P4 - SHERWIN WILLIAMS #SW6033 BATEAU BROWN
 - MECHANICAL GRILLE IN TALL WALL: PAINT P5 - TO MATCH DQ (DAIRY QUEEN) PEARLESCENT ORANGE

EXTERIOR ELEVATION HATCH LEGEND

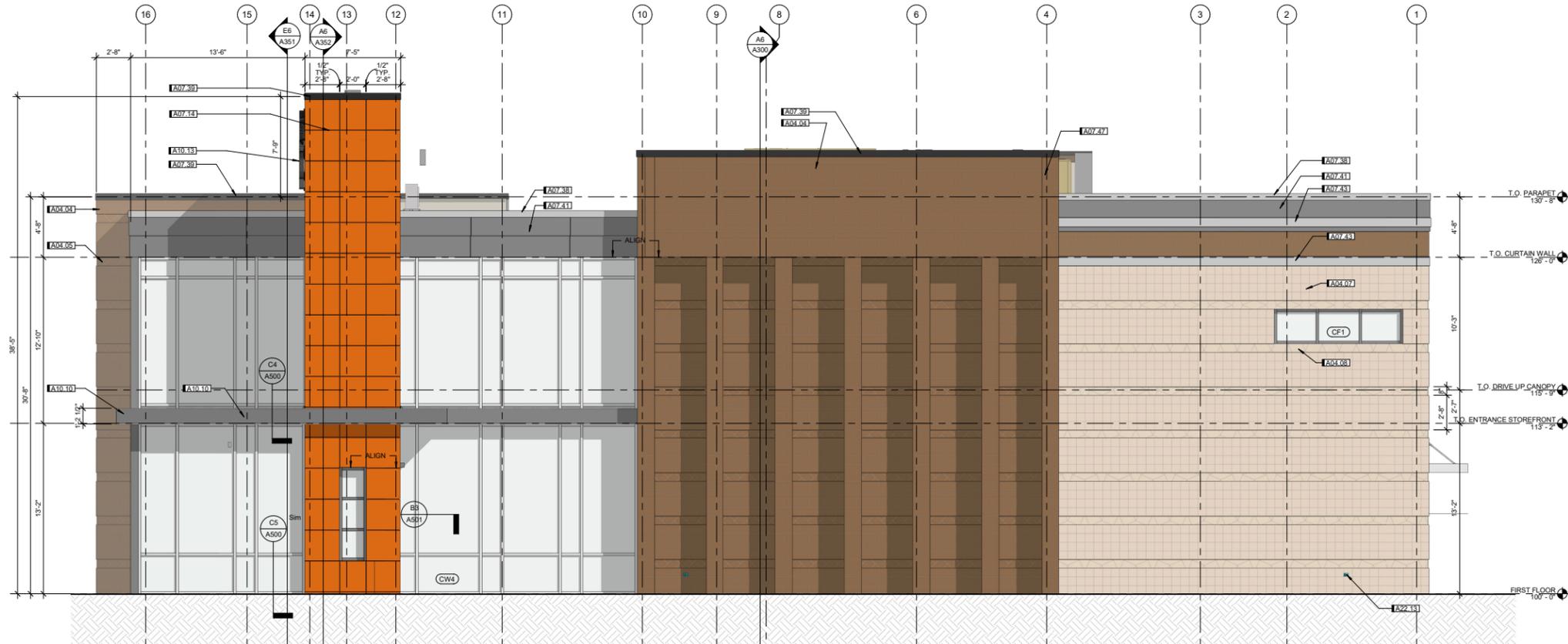
- SMOOTH FACE CONCRETE MASONRY UNITS COLOR 1
- SPLIT FACE CONCRETE MASONRY UNITS COLOR 1
- SMOOTH FACE CONCRETE MASONRY UNITS COLOR 2
- SPLIT FACE CONCRETE MASONRY UNITS COLOR 2
- EARTH FILL

ARCHITECTURAL KEYNOTES

KEYNOTE	DESCRIPTION
A04.04	SMOOTH FACE CMU BLOCK, MIDLANDS CONCRETE PLUM
A04.05	SPLIT FACE CMU BLOCK, MIDLANDS CONCRETE PLUM
A04.07	SMOOTH FACE CMU BLOCK, COLOR 1
A04.08	SPLIT FACE CMU BLOCK, COLOR 1
A05.38	STAINLESS STEEL CABLE GUARDRAIL SYSTEM, SEE STRUCT. FOR RAIL CONSTRUCTION
A07.14	METAL WALL PANEL (COLOR C)
A07.38	METAL COPING (COLOR A)
A07.39	METAL COPING (COLOR B)
A07.41	PREFINISHED ACM WALL PANEL OVER 1/2" SHEATHING (COLOR A)
A07.42	PREFINISHED ACM WALL PANEL OVER 1/2" SHEATHING (COLOR B)
A07.43	BREAK METAL TRIM (COLOR A)
A07.47	ROOF HATCH, COORDINATE LOCATION WITH MECHANICAL DUCT WORK AND EQUIPMENT
A10.10	LED LIGHT BOX BY SIGNAGE CONTRACTOR
A10.13	SIGNAGE BY OTHERS, PROVIDE BLOCKING AS REQUIRED
A11.03	ITM, GFCI
A22.13	WALL HYDRANT, SEE PLUMBING DRAWINGS



(A3) SOUTH / EAST ELEVATION
 1/4" = 1'-0"



(A6) NORTH / EAST ELEVATION
 1/4" = 1'-0"

DUPACO CCU CEDAR FALLS

RIDGE DEVELOPMENT COMPANY, LLC
 126 BRANDILYNN BLVD, CEDAR FALLS, IA 50613

**PRELIMINARY
 - NOT FOR
 CONSTRUCTION**

DRAWN: AA	APPROVED: TDM
ISSUED FOR: SITE PLAN	DATE: 02/24/2020
PROJECT NO: 2183220	FIELD BOOK:

EXTERIOR ELEVATIONS

A200

EXTERIOR MATERIALS & COLOR SCHEDULE

- 8" SMOOTH BLOCK (COLOR 1): MIDLANDS CONCRETE CREAM
 - 8" SPLIT FACED BLOCK (COLOR 1): MIDLANDS CONCRETE CREAM
 - 8" SMOOTH BLOCK (COLOR 2): MIDLANDS CONCRETE PLUM
 - 8" SPLIT FACED BLOCK (COLOR 2): MIDLANDS CONCRETE PLUM
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 - PREFINISHED METAL PANEL (COLOR B): UNA-CLADIKYNAR 500 CHARODAL GRAY
 - PREFINISHED METAL PANELS & TRIM (COLOR C): METAL DESIGN INC. IN COLOR TO MATCH DQ (DAIRY QUEEN) PEARLESCENT ORANGE
-
- MASONRY CONTROL JOINTS: BASF SONOLATIC STONE
 - SEALANT AT DOORS & WINDOWS: BASF SONOLATIC ANODIZED ALUMINUM
 - ALUMINUM WINDOW, STOREFRONT & CURTAIN WALL FRAMES: CLEAR ANODIZED ALUMINUM
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EXTERIOR ELEVATION HATCH LEGEND

- SMOOTH FACE CONCRETE MASONRY UNITS COLOR 1
- SPLIT FACE CONCRETE MASONRY UNITS COLOR 1
- SMOOTH FACE CONCRETE MASONRY UNITS COLOR 2
- SPLIT FACE CONCRETE MASONRY UNITS COLOR 2
- EARTH FILL

ARCHITECTURAL KEYNOTES	
A04.04	SMOOTH FACE CMU BLOCK, MIDLANDS CONCRETE PLUM
A04.05	SPLIT FACE CMU BLOCK, MIDLANDS CONCRETE PLUM
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A05.27	STAINLESS STEEL ROD RAILING
A07.38	METAL COPING (COLOR A)
A07.39	METAL COPING (COLOR B)
A07.41	REFINISHED ACM WALL PANEL OVER 1/2" SHEATHING (COLOR A)
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A10.10	LED LIGHT BOX BY SIGNAGE CONTRACTOR
A10.13	SIGNAGE BY OTHERS, PROVIDE BLOCKING AS REQUIRED
A11.03	ITM, OFCI
A11.04	NIGHT DEPOSIT / CASH SAFE, REQUIRES THROUGH WALL PENETRATION COORDINATE WITH MANUFACTURER, OFCI
A22.09	OVERFLOW SCUPPER LOCATE TO BE 2" HIGHER THAN ROOF DRAIN
A22.13	WALL HYDRANT, SEE PLUMBING DRAWINGS
A26.12	TRANSFORMER, SEE ELECTRICAL DRAWINGS
A26.13	METER, SEE ELECTRICAL DRAWINGS

SHIVE-HATTERY
 ARCHITECTURAL ENGINEERING
 315.384.0277 | www.shive-hattery.com
 Iowa | Illinois | Indiana

Item No. 6.

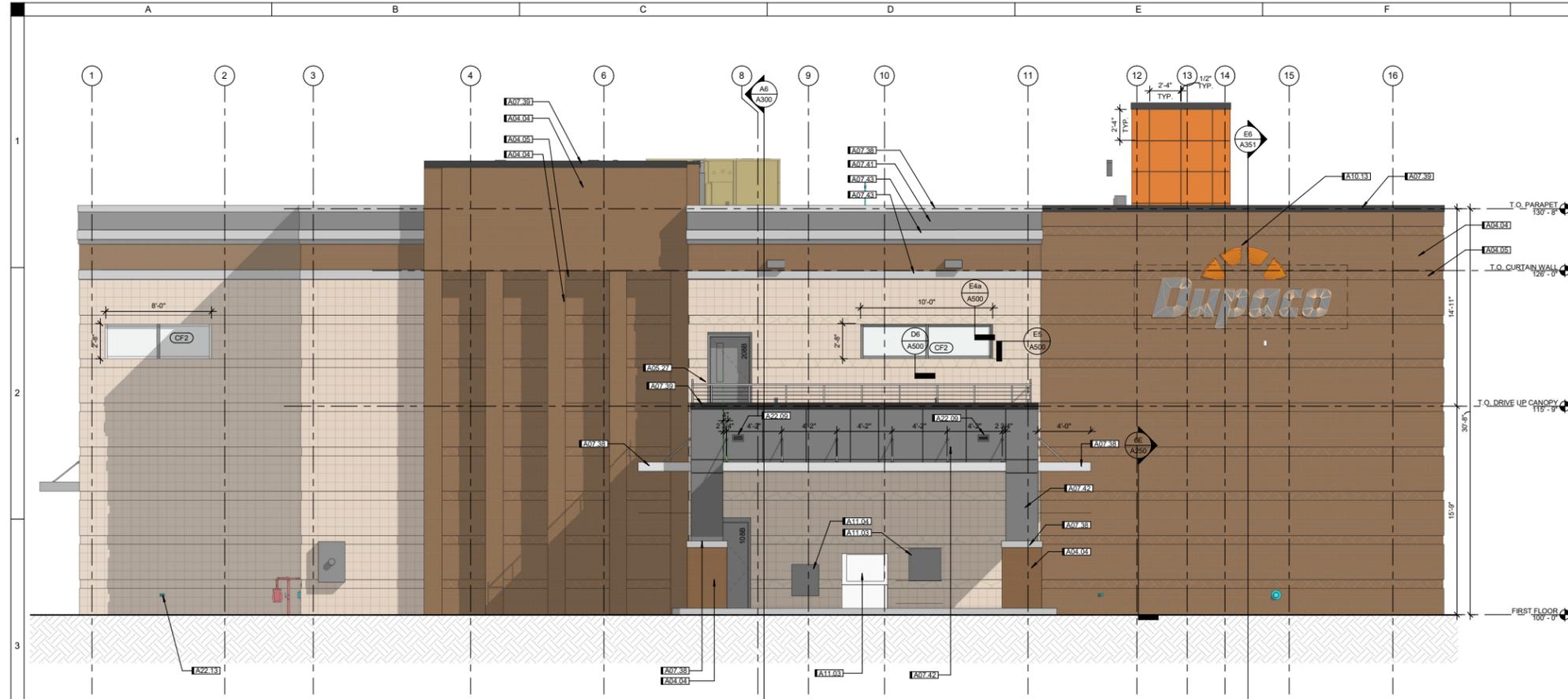
DUPACO CCU CEDAR FALLS
 RIDGE DEVELOPMENT COMPANY, LLC
 126 BRANDLYNN BLVD, CEDAR FALLS, IA 50613

**PRELIMINARY
- NOT FOR
CONSTRUCTION**

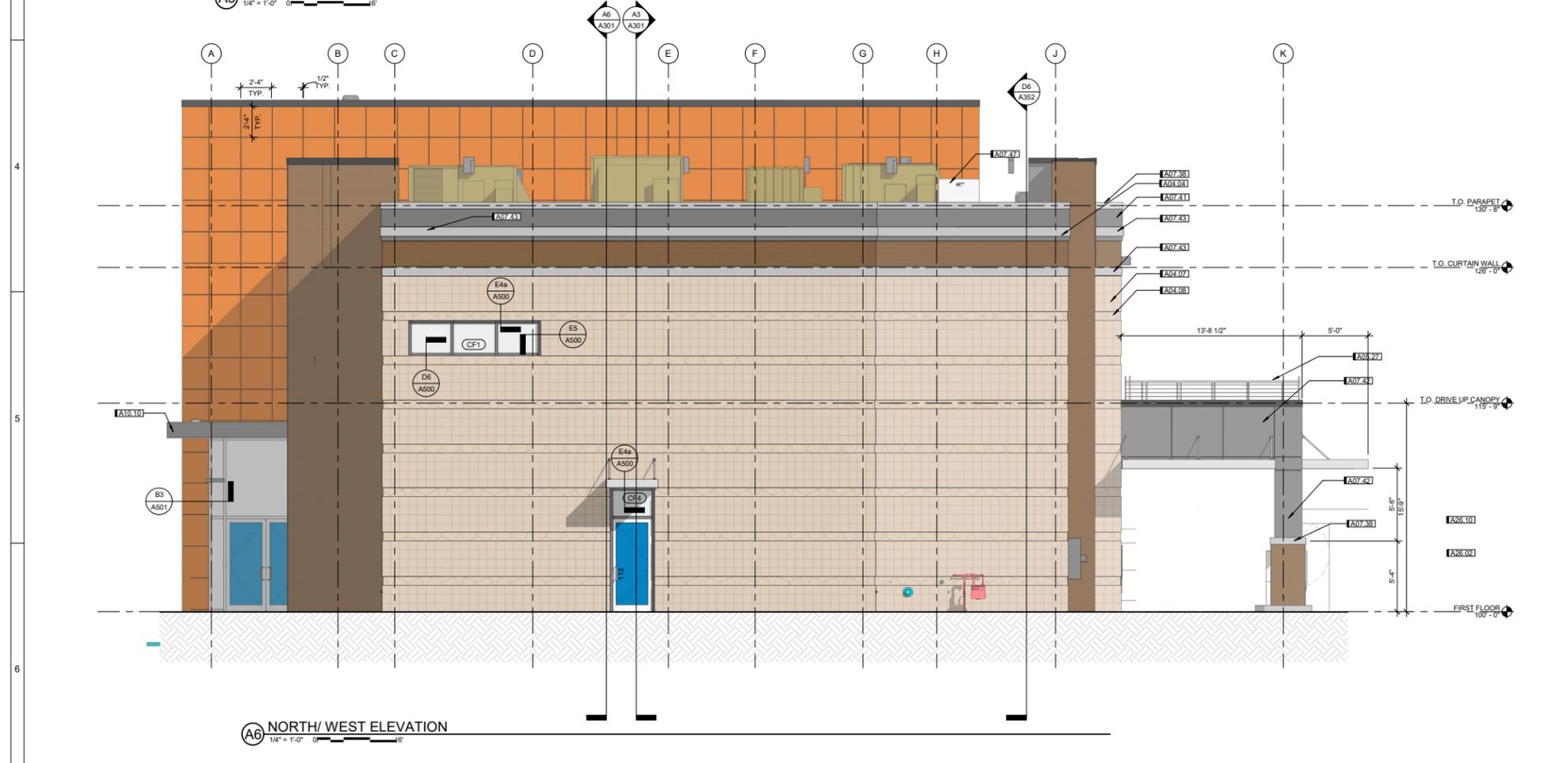
DRAWN: AA
APPROVED: TDM
ISSUED FOR: SITE PLAN
DATE: 02/24/2020
PROJECT NO: 2103220
FIELD BOOK:

EXTERIOR ELEVATIONS

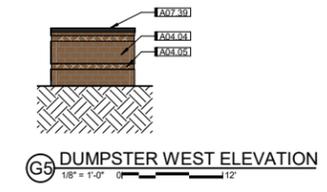
A201



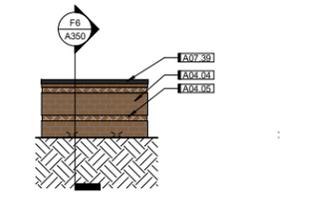
A3 SOUTHWEST ELEVATION
1/4" = 1'-0"



A6 NORTH/WEST ELEVATION
1/4" = 1'-0"



G5 DUMPSTER WEST ELEVATION
1/8" = 1'-0"

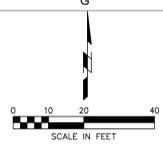


G6 DUMPSTER SOUTH ELEVATION
1/8" = 1'-0"

Autodesk Revit 2020

CONTACT PERSON
NICK HATZ
SHIVE-HATTERY INC.
P.O. BOX 1803, 52406-1803
222 THIRD AVE. SE, SUITE 300
CEDAR RAPIDS, IA 52401
PH (319) 364-0227
FAX (319) 364-4251
NHATZ@SHIVE-HATTERY.COM

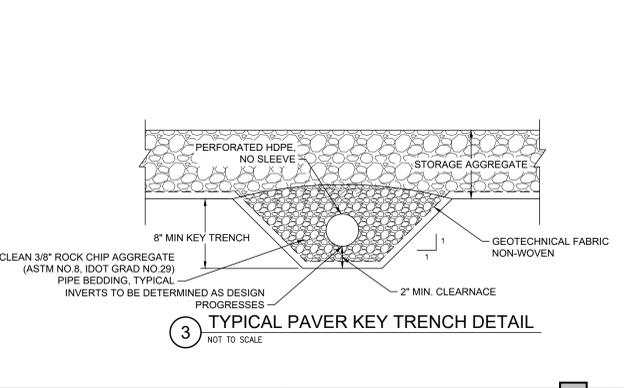
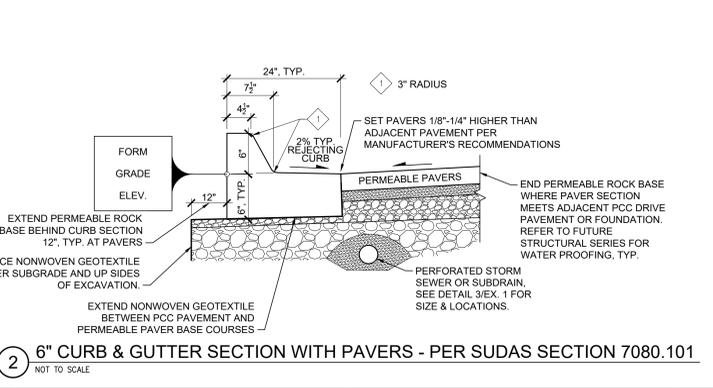
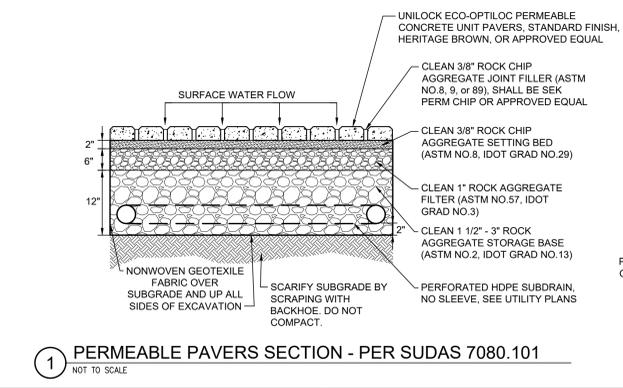
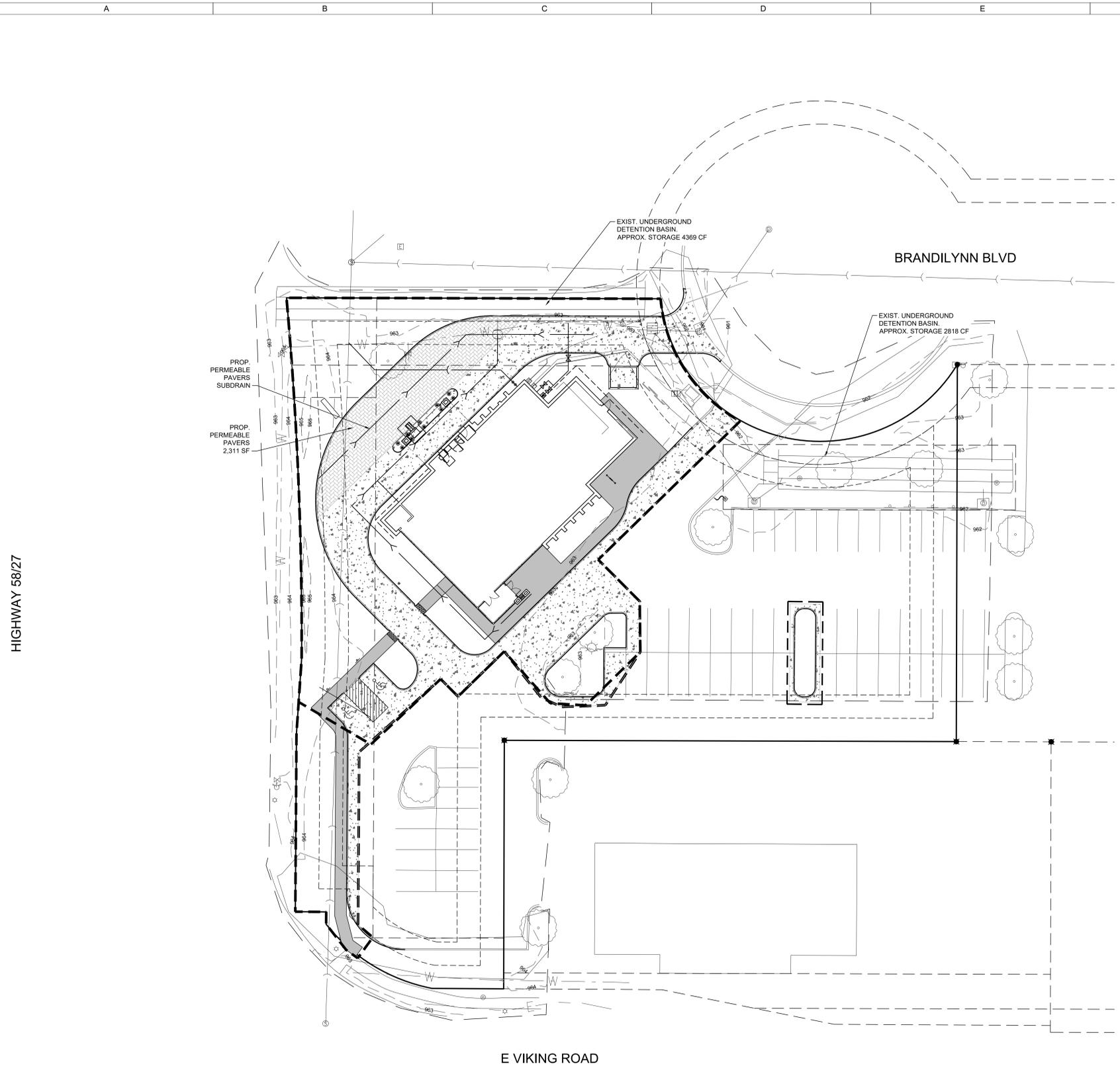
- GENERAL NOTES:**
- EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS.
 - ALL UTILITIES ARE APPROXIMATE AND ARE TO BE CONFIRMED BY TOPOGRAPHIC SURVEY.
 - UTILITY LOCATIONS WILL NEED TO BE REVIEWED AS CONSTRUCTION PLANS ARE SUBMITTED.



STORMWATER MANAGEMENT NOTE:

THE PROVIDED STORMWATER MANAGEMENT EXHIBIT MAY BE MODIFIED WITH FURTHER DESIGN PROGRESSION AND PERMITTING APPROVAL FEEDBACK FROM THE CITY.

REFER TO ATTACHMENT A FOR CALCULATIONS.



**PRELIMINARY
- NOT FOR
CONSTRUCTION**

DRAWN:	EAV
APPROVED:	CNH
ISSUED FOR:	SITE PLAN
DATE:	03/23/2020
PROJECT NO.:	216020
FIELD BOOK:	-
CLIENT NO.:	-

**STORMWATER
MANAGEMENT
EXHIBIT**

EX. 1



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: Karen Howard, Planning & Community Services Manager
DATE: April 2, 2020
SUBJECT: Temporary Wheat-Pasting Murals in College Hill for UNI Graduation

REQUEST: Request to approve a College Hill Neighborhood Overlay District Site Plan for multiple temporary mural installations in the College Hill Business District (Project #FR20-001)

PETITIONER: UNI Students / Bettina Fabos, Professor - Interactive Digital Studies Program

LOCATION: Multiple locations

PROPOSAL

The City has received a request for a College Hill Neighborhood Overlay Zone façade review to allow the installation of temporary wheatpasted murals in three different locations in the College Hill Business District, as per the attached proposal. The intent of the project is to publicly celebrate UNI graduating seniors, who due to the COVID-19 pandemic will be graduating without a ceremony. As noted in the attached request, a team of UNI students, led by Interactive Digital Studies professor Bettina Fabos, have created a series of seven portraits retrofitted with graduation caps and gold graduation tassels. These images would be wheatpasted on three buildings on College Hill: the north façade of Octopus; the east façade of Li'l Bigs; and the south façade of Copyworks.

The murals are made of a biodegradable, non-destructive artform called wheatpasting, which adheres large prints of paper to the exterior facades of buildings. These installations do not permanently alter the façades of the building and can be removed by power washing.

BACKGROUND

A similar mural installation was installed in 2019. It was well-received in the community and brought interest to the College Hill Business District. There were some minor maintenance issues that are noted in the attached proposal that will be remedied with the proposed installation of new murals. The remaining existing murals will be removed by power-washing and the new ones installed in their place.

ANALYSIS

Staff notes that while this proposal is for a temporary installation of public art, it is worthy of Planning & Zoning Commission discussion and recommendation. The locations are all within the College Hill Neighborhood Overlay Zoning District, which requires review of murals by the Planning & Zoning Commission and the City Council.

The applicable section of the College Hill Overlay Zoning District review standards for the commercial district, states in relevant part, *“Exterior mural wall drawings, painted artwork and exterior painting of any structure within the commercial district shall be subject to review by the Planning and Zoning Commission and approval by the City Council for the purpose of considering scale, context, coloration, and appropriateness of the proposal in relation to nearby facades and also in relation to the prevailing character of the commercial district.”*

The proposed installation is similar to the project completed last year. Staff is supportive of this temporary installation as a positive effort during this time of crisis. The proposal is an excellent example of public art used for community building. The wheatpastings are consistent with the intent of the ordinance, given these images are not painted or otherwise permanently affixed to building facades and can be removed by power washing them off at any time deemed appropriate due to deterioration or for any other reason determined by the property owner. In the submitted proposal it states that with the last installation on the Copyworks building there was unintended residue that remained after the image was removed due to the age and condition of the paint on the building. The applicants note that when the proposed new images are removed they will paint the wall of Copyworks west from the windows to restore the façade, which will also cover up the stain left on the building when an ATM was previously removed.

STAFF RECOMMENDATION

The proposed facade plan meets all of the College Hill Neighborhood Overlay Zoning District and Zoning Ordinance requirements and would be a positive community building effort to celebrate UNI graduating seniors. Staff recommends approval of the proposal for installation of wheat-pasted murals in the College Hill Business District. If approved by the Commission, the proposal would be considered by the City Council at their April 20 meeting. With Council approval, the installation of the murals would occur on May 8th and 9th, just before UNI graduation.

PLANNING & ZONING COMMISSION

Discussion/Vote

4/8/2020

COLLEGE HILL WHEAT PASTE PROPOSAL
#Coronagrads/UNI 2020”

All University of Northern Iowa graduating seniors will be graduating in May without a ceremony due to COVID19. This is an emotional time for them as they finish their coursework in homes spread out across Iowa, never to be in a group of UNI students again.

We are proposing a way to publicly acknowledge UNI graduating seniors and communicate warmth and happiness towards UNI students on College Hill during a time of trauma. A team of UNI students, led by Interactive Digital Studies professor Bettina Fabos, have created a series of 7 portraits retrofitted with graduation caps and a gold graduation tassel.

We are proposing temporary portrait installations on 3 buildings in downtown College Hill in early May, just before graduation (May 8-9), alongside the tagline that would read along the lines of:

#coronagrads
UNI 2020

Our Interactive Digital Studies students are schooled in social media campaigns, so we would coordinate this activity with social media posts. Our purpose is to bring individuals to the hill to pose with the portraits (social distance is very much on our mind).

The proposed locations are:

1. North face of Octopus.



2. East face of Li'l Bigs



3. South face of Copyworks



Wheat paste images currently exist on Octopus and Li'l Bigs, and this proposal includes removing existing wheat paste images and replacing them with these new portraits. Portraits will

be removed with a power washer when they begin to deteriorate.

Note: Copyworks has dry, old paint on its South side; we installed a wheat paste image last October on this spot that left an unintended residue when we removed the wheat paste image; the dry paint acted like a sponge that soaked up the paste. Our proposal includes pasting over this spot; when the wheat paste portraits come down, we will also paint the wall of Copyworks west from the windows. This painting will also cover up the unsightly stain left by the USBank ATM.

Thank you.

Bettina Fabos, Ph.D.

bettina.fabos@uni.edu