



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, NOVEMBER 20, 2019  
5:30 PM AT CITY HALL**

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**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Minutes of November 6, 2019.

**Public Comments**

**Old Business**

**New Business**

2. **Petition to Renew the College Hill Self Supporting Municipal Improvement District (SSMID)**

**Location:** College Hill Business District

**Applicant:** College Hill Partnership

**Previous discussion:** None

**Recommendation:** *Recommend Approval*

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

3. **Rezoning from R-1 to C-1 – 4911 University Avenue**

**Location:** 4911 University Avenue

**Applicant:** Bradley H. Jacobson, property owner

**Previous discussion:** None

**Recommendation:** *Recommend Approval*

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

4. **Preliminary Plat, Final Plat, and Site Plan for Greenhill Village Estates**

**Location:** Southwest corner of Algonquin Drive and Loren Drive

**Applicant:** Greenhill Village Res LLC – owner; Nelson Construction; Axiom Consultants – Civil Engineer

**Previous discussion:** None

**Recommendation:** *Review and continue discussion*

**P&Z Action:** *Provide direction and comments*

5. **Mixed Use Zone Site Plan for Greenhill Village Estates**

**Location:** Southwest corner of Algonquin Drive and Loren Drive

**Applicant:** Greenhill Village Res LLC – owner; Nelson Construction; Axiom Consultants – Civil Engineer

**Previous discussion:** None

**Recommendation:** *Review and continue discussion*

**P&Z Action:** *Provide direction and comments*

**Commission Updates**

6. Appointment of Nominating Committee for 2020 Commission Officers.

## **Adjournment**

### Reminders:

- \* December 4th and December 18th Planning & Zoning Commission Meetings
- \* December 2nd and 16th City Council Meetings
- \* January 22 –Training Session - Conflict of Interest and Ex Parte Communication (Joint meeting with Board of Adjustment)

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
November 6, 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, November 6, 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, Hartley, Holst, Larson, Leeper, Lynch, Saul and Wingert. Ms. Prideaux was absent. David Sturch, Planner III, was also present.

- 1.) Chair Holst noted the Minutes from the October 23, 2019 regular meeting are presented. Ms. Adkins made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Leeper, Lynch, Saul and Wingert), and 0 nays.
  
- 2.) The first item of business was a site plan amendment and first amendment to a Conditional Zoning Agreement for the Mills Fleet Farm signage plan at 400 W. Ridgeway Avenue. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the amendment pertains to the location of a pole sign at the Mills Fleet Farm and the first amendment to the Conditional Zoning Agreement. He went over zoning history on the project, noting that the zoning agreement was approved with the rezoning of the property in 2018. A condition of the zoning agreement states that no structure shall be placed on Tract E (part of the Highway 58 corridor preservation zone established by the Iowa DOT) of the final plat. The approved site plan illustrated that a 25-foot tall, 200 square foot pylon sign would be placed at the southeast corner of the site, which is currently at the bottom of an embankment. The applicant requests permission for the proposed sign to be located at a higher elevation that would be more visible. The desired location is within Tract E. The conditional zoning agreement does not allow any structures, including signs, to be located within this Tract, which is reserved for future right-of-way needs for the Highway 20 interchange. The applicant has received permission from the Iowa Department of Transportation to locate their sign within this Tract, provided that if this area is needed in the future for right-of-way purposes, that the sign would be moved at the property owner's expense. Staff has drafted an amendment to the conditional zoning agreement to allow the sign to be located as indicated in the revised site plan, subject to the conditions agreed upon with the IDOT. Staff recommends approval of the proposed amendment to the conditional zoning agreement and the amendment to the site plan.  
  
Mr. Holst clarified that the owner is responsible for moving the sign and it has been approved by the IDOT. Mr. Leeper commented that with the updating of the zoning code, he would hope that these kinds of things would not have to come before the Commission.  
  
Mr. Leeper made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Leeper, Lynch, Saul and Wingert), and 0 nays.
  
- 3.) As there were no further comments, Mr. Hartley made a motion to adjourn. Ms. Adkins seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Leeper, Lynch, Saul and Wingert), and 0 nays.

The meeting adjourned at 5:40 p.m.

Respectfully submitted,

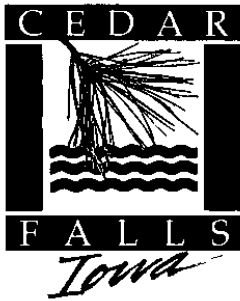
A handwritten signature in blue ink, appearing to read 'K. Howard', written over the printed name.

Karen Howard  
Community Services Manager

A handwritten signature in blue ink, appearing to read 'Joanne Goodrich', written over the printed name.

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:** Karen Howard, AICP, Planning & Community Services Manager  
**DATE:** November 14, 2019  
**SUBJECT:** Renewal of the College Hill Self-Supported Municipal Improvement District (SSMID)

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PETITIONER: College Hill Partnership (Lead Agency)

LOCATION: College Hill Commercial District

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### **Evaluative Report for the Cedar Falls City Council on the Merit and Feasibility of Renewing the College Hill Self-Supported Municipal Improvement District**

#### PROPOSAL

In accordance with Iowa Code Chapter 386, the College Hill Partnership has submitted a petition to the City of Cedar Falls for the renewal of the College Hill Self-Supported Municipal Improvement District (SSMID). The purpose for the creation of the College Hill SSMID is to provide funding to pay the ongoing administrative and support costs for the services and functioning of the College Hill Partnership, which develops and encourages retail businesses by way of promotion and support for existing businesses, area improvements, and for healthy growth and development consistent with the long term goals for the College Hill business district.

Attached is the memo and petition submitted by the College Hill Partnership. The requirement for approval of a SSMID is support by petition from a minimum of 25% of the unique property owners representing 25% of the total valuation of the District. The Partnership submitted signatures from over 40% of the total number of unique property owners, which represent over 50% of the total valuation within the area covered by the SSMID, so their petition meets the threshold for renewal of the SSMID.

The self-imposed tax upon property within the SSMID area will remain the same at \$2.75 per \$1000 of net taxable valuation per year, commencing with the levy for tax collection in the fiscal year beginning July 1, 2020 and continuing for four additional

years ending June 30, 2025. All tax revenue collected from properties subject to the additional tax will be deposited into the College Hill Self-Supported Municipal Improvement District Fund for the operational purposes of the College Hill Partnership as stated above. It should be noted that residential property within the District is not subject to the additional tax.

### BACKGROUND AND ANALYSIS

This memorandum serves as the *Evaluative Report for City Council the Merit and Feasibility of the College Hill Self-Supported Municipal Improvement District*. The following attachments are supporting documentation used in the development of this Evaluative Report:

- A letter from the College Hill Partnership requesting renewal of the SSMID with a summary of the necessary signatures of support received to meet the State requirements for renewal of the SSMID;
- A spreadsheet that includes all 22 commercial property owners that are located within the boundaries of the SSMID and subject to the additional tax. Those deedholders highlighted in the spreadsheet are those who have signed the petition of support. The spreadsheet indicates both the percentage of unique property owners who have signed the petition and the percentage of valuation those properties represent within the SSMID;
- Copies of the signed petitions;
- Map illustrating the location and boundaries of the SSMID.

### STAFF RECOMMENDATION

Staff recommends the following actions be taken by the Planning & Zoning Commission:

1. Approval and endorsement of this *Planning & Zoning Commission Evaluative Report for the City Council on the Merit and Feasibility of the Renewal of the College Hill Self-Supported Municipal Improvement District*, and
2. Recommendation of the Planning & Zoning that City Council proceeds to set public hearing for consideration of the renewal of the College Hill Self-Supported Municipal Improvement District.

### PLANNING & ZONING COMMISSION ACTIONS

11/20/19 Meeting -



**College Hill Partnership**

2304 College Street  
PO Box 974  
Cedar Falls, Iowa 50613

Phone: 319-273-6882  
collegehillpartnership@gmail.com  
www.collegehillpartnership.org

**2019-2020**

**Board of Directors**

Dave Deibler, President  
Chris Martin, Vice President  
Becky Hawbaker, Secretary  
Doug Johnson, Treasurer  
Andrea Geary  
Andy Fuchtman  
Barb Schilf  
Brent Dahlstrom  
Jacob Levang  
Kyle Dehmlow  
Ryan Kriener

12 November 2019

**Mayor Jim Brown**  
Members of City Council  
220 Clay Street  
Cedar Falls, IA 50613

Dear Mayor Brown and Members of City Council:

Enclosed, please find information supporting our request and petition to renew the College Hill Fund SSMID in the College Hill Overlay.

The College Hill Partnership was established in April 2008 and was created to continue the revitalization and promotion of the College Hill District beyond the streetscape investment made by the City.

Included, you will find the needed signatures of support required to renew the current Self-Supported Municipal Improvement District in the C-3 commercial zone of the College Hill Overlay. We obtained nine signatures (over 40% of the total number of unique property owners), which represent over 50% of the total valuation. Reaching over the 25% threshold required to submit a petition for renewal.

This is a self-imposed assessment by the property owners, but we realize that assessment of any kind may come with a certain amount of controversy. The SSMID funding has allowed our organization and Overlay District to grow productively and beneficially.

Thank you for your consideration of this request. We request that you pass this petition along to the Planning and Zoning Commission for their consideration. Please contact us if you have any questions or concerns. We want to thank you all for your continued support of the College Hill Partnership and the College Hill Overlay District.

Regards,

**Kathryn Sogard, Executive Director**  
College Hill Partnership  
Hill Partnership Board Of Directors

## College Hill Self-Supporting Municipal Improvement District (SSMID)

Parcel	Deed Holder 1	Deed Holder 2	Contract Buyer 1	Property Address	Valuation
891413309011	BUHMANN, ADAM N			2220 COLLEGE ST	\$ 125,500.00
891414430023	CEDAR CREST INVESTMENTS L C			1001 W 23RD ST	\$ 165,890.00
891414428065	CONVENIENCE STORE INVESTMENTS			2019 COLLEGE ST	\$ 876,700.00
891413301007	CV COMMERCIAL LLC			2024 COLLEGE ST	\$ 656,250.00
891413301008	CV COMMERCIAL LLC			2022 COLLEGE ST	\$ 167,860.00
891413301009	CV COMMERCIAL LLC			2020 COLLEGE ST	\$ 216,020.00
891413301010	CV COMMERCIAL LLC				\$ 1,520.00
891413301012	CV COMMERCIAL LLC			2016 COLLEGE ST	\$ 258,720.00
891414428014	CV COMMERCIAL LLC			925 W 22ND ST	\$ 93,260.00
891414430052	CV COMMERCIAL LLC			2215 COLLEGE ST #A	\$ 307,260.00
891414430053	CV COMMERCIAL LLC			2215 COLLEGE ST #B	\$ 325,730.00
891414430060	CV COMMERCIAL LLC			917 W 23RD ST #A	\$ 481,130.00
891413309015	CV PROPERTIES LLC			2210 COLLEGE ST	\$ 452,530.00
891413309001	D SQUARED LLC			2200-2202 COLLEGE ST	\$ 600,440.00
891413309016	D SQUARED LLC			2208 COLLEGE ST	\$ 188,660.00
891414430011	DEIBLER, DAVID O	SCHILF, BARBARA E		2205 COLLEGE ST	\$ 216,440.00
891413309013	DIETZ, COLLEEN			2216 COLLEGE ST	\$ 112,010.00
891414430016	DOUBLE J INC		SOUTHGATE PROPERTIES LC	2223 COLLEGE ST	\$ 459,990.00
891413301011	EILERS, DUANE R II			2018 COLLEGE ST	\$ 50,720.00
891413301001	EILERS, DWAYNE R II			2002 COLLEGE ST	\$ 284,770.00
891413301015	EILERS, DWAYNE R II			2004 COLLEGE ST	\$ 129,260.00
891413309010	EILERS, DWAYNE R II			2222 COLLEGE ST	\$ 124,720.00
891414430013	EMAAD LLC			2211 COLLEGE ST	\$ 166,900.00
891414430015	EVELAND, JOHN			2217 COLLEGE ST	\$ 172,250.00
891414428035	GEISLER WAREHOUSE LLC			2025 COLLEGE ST	\$ 183,020.00
891414430012	MOHAIR PEAR LTD			2209 COLLEGE ST	\$ 191,690.00
891414430019	MUKAI, TERU TRUST	MUKAI, KAREN B TRUST	TEAM INVESTMENTS LLC	909 W 23RD ST	\$ 309,630.00
891414430017	RODGERS, ROBERT II	RODGERS, CHARLEEN		2225 COLLEGE ST	\$ 190,580.00
891413305007	S AND G PAK LLC			2128 COLLEGE ST	\$ 365,150.00
891413309012	SOOD, SURINDER S	SOOD, KASHMIR K		2218 COLLEGE ST	\$ 200,690.00
891413309014	STEDMAN, SUE E			2214 COLLEGE ST	\$ 204,100.00
891413309009	T AND T RENTALS L C			2224 COLLEGE ST	\$ 273,530.00
891414430018	TEAM INVESTMENTS LLC			2227 COLLEGE ST	\$ 365,550.00
891414430020	TEAM INVESTMENTS LLC			911 W 23RD ST	\$ 125,980.00
891414430021	TEAM INVESTMENTS LLC			913-915 W 23RD ST	\$ 149,400.00
891413309017	U S CELLULAR OPER CO OF WATERL			2215 OLIVE ST	\$ 81,300.00
891414428013	ZHENG DEVELOPMENT LLC			2125 COLLEGE ST	\$ 966,860.00
22 Total Property Owners					Total Valuation \$ 10,242,010.00
9 Property Owners in Petitions					40.91%
					59.43%
					Valuation in Petitions \$ 6,086,500.00

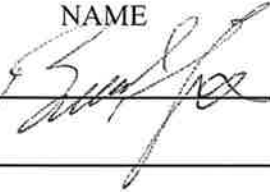
**Petition for Renewal of the  
College Hill Overlay Fund  
Self-Supported Municipal Improvement District (SSMID)  
2019**

We, the undersigned, endorse renewing the Self-Supported Municipal Improvement District (SSMID) for the College Hill area in Cedar Falls. Said renewal will be established for the period commencing July 1, 2020 and ending June 30, 2025. Said district will be taxed at a rate not to exceed two dollars and seventy five cents (\$2.75) per thousand dollars (\$1000.00) of taxable valuation of the real property included. Revenues generated from the district shall be used to fund College Hill revitalization through the College Hill Neighborhood Association (DBA College Hill Partnership). This petition shall be submitted to the City Clerk of the City of Cedar Falls, Iowa request that the district be continued.

NAME	ADDRESS	PHONE
1. <u>Bart Schief</u>	<u>Mohair Pear Ltd 2209 College St</u>	<u>319-290-3186</u>
2. <u>DAVE DEIBLER</u>	<u>OCTOPUS LLC 2205 College St.</u>	<u>319 290-8716</u>
3. <u>Robert Rodgers</u>	<u>LIMITED EDITION COMICS 2225 COLLEGE ST.</u>	<u>319-273-8969</u>
4. <u>ADAM BUHMANN</u>	<u>RITUAL 2220 COLLEGE ST. C.F.</u>	<u>319-830-4495</u>
5. <u>Tim</u>	<u>2224 College St. CF</u>	<u>319 492 0578</u>
6. <u>John</u>	<u>2208-2208 College St CF</u>	<u>319-415-3554</u>
7. <u>Ryan J. Bruener</u>	<u>2016 college st. CF</u>	<u>(319) 269-6414</u>
8.	<u>2020 College St.</u>	
9.	<u>2022 College St.</u>	
10.	<u>2024 college St.</u>	
11.	<u>2010 College St.</u>	
12.	<u>2015 College St.</u>	
13.	<u>917 W 23<sup>rd</sup> St.</u>	
14.		
15.		

**Petition for Renewal of the  
College Hill Overlay Fund  
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1.	NAME	ADDRESS	PHONE
1.		2223 College St.	319-277-3319
2.			
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**Petition for Renewal of the  
College Hill Overlay Fund  
Self-Supported Municipal Improvement District (SSMID)  
2019**

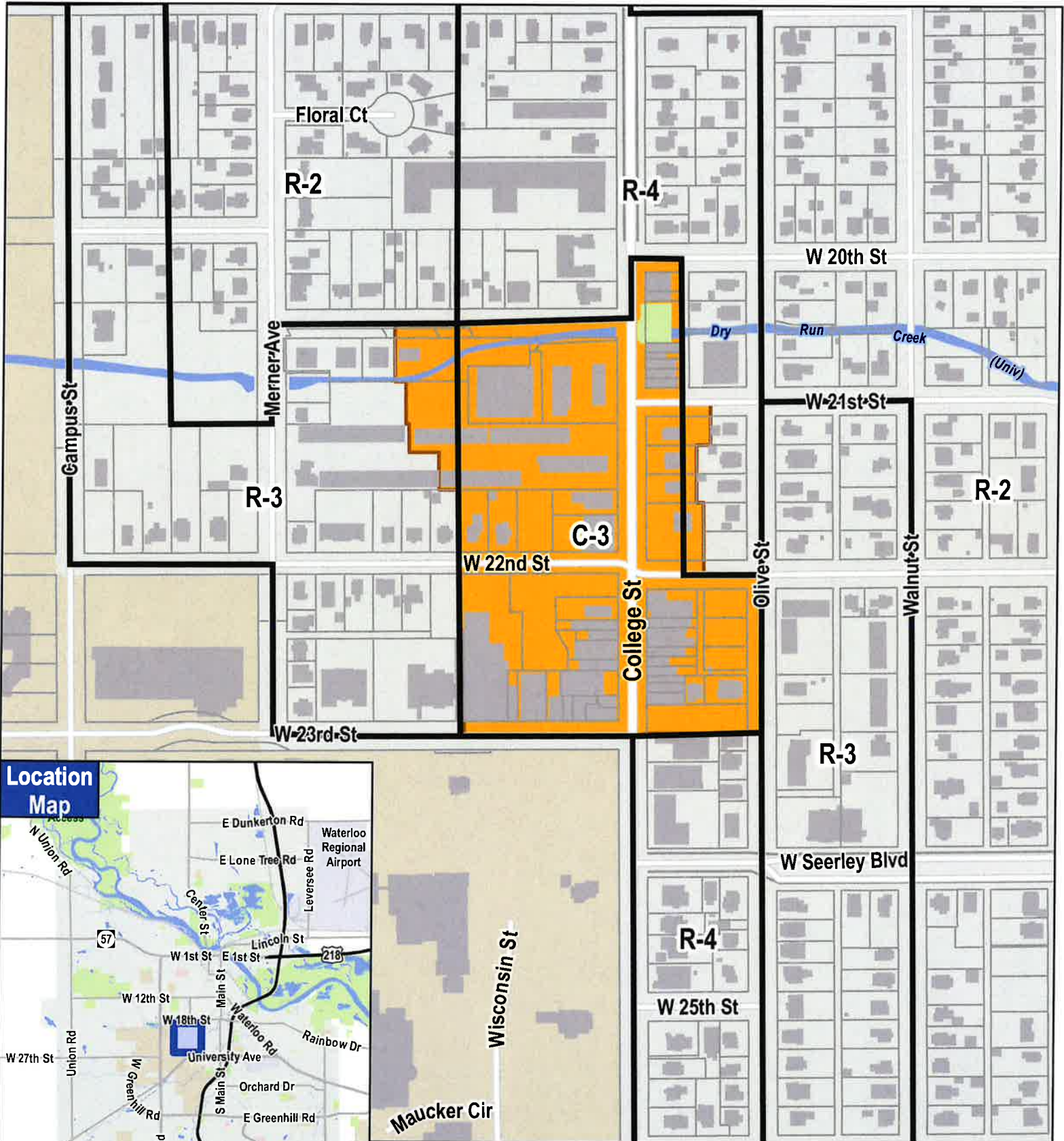
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	NAME	ADDRESS	PHONE
1.	<u>John</u>	<u>2125 College St</u>	<u>3192908763</u>
2.			
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# College Hill Self Supporting Municipal Improvement District (SSMID)

## Cedar Falls City Council - November 18, 2019

Item 2.



### Location Map



College Hill SSMID  
Self Supporting Municipal Improvement District





## 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](http://www.cedarfalls.com)

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning & Zoning Commission  
**FROM:** Jaydevsinh Atodaria, Planner I  
**DATE:** November 12, 2019  
**SUBJECT:** Rezoning Request 4911 University Avenue (RZ19-006)

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**REQUEST:** Rezone property from R-1, Residence District to C-1, Commercial District.

**PETITIONER:** Bradley H Jacobson, property owner

**LOCATION:** 4911 University Avenue

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#### PROPOSAL

The petitioner, Bradley Jacobson, has requested to rezone 0.34 acres (15,200SF) of property from the R-1, Residence District, to the C-1, Commercial District. This property is located at 4911 University Avenue, east of the intersection with Veralta Drive.

#### BACKGROUND

The petitioner, Mr. Jacobson, owns the property at 4911 University, which is currently zoned R-1. There is currently a single family house on the property, which has been used as a residential rental since 2003. The residential unit on this property was constructed in 1955 and has an attached two-car garage. The property also has a detached accessory building located in the southwestern corner of the property, which is used for storage.

Mr. Jacobson also owns the abutting property to the west at 4919 University Avenue, which is 0.42 acres (18,400SF) and is located at the corner of University Avenue and Veralta Drive. This property was purchased by the applicant in 2000 and rezoned from R-1 to C-1 in order to convert the existing house into a commercial office for his insurance business. The 2001 rezoning of the property at 4919 University was subject to a zoning agreement that restricted development to the standards of the MPC, Major Thoroughfare Planned Commercial District. Staff notes that the property did not meet the minimum dimensional standards for the MPC Zone, so could not be zoned MPC at the time. Subsequent to that rezoning, the applicant acquired the adjacent residential property at 4911 and has been maintaining it as a rental

property. The most recent tenants have moved out and the applicant finds that due to the location along the busy commercial corridor, and the age and configuration of the house, it is no longer viable as a residential property. Mr. Jacobson has indicated that he is not ready to redevelop the property for commercial use at this time, but does not want to maintain a vacant residential structure, so is proposing to demolish the house. Since the attached garage and detached storage building are in good condition and would be useful in the interim for storage, he would like to retain these structures on the property. If the petitioner's request to rezone the property to C-1 is approved, his intent is to combine the two lots in order to expand the office located at 4919 University Avenue in the future or otherwise redevelop the property for commercial use in keeping with the original zoning agreement. The agreement ensures that any future development on the property will be in conformance with the standards of MPC Major Thoroughfare Planned Commercial District. The applicant is anticipating redevelopment of the property in the next three to five years. At that time he will be required to submit a site plan that complies with the zoning agreement and the standards of the MPC District.

## ANALYSIS

### Existing and Proposed Zoning

The request is to rezone 0.34 acres of land at 4911 University Avenue from R-1, Residential District to C-1, Commercial District. The R-1 Zone is intended for low density residential development. But today, University Avenue is a high traffic commercial corridor and this isolated residential property seems out of context with the abutting commercial development.

The C-1 Commercial Zone is a general commercial zone that allows a wide variety of commercial uses. However, it does not have specific standards to address the adjacency of the commercial properties along University Avenue with the adjacent lower intensity residential uses. In contrast, the MPC Major Thoroughfare Planned Commercial Zone has specific standards to address this adjacency, but as noted above when the petitioner's adjacent property at 4919 University was rezoned in 2001 it was too small to meet the dimensional standards of the MPC District. The solution was to rezone the property to C-1, subject to a zoning agreement that requires any redevelopment to comply with the standards of the MPC District.

The MPC Major Thoroughfare Planned Commercial district was established in order to ensure orderly growth and development of land immediately adjacent to University Avenue. The MPC district is intended to permit the development of a mixture of residential, institutional, professional office and commercial oriented land use in a manner that will result in minimal negative impacts upon adjacent low density residential areas. The MPC zone includes a number of standards to ensure that with development or redevelopment there will be adequate infrastructure, vehicular access and parking, open space and landscaping to create a buffer to any adjacent lower scale residential and enhance the appearance of the commercial corridor.

The major reason for rezoning 4911 University Avenue from R-1 to C-1 is to remain consistent with the zoning of the petitioner's abutting property and align the future development to be consistent with the University Avenue commercial corridor in a manner that is in compliance with the standards of the MPC District. Therefore, staff recommends and the petitioner has agreed to abide by the same zoning agreement that applies to the adjacent property at 4919 University Avenue. Staff also notes that in the short term, the petitioner will not be allowed to retain the existing accessory buildings if the house is torn down, unless the property is rezoned to C-1 and

the lot is combined with the lot at 4919 University, because accessory uses or buildings are not allowed on a property that does not have a principal use.

#### Compliance with the Comprehensive Plan and Future Land Use Map

The Future Land Use Map in the City's Comprehensive Plan indicates that this property and the adjacent properties located on University Avenue and Veralta Drive are appropriate for Office/Business Park (See image below). This land use category is intended for office and light industrial/research uses that do not generate noticeable external effects. It also states that strict control over signage, landscaping, and design is necessary for locations nearer to low intensity uses. The corner lot is already zoned C-1, Commercial district, which allows office uses and is subject to a zoning agreement that contains standards to address signage, landscaping, and design to reduce any negative effects on the adjacent low-scale residential neighborhood. The majority of the surrounding district is currently zoned for commercial. This request for rezoning the property located at 4911 University Avenue from R-1 Residence District to C-1 Commercial District does align with the City's Comprehensive Plan and future land use map, provided there is a zoning agreement that ensures that any future development will be designed according to the standards of the MPC District.



#### Future Land use Map (Legends)

Planned development -  
Low Density Residential -  
Office/Business Park -



#### Access to Public Services

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

#### Access to Adequate Street Network

The subject property has access to University Avenue and if combined with the property at 4919 University Avenue, the property could have cross access to Veralta Drive in the future. This access is adequate for commercial development of the property. Staff notes that no additional access points to University Avenue or Veralta Drive will be allowed.

PUBLIC NOTICE

A notice of public hearing was published in the *Waterloo Courier* on Wednesday, November 13, 2019. Additionally, city staff mailed a notice to the adjoining property owners notifying them of the public hearing.

TECHNICAL COMMENTS

City staff and Cedar Falls Utilities note that when the house is demolished, the existing water and sewer service will need to be disconnected and capped off in a manner and location approved by the City and Cedar Falls Utilities.. The applicant would like to maintain electrical service to the remaining garage. These matters will be addressed with the application for demolition of the garage. In addition, in order to retain then existing garage, the side wall will need to be reconstructed to meet Building Code requirements and sided to match the existing garage.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the request to rezone this property from R-1 Residence District to C-1 Commercial District, subject to a conditional zoning agreement that ensures that future development of the property is in accordance with the standards of the MPC District and that no additional access points will be allowed to University Avenue or Veralta Drive.

PLANNING & ZONING COMMISSION

Discussion  
and Vote  
11/20/2019

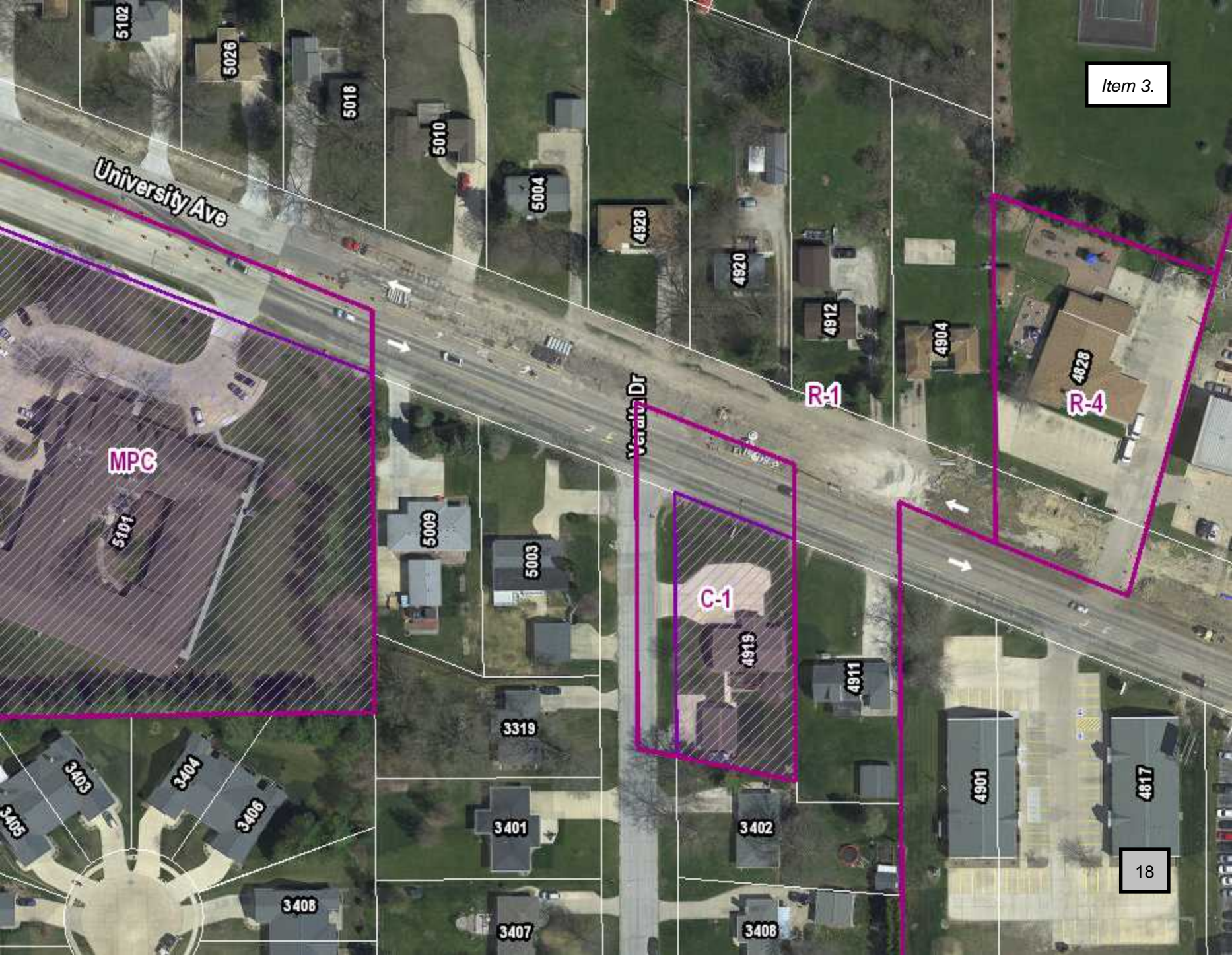
Attachments: Location Map  
Rezoning Aerial Photo  
Submittal materials from the Petitioner  
Copy of the Courtesy Notice to surrounding property owners

*Item 3.*



17





Item 3.

MPC

C-1

R-1

R-4

## Letter of Rezoning Request

Date: 10-21-2019

TO: The Planning and Zoning Commission and the  
City Council of the City of Cedar Falls, Iowa

FROM: Bradley H Jacobson  
806 Latham Place, Cedar Falls, IA 50613

Regarding:

Purpose of Rezoning and Combining 4911 and 4919 University Avenue, Cedar Falls, Iowa

I respectfully request that the Planning and Zoning Commission and the City Council of the City of Cedar Falls, Iowa, rezone the above described real estate as follows:

Rezoning 4911 University to combine with 4919 University and update the current Zoning Agreement for 4919 to reflect the combination of the properties.

I purchased 4919 University in 2000 with the intention of moving my Insurance Office to this location. This property was rezoned from R1 to C1 in 2001, restricted with a Zoning Agreement to all aspects of the MPC code with the exception of the 150 foot lot width requirement. (At the time of rezoning in 2001, I did not own 4911 University and 4919 University was only 90 feet wide). My office opened on this location in October, 2002.

I purchased 4911 University in 2003 and it has been a Rental Property complying with the Cedar Falls Rental Property code since that time. The most recent tenants moved out in August 2019, and rather than re-renting, I would rather remove the house and keep the attached garage for personal storage.

I am currently applying for Zoning on both properties to eliminate the Zoning Agreement at 4919 University and to change the zoning at 4911 University from Residential to Commercial for future expansion of my office that is located at 4919 University.

I am anticipating expanding my office in the next 3-5 years onto the property at 4911 University Avenue. In the meantime, the two garages that will remain on the property will be used for personal storage.

Thank you for your consideration.

Sincerely,

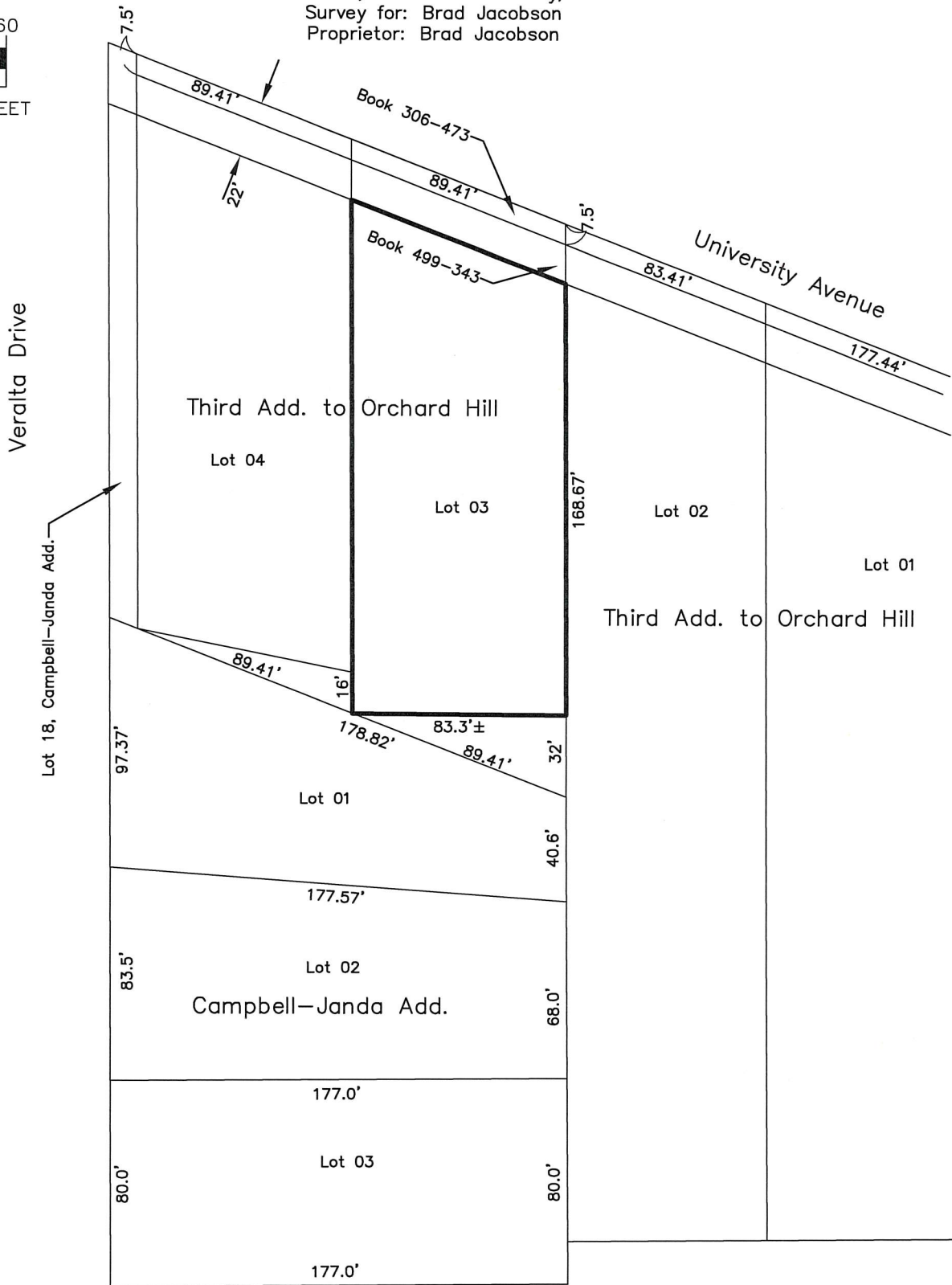
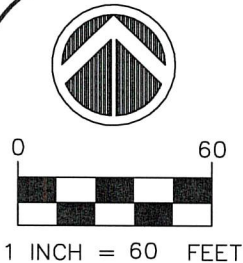
Bradley H Jacobson



# ZONE CHANGE PLAT

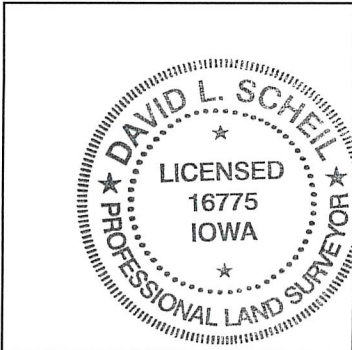
SHEET 1 OF 1

Zone Change from R-1 TO C-1  
Part of Lot 3, Third Add. to Orchard Hill,  
Cedar Falls, Black Hawk County, Iowa  
Survey for: Brad Jacobson  
Proprietor: Brad Jacobson



## LEGAL DESCRIPTION Zone Change from R-1 TO C-1

Lot No. 3 in Third Addition to Orchard Hill Plat in the City of Cedar Falls, Black Hawk County, Iowa, except those parts thereof conveyed to the State of Iowa by deeds recorded in 306 TLD 473 and 499 Deed 343 and also that part described as follows; Beginning at the Southwest corner of said Lot No. 3; thence Southeasterly along the Southwesterly line to the Southeast corner of said Lot No. 3; thence North along the East line of said Lot No. 3 a distance of 32 feet; thence Westerly on a direct line 83.3 feet more or less to the point of beginning.



### CERTIFICATION

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.

Signature: David L. Schell  
David L. Schell, P.L.S.

Date: Oct. 18, 2019 License No. 16775  
Pages or Sheets Covered by this Seal: This Sheet Only  
My license renewal date is December 31, 2020

CES FILE NO. ML



# SITE PLAN

SHEET 1 OF 1



1 INCH = 60 FEET

Parcel "AK"  
Part of Lots 3 & 4, Third Add. to Orchard Hill,  
& Part of Lot 18, Campbell-Janda Add.,  
Cedar Falls, Black Hawk County, Iowa  
Survey for: Brad Jacobson  
Proprietor: Brad Jacobson

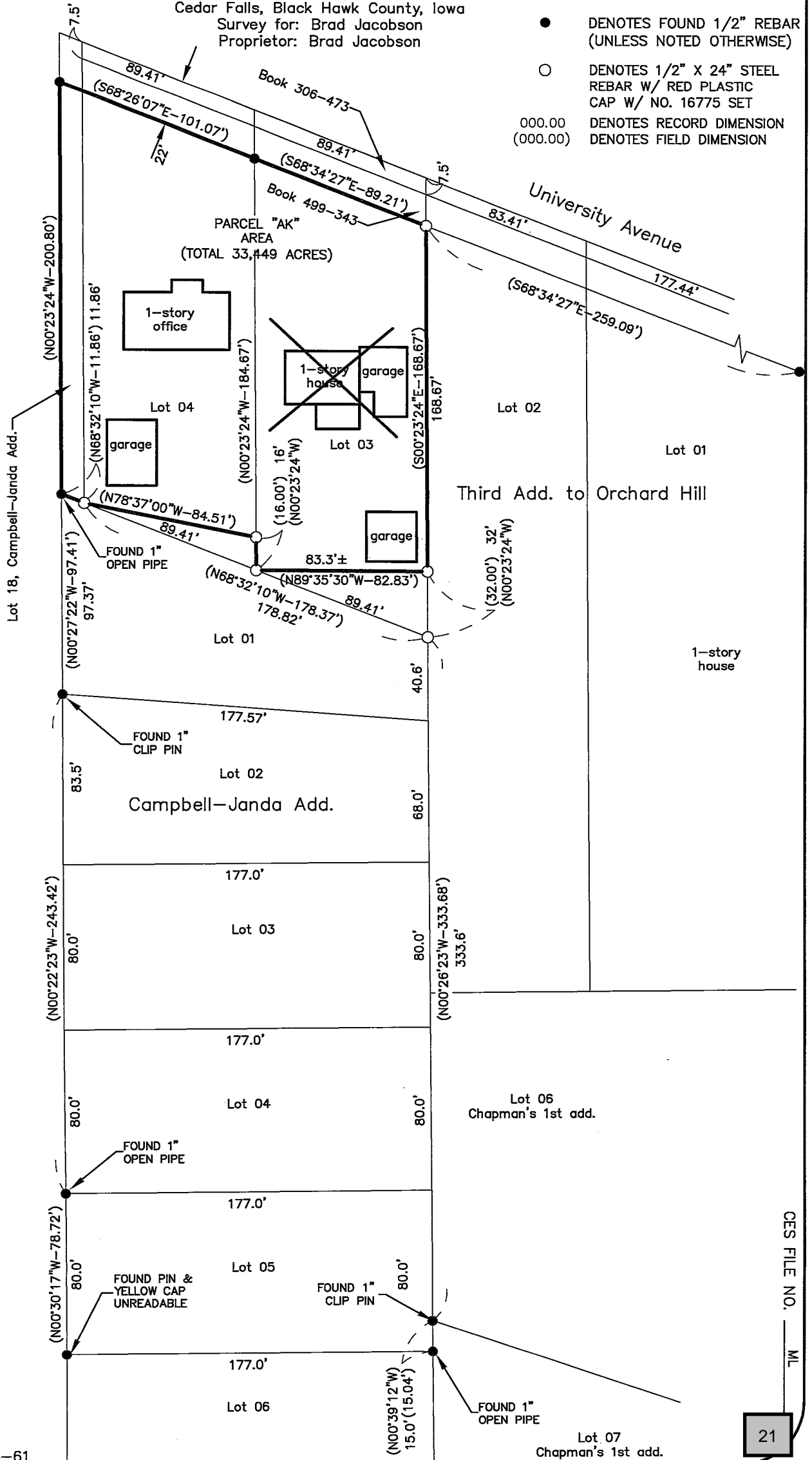
## SURVEY LEGEND:

● DENOTES FOUND 1/2" REBAR  
(UNLESS NOTED OTHERWISE)

○ DENOTES 1/2" X 24" STEEL  
REBAR W/ RED PLASTIC  
CAP W/ NO. 16775 SET

000.00 DENOTES RECORD DIMENSION  
(000.00) DENOTES FIELD DIMENSION

Veralta Drive



CES FILE NO. ML

For County Recorder's use.

INDEX LEGEND

General Description: Part of Lots 3 & 4, Third Add. to Orchard Hill &  
Part of Lot 18, Campbell-Janda Add., Cedar Falls

Surveyor: David L. Scheil (#16775)

Surveying Company: Wayne Claassen Engineering & Surveying, Inc.  
2705 University Avenue (P.O. Box 898)  
Waterloo, Iowa 50704  
(319)235-6294

Survey Requested By: Brad Jacobson

Proprietor: Brad Jacobson

PLAT OF SURVEY

Parcel "AK"

SHEET 1 OF 2

LEGAL DESCRIPTION  
Parcel "AK"

Lot No. 18, except the Northeasterly 22 feet thereof, in Campbell-Janda Addition, in the City of Cedar Falls, Black Hawk County, Iowa, and Lot No. 4 in Third Addition to Orchard Hill Plat in Black Hawk County, Iowa, except the Northeasterly 22 feet thereof and except that part described as follows: Commencing at the Southwest corner of said Lot No. 4; running thence Southeasterly to a point on the East line of said Lot which is 16 feet North (as measured along the East line of said Lot) from the Southeast corner of said Lot; thence South along the East line of said Lot a distance of 16 feet to the Southeast corner of said Lot; thence Northwesterly along the Southerly line of said Lot to the place of beginning.

And

Lot No. 3 in Third Addition to Orchard Hill Plat in the City of Cedar Falls, Black Hawk County, Iowa, except those parts thereof conveyed to the State of Iowa by deeds recorded in 306 TLD 473 and 499 Deed 343 and also that part described as follows; Beginning at the Southwest corner of said Lot No. 3; thence Southeasterly along the Southwesterly line to the Southeast corner of said Lot No. 3; thence North along the East line of said Lot No. 3 a distance of 32 feet; thence Westerly on a direct line 83.3 feet more or less to the point of beginning.

NOTES:

- 1. The basis of bearings for this Plat of Survey is the West line of Lot 18 assigned a bearing of N00°23'24"W as per Iowa State Plane Coordinate System, North Zone, 2011 adjustment.
- 2. The legal description of Parcel "AK" are from legal description in City Lot Deed 681-15 and Document No. 2004-09367 in the Black Hawk County Recorder's Office.

CES FILE NO. ML

This Plat or Subdivision has been reviewed by (City of Cedar Falls)

Signature of (City of Cedar Falls)  
Zoning Ordinance Administrator

Date

CERTIFICATION

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.

Date of Survey: October 17, 2019

Signature: David L. Scheil, P.L.S.

Date: , 20 License No. 16775

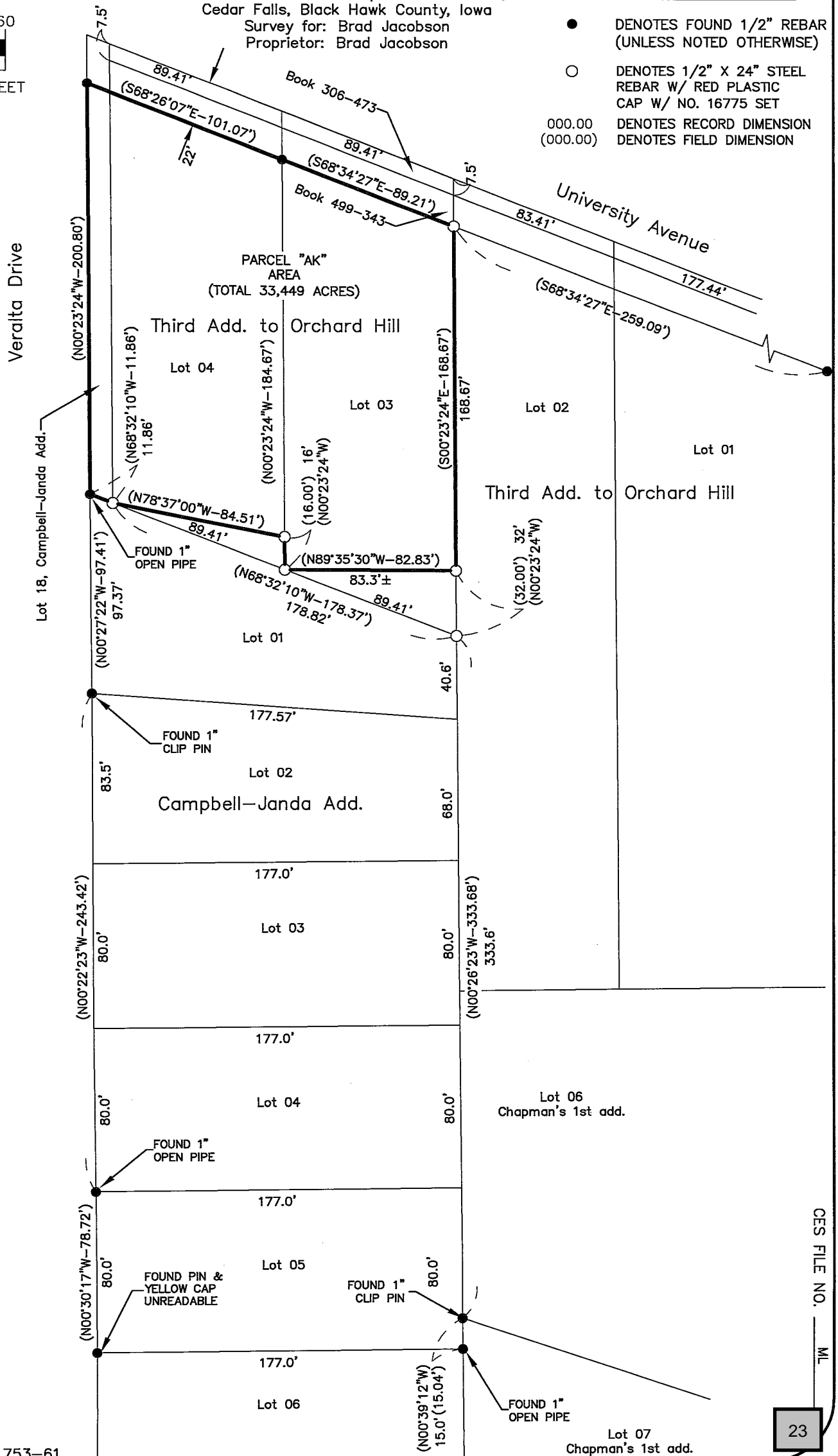
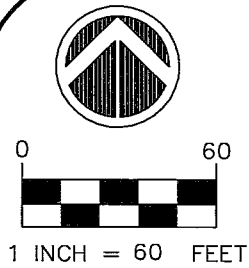
Pages or Sheets Covered by this Seal: 2

My license renewal date is December 31, 2020

SHEET 2 OF 2

SURVEY LEGEND:

- DENOTES FOUND 1/2" REBAR  
(UNLESS NOTED OTHERWISE)
- DENOTES 1/2" X 24" STEEL  
REBAR W/ RED PLASTIC  
CAP W/ NO. 16775 SET
- 000.00 DENOTES RECORD DIMENSION  
000.00) DENOTES FIELD DIMENSION



## ZONING AGREEMENT (DRAFT)

This agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Bradley H. Jacobson , hereinafter referred to as “Owner,” and the City of Cedar Falls, Iowa, hereinafter “The City.”

WHEREAS, Owner owns the real estate located at 4919 and 4911 University Avenue, Cedar Falls, Iowa, and legally described as follows:

Lot No. 18, except the Northeasterly 22 feet thereof, in Campbell-Janda Addition, in the City of Cedar Falls, Black Hawk County, Iowa, and Lot No. 4 in Third Addition to Orchard Hill Plat in Black Hawk County, Iowa, except the Northeasterly 22 feet thereof and except that part described as follows: Commencing at the Southwest corner of said Lot No. 4; running thence Southeasterly to a point on the East line of said Lot which is 16 feet North (as measured along the East line of said Lot) from the Southeast corner of said Lot; thence South along the East line of said Lot a distance of 16 feet to the Southeast corner of said Lot; thence Northwesterly along the Southerly line of said Lot to the place of beginning.

And

Lot No. 3 in Third Addition to Orchard Hill Plat in the City of Cedar Falls, Black Hawk County, Iowa, except those parts thereof conveyed to the State of Iowa by deeds recorded in 306 TLD 473 and 499 Deed 343 and also that part described as follows; Beginning at the Southwest corner of said Lot No. 3; thence Southeasterly along the Southwesterly line to the Southeast corner of said Lot No. 3; thence North along the East line of said Lot No. 3 a distance of 32 feet; thence Westerly on a direct line 83.3 feet more or less to the point of beginning.

WHEREAS, Owner has submitted a request to rezone the above-described real estate from R-1 Residential Zoning District to C-1 Commercial Zoning District under the Zoning Ordinance of the City of Cedar Falls, Iowa; and

WHEREAS, Iowa Code Section 414.5 provides that a City Council may impose conditions on a property owner which are in addition to existing regulations if the additional conditions have been agreed to in writing by the property owner before the public hearing required under this Section or any adjournment of the hearing; and

WHEREAS, the City Council has determined that the additional conditions hereinafter provided are necessary to warrant a rezoning of the above described real estate, and the undersigned owners are in agreement with the additional conditions.

NOW, THEREFORE, it is hereby agreed by and between the above named parties that the following conditions are hereby imposed on the Owner, and his successors and assigns and the above described real estate, in addition to the existing regulations governing real estate included in the C-1, Commercial Zoning District. Said conditions are as follows:

1. Owner agrees to abide by all of the legal requirements, regulations and restrictions of the MPC Major Thoroughfare Planned Commercial District under the Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa.
2. No additional access points will be allowed to University Avenue or Veralta Drive.
3. Prior to any redevelopment or new construction on the site, a detailed development site plan that outlines building design, size and location, parking areas, setbacks, on-site landscaping and green space, and on-site signage in compliance with the standards of the MPC Zoning District shall be submitted for review by the Planning and Zoning Commission and the City Council.
4. The foregoing conditions shall be binding upon the Owner, his successors and assigns, shall apply to the above-described real estate, and shall be deemed to run with the land.
5. Upon approval of the rezoning and execution of this agreement, the previous zoning agreement approved with the rezoning of the property at 4919 University Avenue in 2001 (Ordinance # ) is hereby considered null and void.

IN WITNESS WHEREOF, the parties have subscribed their names hereto effective as of the date stated above.

Bradley H. Jacobson, Owner

**Owner Acknowledgment:**

STATE OF IOWA )  
 ) ss:  
COUNTY OF BLACK HAWK )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bradley H. Jacobson, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for the State of Iowa

City of Cedar Falls, Iowa

By:

Jim Brown, Mayor

Attest:

Jacqueline Danielsen, MMC, City Clerk

### City Of Cedar Falls Acknowledgement:

STATE OF IOWA )  
 ) ss:  
COUNTY OF BLACK HAWK )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by James P. Brown as Mayor, and Jacqueline Danielsen as City Clerk, of the City of Cedar Falls.

Notary Public in and for the State of Iowa



## DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613  
[www.cedarfalls.com](http://www.cedarfalls.com)

*Administration Division ♦ Planning & Community Services Division*  
*Phone: 319-273-8600 Fax: 319-273-8610*

*Engineering Division ♦ Inspection Services Division*  
*Phone: 319-268-5161 Fax: 319-268-5197*

*Water Reclamation Division*  
*Phone: 319-273-8633 Fax: 319-268-5566*

November 12, 2019

RE: Property Rezoning  
4911 University Avenue

Dear Area Resident/Property Owner:

I wish to notify you that the City of Cedar Falls Planning and Zoning office has received a request to rezone approximately 0.34 acres of land located at 4911 University Avenue from R-1, Residence District to C-1, Commercial District. Attached is a copy of the rezoning aerial photo for your convenience.

The Cedar Falls Planning and Zoning Commission will **conduct a Public Hearing on Wednesday, November 20, 2019. The meeting will be held at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa.**

During the meeting the Commission will discuss the request and consider public comment. Interested persons are welcome to attend the meeting and provide input on this request. Written comments may be also submitted by mail to the Cedar Falls Planning Division, 220 Clay Street, Cedar Falls, Iowa 50613, or by email to [planning@cedarfalls.com](mailto:planning@cedarfalls.com). Please submit any written comments by noon on the date of the hearing (November 20). A copy of the staff report and attachments will be on-line by the end of the day on November 15<sup>th</sup> at [www.cedarfalls.com/ccvideo](http://www.cedarfalls.com/ccvideo).

If you have any comments or questions regarding this matter, please feel free to contact this office at (319) 273-8600. Thank you for your consideration.

Sincerely,

Jaydevsinh Atodaria  
Planner I

Attachments: Rezoning Aerial Photo



## 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:** David Sturch, Planner III  
 Benjamin Claypool, Civil Engineer II  
**DATE:** November 8, 2019  
**SUBJECT:** Greenhill Village Estates Preliminary Plat and Final Plat

---

**REQUEST:** Request to approve the Greenhill Village Estates Preliminary Plat  
 Case #PP19-010 and Final Plat Case #FP19-011

**PETITIONER:** Greenhill Village Res LLC – owner; Nelson Construction; Axiom Consultants –  
 Civil Engineer

**LOCATION:** 9.15 acre parcel at the southwest corner of Algonquin Drive and Loren Drive

#### PROPOSAL

The petitioner owns a 9.15 acre parcel at the southwest corner of Algonquin Drive and Loren Drive. The proposed subdivision will create one 8.66 acre lot and a new extension of Loren Drive off the west side of Algonquin Drive. The lot will be created in order to accommodate the construction of a new senior living facility that is described in a separate staff report under Case #SP19-015.

#### BACKGROUND

In 1998 the 130 acres of the Greenhill Village property was rezoned to MU, Mixed Use Residential. This rezoning was accompanied by the creation of a Greenhill Village Master Plan that was to be used as a guide for the development in this area. This Master Plan grew through a series of changes which led to the overall development plan for Greenhill Village in 2003.

Greenhill Village Residential LLC has owned this property since 2008. Since then, there have been several phases of development from single family to multi-family throughout the 130 acres with commercial uses on Greenhill Road along the northern edge of the development. The proposed plan is to develop this 9 acre piece of property for a new senior living facility along with the construction of Loren Drive, a new public street. Currently, the property is under contract to be purchased by Nelson Construction. The current property owner is required to complete the platting process and install the necessary public improvements that are associated with the Greenhill Village Estate plat.



## ANALYSIS

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

The preliminary plat must include the total land holdings of the owner on adjacent land or abutting the area intended for immediate development. The petitioner owns 9.15 acres of land along the west side of Algonquin Drive. The plat includes one 8.66 acre lot with the remaining 0.49 acres reserved for public right of way for the construction of Loren Drive in Tract A. Loren Drive will be a 31-foot wide street that extends approximately 350 feet westerly off of Algonquin Drive.



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

The property is located in the MU, mixed use zoning district. Any development on this lot requires site plan review by the Planning and Zoning Commission and City Council. A site plan review for a new senior living facility is currently under review.

The majority of the proposed lot is open for development with easements along the south and west side of the lot. There is a storm sewer and drainage easement in this area to accommodate the 30" storm sewer line that collects the off-site drainage from the west and carries the water to the southeast corner of the lot and to Ashworth Drive. An access easement is placed over the driveway for the proposed senior living facility. This easement is for emergency vehicles, fire department and access to maintain the storm water detention pond near the south end of the site. There is also a 10-foot wide electric and communications easement along the outside edge of the aforementioned access driveway around the proposed building. Finally, the proposed storm water detention pond is in an easement around the north side of the driveway.

The MU zoning district requires a 20-foot setback along Algonquin Drive and Loren Drive along the east and north side of the plat. A 5-foot wide public sidewalk will be installed along the frontage of these to public street in conjunction with the development of Lot 1.

#### TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed site plan. The water main and service to the property will be owned, installed, and maintained by the developer/owner, including the fire sprinkler service and all fire hydrants required by the Cedar Falls Public Safety Department. There is an existing water stub north of the proposed driveway on Algonquin that the developer will have to abandon. The developer will need to work with CFU regarding final locations of the water, electric, gas and communications utilities.

This project requires stormwater detention and routing. The petitioner's engineer submitted a stormwater detention plan as part of the preliminary and final plat. The stormwater ordinance requires the subject property to receive the stormwater from the adjacent properties and pass it through the site. The stormwater flows from the west in an existing 21" storm sewer. Currently, this storm sewer empties onto this property and flows overland in a southeasterly direction to an inlet that carries the water to the area wide detention basin. The proposal is to carry this off-site stormwater in a 30" storm sewer pipe along the west and south side of the property.

The storm water runoff that is generated from the proposed development will be collected in a series of inlet structures around the building, along the westerly driveway and around the parking lot to the wet basin or pond feature off the south side of the building. This pond is designed to accommodate a 100 year storm event. The pond will serve the site for both water quantity and water quality. Any flow into this pond beyond the 100 year event will be carried along the edge of the driveway and out to Algonquin Drive.

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

A courtesy notice to adjoining property owners was mailed on November 11, 2019.

#### STAFF RECOMMENDATION

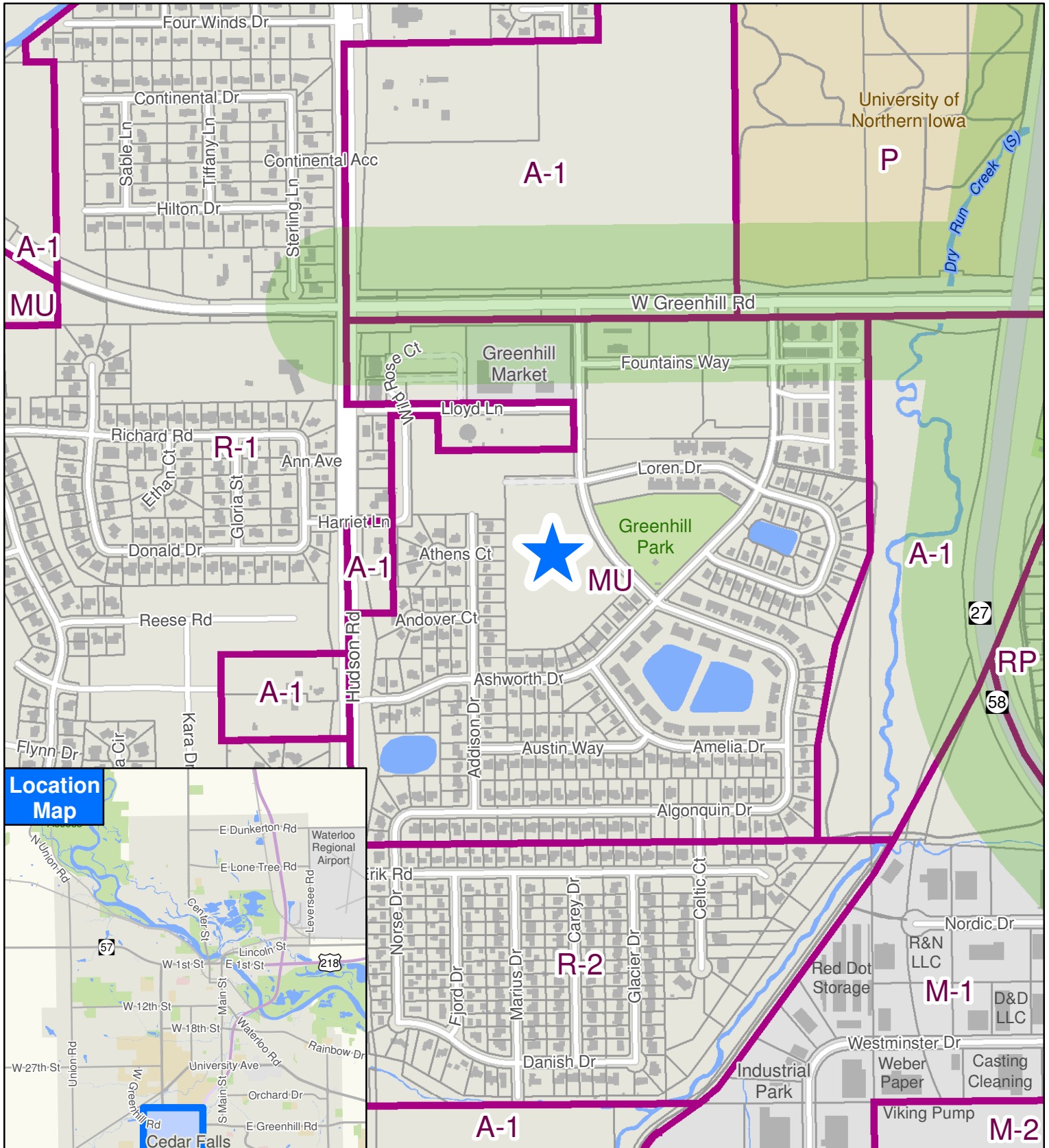
Gather any comments from the Planning and Zoning Commission and public then continue the discussion at the next Planning and Zoning Commission meeting on December 4, 2019 with the following conditions:

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

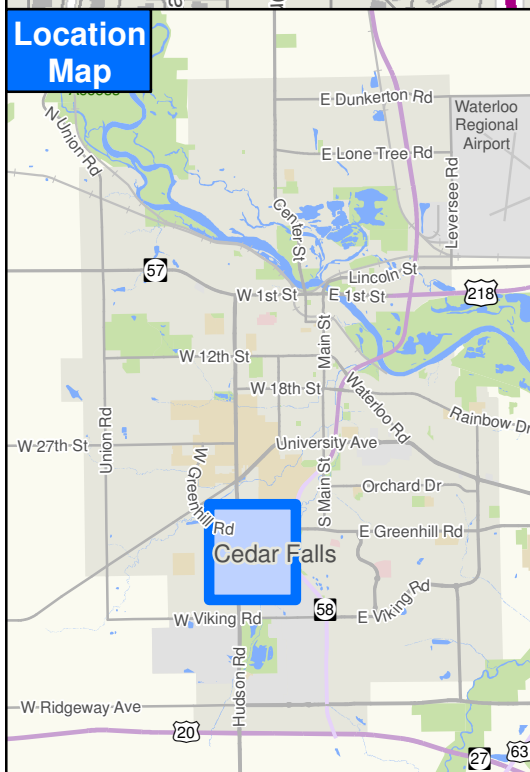
# Cedar Falls Planning and Zoning Commission

## November 13, 2019

Item 4.



### Location Map



Greenhill Village Estates Preliminary  
and Final Plat



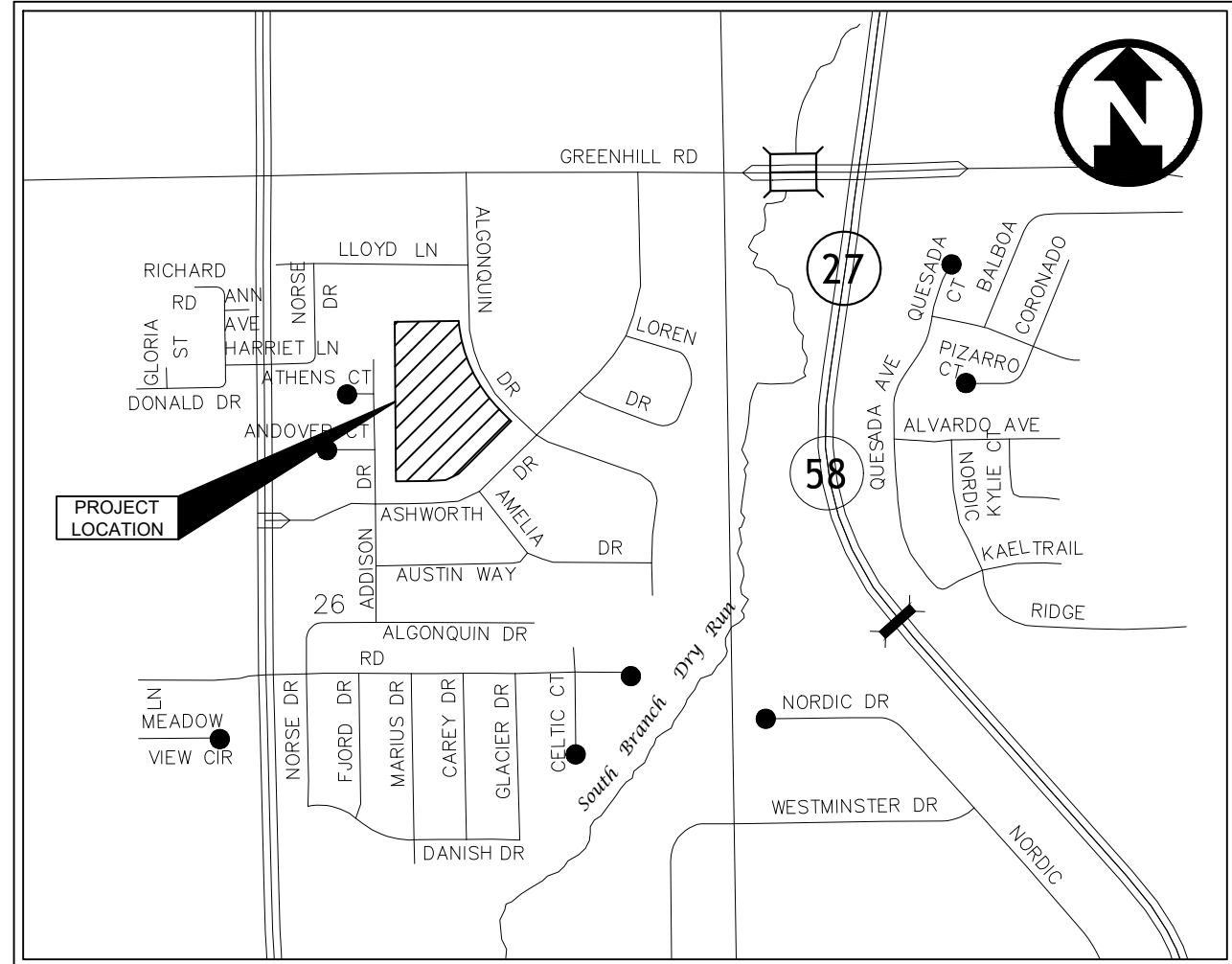
**PROJECT KEY MAP**

NOT TO SCALE

The map shows the project location (hatched area) situated near the intersection of ALGONQUIN DR and ANDOVER DR. Surrounding roads include RICHARD RD, LLOYD LN, GREENHILL RD, LOREN DR, QUESADA AVE, and others. A north arrow is located in the top right corner.

CITY OF CEDAR FALLS  
BLACK HAWK COUNTY, IOWA

NOT TO SCALE

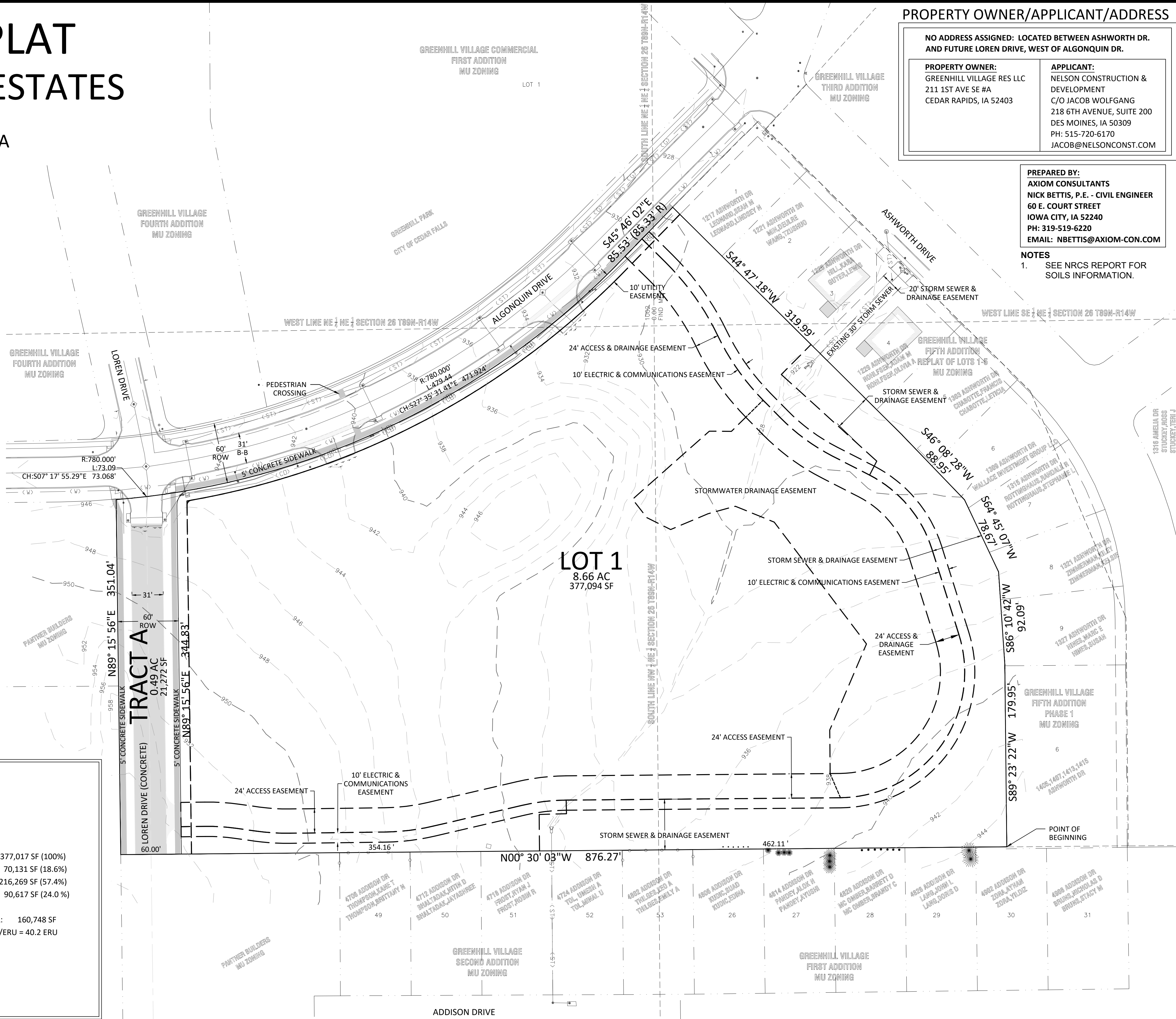


BEING A PART OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 14 WEST IN BLACK HAWK COUNTY, IOWA LYING WEST OF ALGONQUIN DRIVE DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, GREENHILL VILLAGE FIFTH ADDITION, PHASE 1, AS RECORDED IN BOOK 2006, PAGE 18897 OF THE BLACK HAWK COUNTY RECORDS, THENCE ALONG THE EAST LINE OF SAID GREENHILL VILLAGE FIFTH ADDITION, PHASE 1 N00°30'03"W, 876.27 FEET; THENCE N89°15'56"E, 351.04 FEET TO THE WEST RIGHT OF WAY LINE OF ALGONQUIN DRIVE; THENCE SOUTHERLY 552.53 FEET ALONG SAID WEST LINE ON A 780.00 FOOT RADIUS CURVE CONCAVE EASTERLY (CHORD BEARING S24°54'27"E, 541.05 FEET); THENCE ALONG SAID WEST LINE S45°46'02"E, 85.53 FEET TO THE NORTHERLY CORNER OF LOT 1 OF THE REPLAT OF LOTS 1-5, GREENHILL VILLAGE FIFTH ADDITION, PHASE 1 AS RECORDED IN BOOK 2010, PAGE 22801 OF THE BLACK HAWK COUNTY RECORDS, THENCE ALONG THE NORTH LINE OF SAID REPLAT S44°47'18"W, 319.99 FEET; THENCE ALONG SAID NORTH LINE S46°08'28"W, 88.95 FEET; THENCE ALONG SAID NORTH LINE S64°45'07"W, 78.67 FEET; THENCE ALONG SAID NORTH LINE S86°10'42"W, 92.09 FEET; THENCE ALONG SAID NORTH LINE; S89°23'22"W, 179.95 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 9.56 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

<u>PURPOSE OF DEVELOPMENT</u>	<u>DIMENSIONAL STANDARDS</u>
EXISTING SITE IS AN OPEN LOT WITH A DRAINAGEWAY CROSSING THROUGH. SITE SHALL BE REGRADED TO ACCOMMODATE NEW BUILDING WILL CONSIST OF ASSISTED LIVING AND MEMORY CARE CENTER, AND CAREFREE LIVING.	FRONT SETBACK: 20'
	SIDE SETBACK: 30'
	REAR SETBACK: 30'
<u>ZONING INFORMATION</u>	<u>AREA CALCULATIONS</u>
CURRENT ZONING - MIXED USE RESIDENTIAL (MU)	TOTAL SITE 377,017 SF (100%)
	TOTAL BUILDING AREA 70,131 SF (18.6%)
	OVERALL OPEN SPACE 216,269 SF (57.4%)
<u>LOT SIZE</u>	PARKING/DRIVES 90,617 SF (24.0 %)
377,127 SF (8.66 ACRES)	<u>ERU CALCULATIONS</u>
	TOTAL IMPERVIOUS AREA: 160,748 SF
	160,748 / 4,000 SF/ERU = 40.2 ERU



**NO ADDRESS ASSIGNED: LOCATED BETWEEN ASHWORTH DR.  
AND FUTURE LOREN DRIVE, WEST OF ALGONQUIN DR.**

**PROPERTY OWNER:**  
GREENHILL VILLAGE RES LLC  
211 1ST AVE SE #A  
CEDAR RAPIDS, IA 52403

**APPLICANT:**  
NELSON CONSTRUCTION &  
DEVELOPMENT  
C/O JACOB WOLFGANG  
218 6TH AVENUE, SUITE 200  
DES MOINES, IA 50309  
PH: 515-720-6170  
JACOB@NELSONCONST.COM

**PREPARED BY:**  
**AXIOM CONSULTANTS**  
**NICK BETTIS, P.E. - CIVIL ENGINEER**  
**60 E. COURT STREET**  
**IOWA CITY, IA 52240**  
**PH: 319-519-6220**  
**EMAIL: NBETTIS@AXIOM-CON.COM**

**NOTES**

1. SEE NRCS REPORT FOR SOILS INFORMATION.

[illegible]

ISSUED FOR:	CITY REVIEW
DATE ISSUED:	NOVEMBER 7, 2019
CURRENT REV:	A

PROJECT NAME: CEDAR FALLS

CLIENT NAME: NELSON CONSTRUCTION

SHEET NAME:  <b>PRELIMINARY PLAT</b>	SHEET NUMBER:	PROJECT NO.:	PROJECT MANAGER:
	<b>1 OF 1</b>	<b>19-0053</b>	<b>BOELK</b>



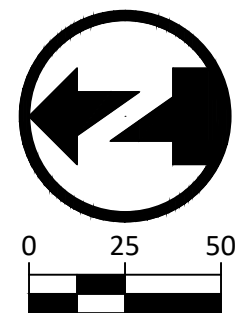
FINAL PLAT  
GREENHILL VILLAGE ESTATES  
CITY OF CEDAR FALLS  
BLACK HAWK COUNTY, IOWA

UTILITY EASEMENT - CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C5	89.62	262.00	19°35'54"	S54° 32' 25"W	89.18
C6	78.37	238.00	18°52'04"	S54° 54' 20"W	78.02
C7	63.85	200.00	18°17'30"	S36° 19' 33"W	63.58
C8	98.05	124.00	45°18'21"	S49° 49' 58"W	95.52
C9	231.60	124.00	107°00'48"	N54° 00' 27"W	199.37
C10	44.15	200.00	12°38'54"	N06° 49' 30"W	44.06
C11	48.10	222.00	12°24'53"	N06° 56' 30"W	48.01
C12	33.77	222.00	8°42'57"	N03° 37' 25"E	33.74
C13	30.84	202.00	8°44'56"	N03° 36' 26"E	30.81

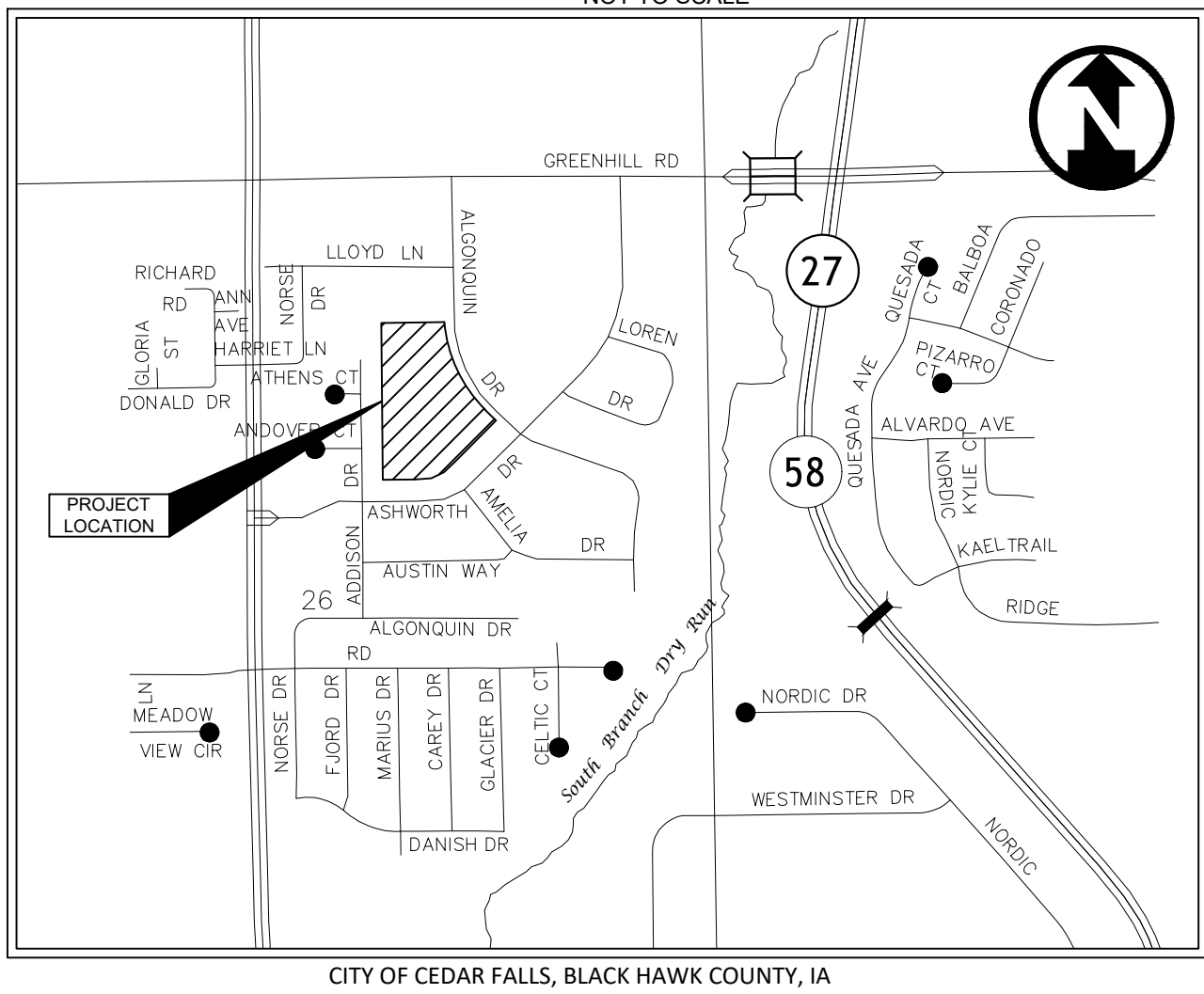
- NOTES:
- TRACT A TO BE DEDICATED TO THE CITY AS PUBLIC ROW.
  - ALL MONUMENTS TO BE PLACED WITHIN ONE YEAR OF RECORDING OF SUBDIVISION.
  - BASIS OF BEARINGS IS THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83..
  - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
  - NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
  - NO INVESTIGATION WAS MADE AS APART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.
  - DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.
  - ERROR OF CLOSURE IS LESS THAN 1 IN 10,000.

FOR RECORDER'S USE ONLY

RECORDER'S INDEX	
COUNTY:	BLACKHAWK
SECTION:	26-89-14
QUARTER SECTION:	NE 1/4
CITY:	CEDARFALLS
SUBDIVISION:	GREENHILL VILLAGE ESTATES
BLOCK:	NA
LOT(S):	NA
PROPRIETOR:	GREENHILL VILLAGE RES LLC
REQUESTED BY:	NELSON CONSTRUCTION & DEVELOPMENT
PREPARED BY:	AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220



PROJECT KEY MAP



LEGAL DESCRIPTION

BEING A PART OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 14 WEST IN BLACK HAWK COUNTY, IOWA LYING WEST OF ALGONQUIN DRIVE DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, GREENHILL VILLAGE FIFTH ADDITION, PHASE 1, AS RECORDED IN BOOK 2006, PAGE 18897 OF THE BLACK HAWK COUNTY RECORDS, THENCE ALONG THE EAST LINE OF SAID GREENHILL VILLAGE FIFTH ADDITION, PHASE 1 N00°30'03"W, 876.27 FEET; THENCE N89°15'56"E, 351.04 FEET TO THE WEST RIGHT OF WAY LINE OF ALGONQUIN DRIVE; THENCE SOUTHERLY 552.53 FEET ALONG SAID WEST LINE ON A 780.00 FOOT RADIUS CURVE CONCAVE EASTERLY (CHORD BEARING S24°54'27"E, 541.05 FEET); THENCE ALONG SAID WEST LINE S45°46'02"E, 85.53 FEET TO THE NORTHERLY CORNER OF LOT 1 OF THE REPLAT OF LOTS 1-5, GREENHILL VILLAGE FIFTH ADDITION, PHASE 1 AS RECORDED IN BOOK 2010, PAGE 22801 OF THE BLACK HAWK COUNTY RECORDS, THENCE ALONG THE NORTH LINE OF SAID REPLAT S44°47'18"W, 319.99 FEET; THENCE ALONG SAID NORTH LINE S46°08'28"W, 88.95 FEET; THENCE ALONG SAID NORTH LINE S64°45'07"W, 78.67 FEET; THENCE ALONG SAID NORTH LINE S86°10'42"W, 92.09 FEET; THENCE ALONG SAID NORTH LINE; S89°23'22"W, 179.95 FEET TO THE POINT OF BEGINNING.

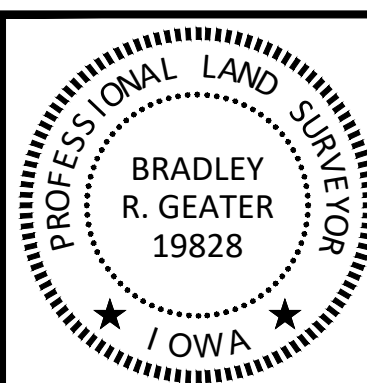
DESCRIBED PARCEL CONTAINS 9.56 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

LEGEND	
	SECTION CORNER
	PROPERTY CORNER - FOUND 1/2" Ø REBAR NO CAP OR AS LABELED
	PROPERTY CORNER - FOUND 1/2" Ø REBAR YPC #8165
	PROPERTY CORNER - SET SET 5/8" Ø REBAR WITH OPC #19828
OPC	ORANGE PLASTIC CAP
YPC	YELLOW PLASTIC CAP
RPC	RED PLASTIC CAP
	BOUNDARY OR PROPERTY LINE
	EXISTING PROPERTY LINE
	SECTION LINE
	EASEMENT
	EXISTING FENCE

PLAT PREPARED BY:  
AXIOM CONSULTANTS  
60 E. COURT STREET  
IOWA CITY, IA 52240  
PH: 319-519-6220

PROPERTY OWNER:  
GREENHILL VILLAGE RES LLC  
211 1ST AVE SE #A  
CEDAR RAPIDS, IA 52403

APPLICANT:  
NELSON CONSTRUCTION & DEVELOPMENT  
218 6TH AVENUE, SUITE 200  
DES MOINES, IA 50309



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

BRADLEY R. GEATER, P.L.S., P.E.  
LICENSE NUMBER 19828

MY LICENSE RENEWAL DATE: DECEMBER 31, 2019.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

BOUNDARY - CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	552.53	780.00	40°35'12"	S24° 54' 27"E	541.05
C2	479.44	780.00	35°13'03"	S27° 35' 31"E	471.92
C3	73.09	780.00	5°22'09"	S07° 17' 55"E	73.07

LOT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C14	21.14	15.00	80°45'04"	S50° 21' 32"E	19.43

ENGINEER:

DATE

DRAWING LOG

DESCRIPTION OF CHANGES

REV

CITY REVIEW

GREENHILL VILLAGE ESTATES

PROJECT NAME:

CLIENT NAME:

PROJECT NO.:

FINAL PLAT

DEED OF DEDICATION  
OF  
GREENHILL VILLAGE ESTATES  
CEDAR FALLS, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Greenhill Village Residential, LLC, an Iowa limited liability company, with its principal office in Cedar Falls, Iowa; being desirous of setting out and platting into Lot 1 and Tract A the land described in the attached Certificate of Survey by Bradley R. Geater, P.L.S. dated \_\_\_\_\_, 2019, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa the same to be known as:

GREENHILL VILLAGE ESTATES  
CEDAR FALLS, IOWA

("Development") all of which is with the free consent and the desire of the undersigned and the undersigned do hereby designate and set apart Tract A for public use as a street 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, storm water and drainage, 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 designated as "10' Utility Easement". No structures shall be built or placed on said easements.

RESTRICTIONS

Be it also known that the undersigned do hereby covenant and agree for themselves and their successors and assigns that Lot 1 in the Development be and the same is hereby made subject to the following restrictions upon its use and occupancy as fully and effectively to all intents and purposes as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or their successors in interest may hereinafter make for any of said Lot 1 and that such restrictions shall run with the land and with each individual lot thereof for the length of time and in all particulars hereinafter stated, to-wit:

1. Any building that shall be erected shall have a minimum setback from the front, side, and rear of the lot lines as indicated on attached Final Plat. All minimum setbacks will be required to meet or exceed the zoning in effect respecting the Development.
2. 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, except for typical landscaping consisting of grass and other native vegetation. 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.

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

4. The undersigned and all persons and entities hereafter acquiring any right, title, or interest in any portion of Lot 1 shall be taken and held to have agreed and covenanted with the owners of all other portions of Lot 1 and with the respective successors and assigns of all of the rest of such other portions of Lot 1 to conform to and observe all of the foregoing covenants, restrictions, and stipulations as to the construction of building thereon, for a period of 21 years from the date of filing of said plat, and this deed of dedication for record. Within the period of 21 years and in accordance with Iowa Code § 614.24 and § 614.25 or their successor provisions, these covenants, restrictions, and stipulations may be extended for an additional period of 21 years upon compliance with § 614.24 and § 614.25 of the Code of Iowa. In the event an extension of the covenants, restrictions, and stipulations is not filed within the period of 21 years or successive 21-year periods, then the covenants, restrictions, and stipulations contained herein shall terminate at the end of the existing period of 21 years.

5. Invalidity 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.

6. 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 owning property in said Development to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, and for the purpose of preventing such acts or recovering damages for such violations or both, and for costs and reasonable attorney fees as determined by the court.

#### PUBLIC IMPROVEMENTS REQUIRED IN PLAT

1. Tract A will be improved as a public street as shown on the attached plat, will be brought to City grade and that the street right of way will be sixty (60) feet in width and the back of curb to back of curb measurement shall be approximately thirty-one (31) feet, with approved hard surface pavement in accordance with the City of Cedar Falls, Standard Specifications unless otherwise specified as per approved construction plans. The public street to be installed on Tract A shall be completed on or prior to the recordation of the Final Plat. The cost of construction of the public improvements to be installed on Tract A shall be shared equally between Developer and the owner of the property located immediately north of Tract A currently owned by Panther Builders LLC.

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

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

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

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

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



7. That handicap ramps will be provided as required by law.
8. All buildings erected on any lot in this Development shall be constructed in accordance with the plumbing and electrical codes of the City of Cedar Falls.
9. The crosswalk providing access to Greenhill Park shall include a rapid flashing beacon, signage and striping and shall be installed on or prior to the recordation of the Final Plat.
10. The Developer or its successors will install a five (5) foot wide concrete sidewalk, four (4) inches thick across the easterly and northerly edge of Lot 1 prior to the issuance of a final certificate of occupancy respecting the building to be constructed on Lot 1. This shall include handicap ramps, if any, as required by state law. If Lot 1 remains vacant for five (5) years after the date of final approval of the plat, shall be improved with sidewalks as soon as the construction season permits.
11. 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, 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 parcel. The undersigned, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and agree that the City may install said improvements and assess the total costs thereof against the respective parcel. The foregoing one (1) year time frame shall be extended to five (5) years for the sidewalks to be installed in the Development.
12. That the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the respective parcel with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.
13. 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.



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

SIGNED and DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Greenhill Village Residential, LLC

\_\_\_\_\_  
By:  
Its:

STATE OF IOWA, BLACK HAWK COUNTY: ss

This record was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_  
\_\_\_\_\_, as \_\_\_\_\_ of Greenhill Village Residential, LLC

\_\_\_\_\_  
Notary



## 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:** November 8, 2019  
**SUBJECT:** Greenhill Village Senior Living Site Plan

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**REQUEST:** Request to approve the Greenhill Village Senior Living Site Plan  
 Case #SP19-015

**PETITIONER:** Greenhill Village Res LLC – owner; Axiom Consultants – Civil Engineer

**LOCATION:** 8.66 acre parcel at the southwest corner of Algonquin Driven and Loren Drive

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#### PROPOSAL

The petitioner is proposing to build a 124 unit retirement building that will consist of 32 units in the memory care area, 68 assisted living units, and 24 independent living units on a 8.66 acre parcel along the west side of Algonquin Drive. The memory care section is located at the south end of the proposed building. This section will be a single story structure. The central portion of the building is the commons area that transitions from a single story to a two and three story section for the assisted living and independent living area at the north end of the building.

#### BACKGROUND

In 1998 the 130 acres of the Greenhill Village property was rezoned to MU, Mixed Use Residential. This rezoning was accompanied by the creation of a Greenhill Village Master Plan that was to be used as a guide for the development in this area. This Master Plan grew through a series of changes when Wal Mart favored this site in the early 2000s. The City Council eventually denied the Wal Mart plan in 2002 which led to the overall development plan for Greenhill Village in 2003.

Since then, there have been several phases of development from single family to multi-family throughout the 130 acres with commercial uses on Greenhill Road along the northern edge of the development. Located in the central portion of the Greenhill Village neighborhood is the new Place to Play Park. This park is across the street from the proposed 9.15 acre development site of the Greenhill Village senior living facility. Based on the 2003 Master Plan, this 9.15 acre parcel included 12 condominium buildings with a total of 144 units. The proposed senior living development is 114 units.

## ANALYSIS

The property in question is located within the MU, Mixed Use Residential, zoning district. Development in an MU zoning district requires a detailed site plan review to ensure that the development site satisfies the standards of the comprehensive plan, recognizes principles of civic design, land use planning, landscape architecture, and building architectural design that are set out for the district. Attention to details such as parking, open green space, landscaping, signage, building design, and other similar factors help to ensure orderly development. The following is a review of the zoning ordinance requirements:

**Use:** The intent of the MU district is to encourage a variety of housing types and neighborhood commercial land uses for the purpose of creating viable, self-supporting neighborhood districts. Therefore, MU zoning permits a variety of uses ranging from neighborhood commercial to office to single-unit homes to condominiums and multi-unit dwellings. The approved Greenhill Village Master Plan arranges the various permitted uses and densities by area. City's Future Land Use Map closely follows the Greenhill Village Master Plan. A standard planning practice is to create a gradual transition of development intensity from single unit development to higher density residential to neighborhood-serving commercial and mixed-uses. The proposed Greenhill Village senior living facility will serve as a transition in development intensity and is consistent with the City's Future Land Use Map. **The proposed senior living facility is a permitted use in this area.**

**Building Location:** In the MU Zoning District a 20 foot building setback area consisting of open landscaped green space must be established from any interior streets and other buildings. The side and rear yard setbacks are 30 feet. The proposed building and parking areas are located outside the aforementioned setbacks in the following manner: 48' north; 57' west; 180' south; 37' east. **Setbacks satisfied.**

**Parking:** The parking requirement for senior living facilities in Cedar Falls is 1.5 stalls for every dwelling unit and one stall for every two employees. The parking requirement for nursing homes is one parking stall for every 5 beds. The proposed senior living facility will include 32 memory care units, 58 assisted living units and 24 independent living units. The parking requirement is listed in the following table:

Type of Use	Parking Requirement	No. of Beds/Units	Required Parking	Total
Memory Care	1 stall/5 beds	32 Beds	6.4 stalls	7
Assisted Living	1 stall/5 beds	66 Beds	13.2 stalls	14
Independent Living	1.5 stalls/unit	24 Units	36 stalls	36
Employee Parking	1 Stall/2 Employees	67 Employees	33.5 stalls	34
Total Required Parking				91
Parking Provided				104

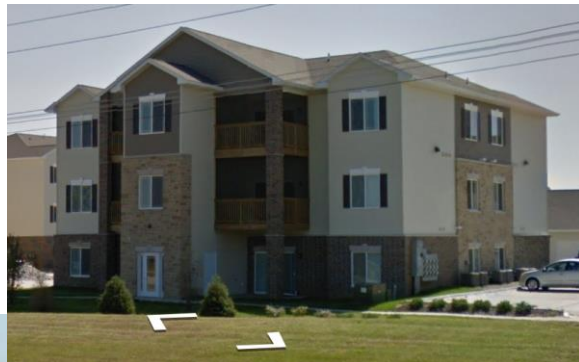
The parking areas are located off of Algonquin Drive and behind the building along the access drive. The petitioner states that there is enough parking stalls to accommodate employee shift changes as well as visitors and residents. All parking areas are well screened from the adjacent streets and nearby residential dwellings. **Parking stalls satisfied.**

**Open Green Space/Landscaping:** The MU District requires that open green space be provided at the rate of 10% of the total development site area excluding the required district setbacks.

The development site is 8.66 acres or 377,230 square feet. The proposed site plan offers 1.95 acres or 216,269 square feet (57%) of open space. The minimum required open space area for this lot is approximately 65,000 square feet. When deducting the district setbacks for this property the open space provided for the site is 151,269 square feet. **The open green space requirement is met.** In addition to the greenspace requirement the MU district has a landscaping requirement of 0.02 landscaping points per square foot of total development site area. For a 377,260 square foot lot, 7,544 landscaping points are needed. The proposed landscaping plan is proposing to provide 7,568 landscaping points. The proposed landscaped areas will be distributed throughout the development site. The MU District also requires 0.75 landscaping points for street trees per linear foot of public street frontage. This development is required to provide 650 (866 feet x 0.75) landscaping points worth of street trees. **Landscaping satisfied.**

**Building Height:** The maximum building height allowed in this district is 35 feet or three stories, whichever is less. In the MU district, buildings may increase in height if the setback is increased by 1 foot for every foot of height on the building. The proposed building will be one to three stories in height for a total height of 48 feet. The additional 13 feet of building height is added to the setbacks on all sides of the building. These building setbacks are 17 to 28 feet beyond the minimum requirements that correspond to the additional height of the building. The proposed building is situated from its lowest height at the south end of the site to its tallest point at the north end of the site. The site will be graded along the north and west side to depress the building approximately 8-10 feet at the southwest and northwest corner of the lot. **Building height satisfied.**

**Building Design:** The MU District requires a design review of various elements to ensure architectural compatibility to surrounding structures within the MU District. Below are a set of images showing the character of neighboring buildings and developments within the MU District.



***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 MU District houses a variety of housing types and neighborhood commercial land uses. The property in question has single family residential development to the west and south. There are four unit condos to the northeast and a city part to the east. Vacant land is along the north side of the site. Two story buildings are typical for this

area with three story condos at the northeast corner of the Greenhill Village development. The proposed senior living facility will be one to three stories in height. The one story (approx. 24 feet in height) section and the two story (approx. 30 feet in height) section of the building will be closest to the existing residential dwellings along the west and south side of the property. The three story wing (approx. 48 feet in height) will be off the north and northeast corner of the building. The site will be graded and lowered from the existing grade so that the building will not appear to be as tall as the surrounding dwellings in the neighborhood.

The design of the building includes an array of windows on all sides. The central part of the building provides a covered entry feature for vehicle pick up and drop off. There are ground to eave window openings, transom windows along with a mixture of single, double and triple wide windows around the building. These features are found in other buildings throughout the Greenhill Village neighborhood. **Criterion met.**

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

All neighboring residential developments have pitched roofs. The proposed senior living buildings will incorporate the same roof shape, pitch, and direction. **Criterion met.**

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

The proposed building has a distinct repeating pattern for each section. The entries are either an extension or recessed from primary building line of the structure. There are covered porches in the central portion of the building for gathering space that the tenants can use. The primary roof ridge extends in a north/south direction and there are repeated gables that extend perpendicular from the roof ridge to create a nice rhythm around the building.

The pattern includes long horizontal and vertical lines repeated around the building with a three tone color of siding and stone materials. Portions of the roof design include a gable dormer to interrupt the pitch of the roof and in the lower portions of the building a craftsman style awning extends out from the facade. The windows and doors create a nice pattern around the building. Again, these design features are found on other buildings in this MU District. **Criterion met.**

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

The proposed senior living facility includes a number of materials that make up the exterior portion of the facade. The lower portion of the building is covered with a cultured stone material from the ground to the bottom of the window plane. The gable roof projections are covered with a vertical fiber cement panel in order to break up the long

sections of the horizontal siding between the windows. This fiber cement siding is a durable material than vinyl siding. The roof is covered with asphalt shingles and the awnings are covered with a standing seam metal roof. The proposed materials are consistent with materials used within the district. **Criterion met.**

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

The proposed buildings will be covered with both vertical white siding with horizontal slate blue and white siding. The cultured stone is gray and the asphalt shingles are gray. The use of a neutral color is consistent with the area. **Criterion met.**

*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.*

There are a number of architectural elements on the proposed senior living facility that resemble a craftsman style of architecture. There are exposed rafters that support the roof dormers, drive thru canopy and window shades. The roof line is broken up and the front walls are setback in places to create both visual horizontal and vertical breaks. Stone columns are added to the design to support the covered entry and porches. These architectural elements can be found in other buildings in the area. **Criterion met.**

**Signage:** A monument sign is located north of the driveway onto Algonquin Drive. The proposed monument sign must be located at least 10 feet behind the property line and shall not exceed 8 feet in height and 40 square feet in area. The signage plan should be submitted as part of this review. **Submit signage plan.**

**Access locations/Sidewalks:** There are two driveways locations for this site. The primary driveway is off of Algonquin to serve the main parking area off the east side of the building. The driveway extends around the south and west side of the building to eventually connect onto Loren Drive. The Loren Drive extension off the west side of Algonquin Drive will be constructed as part of the platting process that is described in a separate staff report for case no. FP19-011. Public sidewalks are required along the north and east side of the property. Interior sidewalks will be extended from the public sidewalks to the proposed building. **Criterion met.**

**Stormwater:** This project requires stormwater detention and routing. The petitioner's engineer submitted a stormwater detention plan as part of the preliminary and final plat. The stormwater ordinance requires the subject property to receive the stormwater from the adjacent properties and pass it through the site. The stormwater flows from the west in an existing 21" storm sewer. Currently, this storm sewer empties onto this property and flows overland in a southeasterly direction to an inlet that carries the water to the area wide detention basin. The proposal is to carry this off-site stormwater in a 30" storm sewer pipe along the west and south side of the property.

The storm water runoff that is generated from the proposed development will be collected in a series of inlet structures around the building, along the westerly driveway and around the

parking lot to the wet basin or pond feature off the south side of the building. This pond is designed to accommodate a 100 year storm event. The pond will serve the site for both water quantity and water quality. Any flow into this pond beyond the 100 year event will be carried along the edge of the driveway and out to Algonquin Drive.

There are internal sidewalks that surround three sides of the pond. The plan is to create a 7-10 foot buffer from the edge of the water level to the sidewalk. This area will be separated with grass and landscaping with a 3:1 slope or flatter. The applicant's engineer will be available at the meeting to answer any technical questions about the stormwater management plan for the site. **Criterion met.**

#### Other Site Elements:

The site lighting will include LED luminaires mounted on a 16' tall round bronze aluminum pole for the parking lot and driveway around the building. Small bollard lights at 36" in height will be placed along the walking paths and by the building. These are downcast lights that do not project outward into the neighboring properties.

A trash dumpster and generator area is located along the east side of the driveway behind the building. These areas will be concealed behind an 8 foot tall fence constructed with a composite decking material supported by steel posts.

#### TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed site plan. The public sidewalks along Algonquin Drive and Loren Drive will be 5 feet wide and installed in conjunction with the construction of the building. The water main and service to the property will be owned, installed, and maintained by the developer/owner, including the fire sprinkler service and all fire hydrants required by the Cedar Falls Public Safety Department. There is an existing water stub north of the proposed driveway on Algonquin that the developer will have to abandon. The developer will need to work with CFU regarding final locations of the water, electric, gas and communications utilities.

A courtesy notice to adjoining property owners was mailed on November 11, 2019.

#### STAFF RECOMMENDATION

Gather any comments from the Planning and Zoning Commission and public then continue the discussion at the next Planning and Zoning Commission meeting on December 4, 2019 with the following conditions:

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

#### PLANNING & ZONING COMMISSION

Discussion

11/20/2019

Attachments: Neighborhood Meeting Notes  
Proposed Site Plan  
Proposed Landscaping Plan  
Building Elevations



- A** MAIN ENTRANCE
- B** GENERATOR ENCLOSURE
- C** TRASH ENCLOSURE
- D** MONUMENT SIGN
- E** POND
- F** MEMORY CARE COURTYARD



## PROJECT VICINITY MAP



DESCRIBED PARCEL CONTAINS 9.56 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

## PROPOSED BUILDING

ADDISON DRIVE

## PURPOSE OF DEVELOPMENT

EXISTING SITE IS AN OPEN LOT WITH A DRAINAGEWAY CROSSING THROUGH. SITE SHALL BE REGRADED TO ACCOMMODATE NEW BUILDING WILL CONSIST OF ASSISTED LIVING AND MEMORY CARE CENTER, AND CAREFREE LIVING.

## ZONING INFORMATION

CURRENT ZONING - MIXED USE RESIDENTIAL (MU)

LOT SIZE

377,127 SF (8.66 ACRES)

MAXIMUM BUILDING HEIGHT:

35' (SEE SETBACK NOTE)

## REQUESTED DENSITY

124 UNITS (14.3 UNITS/ACRE)

SITE NOTES:

1. ALL SIDEWALKS WITHIN ROW TO BE 5-FT.
2. ALL SIDEWALKS WITHIN SITE TO BE A MINIMUM OF 5-FT.
3. ALL DRIVES & PARKING AREAS TO HAVE CURB AND GUTTER.
4. SIGHT DISTANCE TRIANGLES ARE 10-FT AND 30-FT PER ZONING CODE SECTION 26-220(e)(7) a AND b. FIGURE 2 AND 3.
5. THE PEDESTRIAN CROSSING IS PROPOSED IN THIS LOCATION. THE DEVELOPER IS REVIEWING THE COST/BENEFIT OF THIS CROSSING. OWNER MAY CHOOSE TO NOT INSTALL WITH DEVELOPMENT AND PEDESTRIANS WOULD USE CROSSINGS AT ADJACENT INTERSECTIONS.

## DIMENSIONAL STANDARDS

FRONT SETBACK: 20'  
SIDE SETBACK: 30'  
REAR SETBACK: 30'

\*REQUEST UP TO A MAXIMUM OF 50-FT BY INCREASING EACH SETBACK BY 15-FT (1-FT ADDITIONAL SETBACK PER 1-FT ADDITIONAL HEIGHT ABOVE 35-FT CODE.

PROPOSED BUILDING HAS A PLANNED HEIGHT OF ~48'.

## AREA CALCULATIONS

TOTAL SITE	377,017 SF (100%)
TOTAL BUILDING AREA	70,131 SF (18.6%)
OVERALL OPEN SPACE	216,269 SF (57.4%)
PARKING/DRIVES	90,617 SF (24.0 %)

## ERU CALCULATIONS

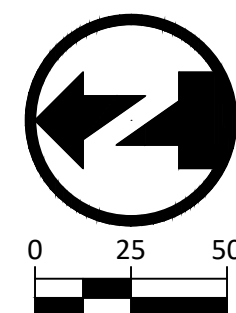
TOTAL IMPERVIOUS AREA: 160,748 SF  
160,748 / 4,000 SF/ERU = 40.2 ERU



**NO ADDRESS ASSIGNED: LOCATED BETWEEN ASHWORTH DR.  
AND FUTURE LOREN DRIVE, WEST OF ALGONQUIN DR.**

**PROPERTY OWNER:**  
GREENHILL VILLAGE RES LLC  
211 1ST AVE SE #A  
CEDAR RAPIDS, IA 52403

**APPLICANT:**  
NELSON CONSTRUCTION &  
DEVELOPMENT  
C/O JACOB WOLFGANG  
218 6TH AVENUE, SUITE 200  
DES MOINES, IA 50309  
PH: 515-720-6170  
JACOB@NELSONCONST.COM



DRAWING LOG		
REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR:  CITY REVIEW	DATE ISSUED:  OCTOBER 28, 2019	CURRENT REV:  A
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PROJECT NAME:

GREENHILL VILLAGE ESTATES

CEDAR FALLS

IOWA

CLIENT NAME:

NELSON CONSTRUCTION

SHEET NAME:	SITE PLAN	
	SHEET NUMBER: 1 OF 1	PROJECT NO.: 190053 PROJECT MANAGER: BETTIS





SHRUB SCHEDULE						
QTY	KEY	BOTANICAL	COMMON	SIZE	ROOT	NOTES
215	EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	24" HT	CONT	60" SPACING O.C.
81	RA	RHUS AROMATICA 'COMPACTUS'	FRAGRANT SUMAC	15" HT	CONT	60" SPACING O.C.
136	SK	SYMPHORICARPOS 'KOLMAGICS' PP# PPAF	SWEET SENSATION DWARF SNOWBERRY	18" HT	CONT	36" SPACING O.C.

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PARKING AREAS SHALL BE SCREENED FROM PUBLIC VIEW  
SHRUBS PROVIDED FOR SCREENING: 164 SHRUBS

1. CONTRACTOR TO SEED ALL DISTURBED AREAS UNLESS NOTED OTHERWISE
2. INSTALL 6" MULCH RINGS AT ALL PROPOSED TREES WITHIN LAWN AREAS
3. REMOVAL AND REPLACEMENT OF ANY AND ALL TREES AND LANDSCAPING THAT MAY BE DISTURBED BY UTILITY MAINTENANCE, REPAIR, OR REPLACEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

SHEET NAME: PLANTING PLAN

SHEET NUMBER: L1.01

PROJECT NO.: 19-0053

PROJECT MANAGER: HANLEY







06 Sept 2019

*Green Hill Village*  
**COMMONS ENTRY**  
*Cedar Falls, Iowa*







06 Sept 2019

*Green Hill Village*  
**COMMONS ENTRY**  
*Cedar Falls, Iowa*







06 Sept 2019

*Green Hill Village*  
**ASSISTED LIVING**  
*Cedar Falls, Iowa*







06 Sept 2019

*Green Hill Village*  
**COMMONS COURTYARD**  
*Cedar Falls, Iowa*







06 Sept 2019

*Green Hill Village*  
**MEMORY CARE**  
*Cedar Falls, Iowa*







06 Sept 2019

*Green Hill Village*  
**VIEW FROM NEIGHBORING PROPERTY LINE**  
*Cedar Falls, Iowa*





## GREENHILL VILLAGE SENIOR LIVING GOOD NEIGHBOR MEETING

DATE: May 9<sup>th</sup>, 2019

Introductions were made as it relates to the Owner and Development team. Darryl High provided background in terms of the property and potential sale to Nelson Construction and Development. Jacob shared more about Nelson and provided background information as it relates to similar projects around the Midwest. The video of the Lincoln facility was shared with all in attendance to give them an idea of what a similar facility looks like completed. The intent of this facility was described in terms of use, staff, and maintenance. It was then opened up to Q&A with the residents. The following is a summary of questions asked, with respective answers from the Development Team in **bold**.

### STORMWATER

- Will the stormwater basin be dry bottom or a wet pond? **This has yet to be determined. Brian (Axiom) noted the differences between the two types of basins and Nelson added that this will be determined during the design process.**
- Who will be responsible for maintaining this basin? **Nelson or their respective Property Management company will be responsible for the maintenance of the basin. This and the landscaping will most likely be taken care of by on-site maintenance or a hired-out company.**
- According to Chris Noland (HOA President), there have been several breaches of existing ponds during large rain events. Can the basin within this site be designed for a larger rain event (i.e. 500-year storm) or account for additional factor of safety? **Brian noted this helpful information and discussed some different methods in which additional factors of safety can be utilized both in the design as well as with the final construction.**
- How will the drainage from the southern properties to the north toward the basin be impacted? **Basin is anticipated to be located in the southwest corner of the property though the size needed has yet to be determined. The current grade goes up as you move southwest, which will provide the needed grade to be used as the backside of the basin. Where will this water go so that it does not pond on existing neighboring rear yards? The water will drain overland (north and east) and into the basin.**
- Will there be fence around the basin? **This has yet to be determined. Fencing may be needed in order to insure safety around the basin or the west and south side of the property in general; however, Jacob noted that there were no concerns in regards to the senior living residents. It was asked back to the neighbors whether or not the multiple existing ponds were fenced, and the answer was that they are not.**
- How will current drainage across the site be handled? **Brian described the intended grading plan at this time, with the use of a drainage swale west of the Delivery Lane to pick up the existing drainage pattern from northwest to southeast that currently runs across the site. The drainage swale will convey stormwater from north to south to the basin.**

### PARKING

- Is there enough parking as shown or do you expect to add more? **The parking currently shown represents that required by City Code and more. It is anticipated that additional parking may be wanted by Nelson in order to meet typical/standard demands. Based on previous projects, Jacob noted that they typically see Assisted Living residents with 1 car per 2 units. Memory Care does not necessitate any vehicles. An assumed 40 FTE staff will need parking, with typically around 20 on shift at one time.**
- Can the employee parking along the west Delivery Lane be moved? **It could possibly; however, the building will most likely than need to be shifted further to the west which will result in the facility closer to the rear of the existing homes.**
- Will there be any underground parking? **No, there is no intention to have underground parking.**
- How much traffic is anticipated? **Jacob discussed the traffic flow into and out of similar facilities, which is very minimal. He noted the use of shuttle vans to get residents to amenities and events.**
- How many deliveries and when? **Jacob noted that about five deliveries per week would be anticipated. Such deliveries occur during the day and would not be at night in terms of noise and vehicle lights.**

## LANDSCAPING

- Would prefer to have no arborvitae as there are too many now and that is all that developers seem to install in this area. **So noted. Jacob and Brian noted that Genus, a landscape architectural company, will provide detailed landscape design as the process moves forward.**
- Prefer a nice mix of vegetation both in terms of plants/shrubs and trees. **So noted and described the process to be taken in terms of design by a professional landscape architect.**
- Will there be additional trees aside from that required by the City? **Jacob and Brian noted that the trees shown along the west and south side of the conceptual site plan are there simply to represent that screening will be provided between the senior living facility and the existing neighbors. It was noted that street trees and landscaping on site will be required by the City per their code; however, Nelson will go above and beyond to include additional landscaping for the purpose of aesthetics and providing a proper environment for the senior living residents and guests.**

## SIGHT LINES/VIEWS

- Will we be able to provide the neighborhood some cross-section views and sight lines from their homes to the senior living facility? **Yes, as the design process moves forward the Architect and/or Engineer will be able to provide sight lines and cross sections depicting views from the neighbor towards the site to give a better understanding of height and views.**
- When will the neighborhood be able to see additional design in regard to building elevations and renderings? **Yes, though Jacob noted that they are probably several months away from being at this point where additional detail can be provided.**

## MISCELLANEOUS SITE

- What will lighting look like and how much? Will it impact the neighbors? **Brian noted that there will be exterior lighting around the parking lot area and a photometric plan will be provided which will show the City and neighbors how that light is distributed. Brian noted that current lighting is very efficient, and LED allows for downcast rather than outward and also that the parking lot lighting will be blocked by the building itself in terms of the residential neighbors. The delivery lane and west rear parking may utilize pedestrian type lights.**
- Will the property be fenced? **Jacob noted that the intent would not be to fence the site; however, it will continue to be evaluated and discussed as design proceeds. He expressed no concerns internally with the residents and described how the Memory Care patients are not allowed outside the facility without staff and how the courtyard is fenced in with no ability for the residents/patients to leave without permission. Darryl noted how fencing can be a deterrent to a site and discourage a "good neighbor" feeling to all in the area.**
- Several residents requested distances from the proposed facility location on the concept drawing to their respective property lines or back of house. **Brian scaled off such distances but noted that this is simply an estimate and based on a concept drawing at this time.**
- What will the height of the building be? **The height is restricted by the City to be 35' from lowest finish floor elevation to top of peak. The intent would be for the north wing to be one-story and the south wing be three-story; however, that is still under evaluation as it relates to the 35' height restriction.**

## TIMEFRAME/SCHEDULE

- What is the schedule as it relates to design and additional details for the facility? **Brian described the City process in terms of platting and site plan application and approval thru P&Z and City Council. Jacob noted that they are currently in the process of obtaining an architect and property management company, and once this is completed, the design process will move forward in its entirety.**
- When will construction begin? **Most likely spring of 2020.**
- How long will it take to build this facility? **Typically, they assume a 20 month construction window, with a range of 18-24 months from start to finish.**

## GREENHILL VILLAGE SENIOR LIVING GOOD NEIGHBOR MEETING

DATE: September 6<sup>th</sup>, 2019

Introductions were made as it relates to the Owner and Development team. Jacob Wolfgang (Nelson Construction) provided background in terms of the property and potential sale to Nelson Construction and Development. Jacob shared more about Nelson and provided background information as it relates to similar projects around the Midwest. Many of the residents in attendance were at the previous meeting in May. A few were new. It was then opened up to Q&A with the residents. The following is a summary of questions asked, with respective answers from the Development Team in **bold**.

### LOCATION

- One neighbor asked why this project is planned to be located where it is and not in a more industrial area. **The Development Team explained the zoning of the project allows this type of development and other multifamily options could be an alternative development in this location. Development team explained that this is a nice place and the use is consistent with the current zoning.**

### STORMWATER

- The overall drainage was explained. **The plan has a wet bottom basin located at the south end of the proposed building. The basin would have grassed and vegetated separation from walks and the water surface and no fencing is planned. An overland flow route around the west and south side would provide large event conveyance above the capacity of the proposed piping of the drainage coming from the west development. It was explained that the basin has freeboard even during the 500-yr (0.002 percent) storm event.**
- A neighbor asked if berming was provided. **It was discussed berms are not provided as they would cut off drainage from the adjacent residential onto the project site as it currently does before development. Also, the overland swale would limit the ability to place any berm along this portion of the site.**
- Positive Feedback was received by neighbors that we will be handling stormwater that is currently running into their property now because the site is undeveloped.

### PARKING

- The overall parking plan was reviewed. **The number of stalls required by City Code (62 spaces) as well as the number provided by the development (105 spaces at the time. 104 now due to ADA requirements)**
- There was concern from neighbors on the parking on both sides of Algonquin due to the popularity of the new park as well as prior to that with parking from the adjacent neighborhood. Neighbors said it was difficult to get through with as long of double-sided parking as there is. The neighbor noted this was not the developments issue but wanted to make sure we aren't making it worse with the development and if there is anything the City is able to do along these streets. **The parking was discussed as it relates to shift changes and having enough parking for this to occur. The Development Team believe the parking counts are adequate for their use. The number of stalls provided will limit any need for parking on the street by residents, visitors, and staff of this project. This is based on some of their other facilities that they run that are similar.**
- Discussion on perimeter access road. **The perimeter access road functions for fire access around the building, deliveries to the building, and limited staff parking. It was shared that it is anticipated that there will be about 5 deliveries per week to the facility. The neighbors thought this number was low. The Development Team would verify what they think would be seen based on the function of this building and the existing operations at other facilities. (Since the neighborhood meeting, the Development Team has looked more closely at other facilities and how this facility will operation and believe there will be 2 food deliveries (semi), 1-2 garbage trucks, 2-4 other vehicles (staff) per week).**

## LANDSCAPING

- Neighbors asked about fencing around perimeter of site and around pond. **No site perimeter fencing is planned as the project feels it will feel more tied to the neighborhood if not separated by fencing. No fencing is planned around the basin. Grass and landscaping will buffer between walks and water surface.**
- Neighbors inquired about providing larger landscaping at planting time than what they typically see in developments. **The Development Team would consider this at specific locations.**

## MISCELLANEOUS SITE

- What will lighting look like and how much? Will it impact the neighbors? **The lighting plan and proposed exterior lighting fixture example cut-sheets were shared with the neighbors.**
- Several residents inquired about distances to their properties. **Some were shown on the plan shared at the neighborhood meeting. Others were roughly scaled to give approximate distances.**
- A couple neighbors asked if the north part of the building could be rotated some to provide additional setback from the building and access road. **The required setbacks were discussed and possible implications as seen at that time included possibly having each wing looking directly at each other if wings became parallel and not knowing how it would impact programming within the building. This is one of the reasons why the Owner and Architect try to get the wings spread out. It was left as the Development Team said they would discuss with the Architect on ability to move. Since the neighborhood meeting, the Development Team has reviewed and decided that rotating the west wing would be a detriment to the building residents. But with the concern of the neighbor in mind, have reduced the west portion of the west wing to a 2-story building to give additional distance to the taller parts of the building.**

## TIMEFRAME/SCHEDULE

- What is the schedule as it relates to design and additional details for the facility? **At the neighborhood meeting it was stated that it would be on the 10/9/19 P&Z meeting. It is now planned to be on the 11/6 meeting date.**
- When will construction begin? **Most likely spring of 2020.**
- How long will it take to build this facility? **Typically, they assume a 20 month construction window, with a range of 18-24 months from start to finish.**



## GREENHILL VILLAGE SENIOR LIVING PROJECT TIMELINE SUMMARY

**DATE:** October 4<sup>th</sup>, 2019

This project has been developed over the last six months since approximately April 2019. The site was reviewed by the Nelson Construction and Development out of Des Moines, Iowa for a Senior Living Facility. This facility would include memory care, assisted living and carefree living units. During spring timeframe the site was reviewed using a footprint being considered at another location for general fit.

This building was placed on the site as shown in Schematic 1 below. This site concept plan incorporated a loop road with planned parking on the east side as well as some staff parking on the west side of the building. Stormwater management was reserved in the south portion of the site. The planned building incorporated a 3-story section on the south ½ of the footprint and a 1-story on the north ½. This concept was informally reviewed with City staff on May 9<sup>th</sup>, 2019 to see if we are on the right track with the current zoning as well as for the Development Team to understand the City's process better for this development to progress.

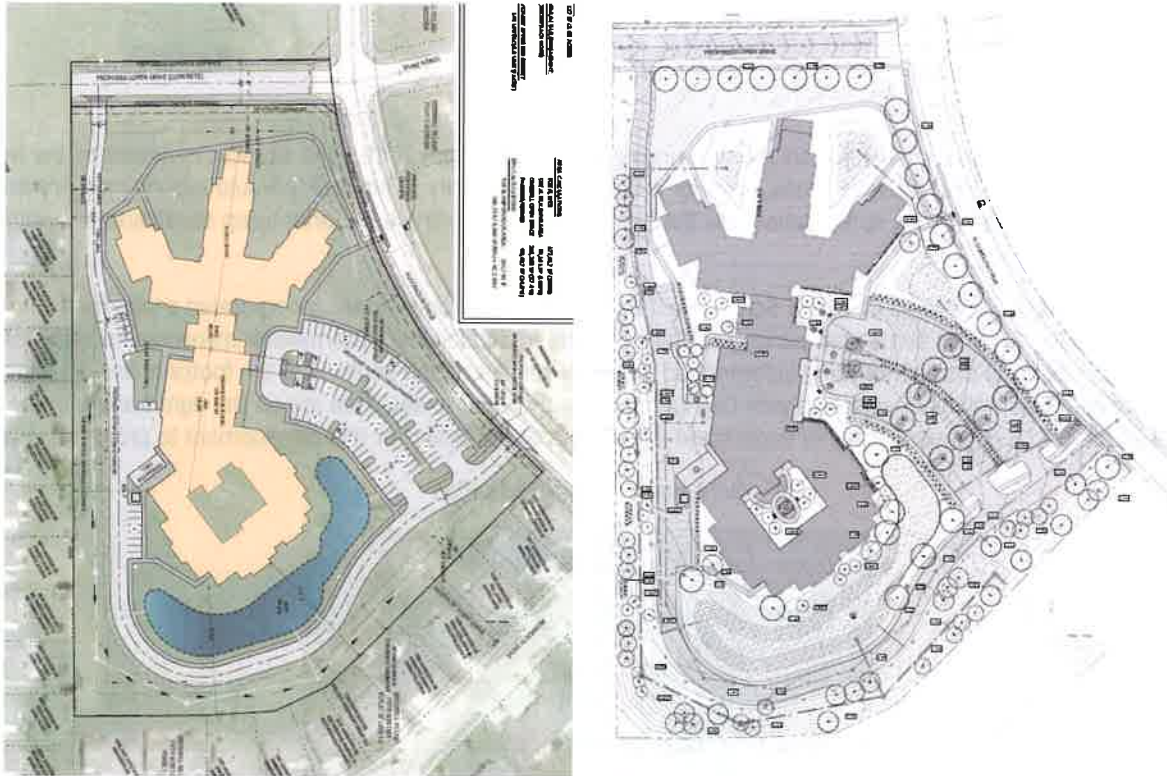
Schematic 1 – Initial Site Plan



A neighborhood meeting was held on May 9<sup>th</sup> as well to go over the Schematic 1 with the neighbors. Good feedback was gained during this meeting. The minutes are attached.

After the neighborhood meeting the Development Team engaged an Architect to start programming and develop the building footprint. This development took until September when the second Neighborhood Meeting was held on September 6<sup>th</sup>, 2019. During this meeting, Schematic 2 was shared as well as some of the differences incorporated from the feedback gained at the May 9<sup>th</sup> neighborhood meeting.

### Schematic 2 – Second Site Plan and Landscape Plan



The main changes were:

- Moved the 3-story portion to the north to place further from the neighborhood.
- Moved stormwater location more north to separate from neighbors.
- Increased onsite parking to serve site needs to minimize any need to park on streets.

The Schematic Plan 2 was submitted to the City on 9/9/19 to start the City's review process. The City made comments on September 23<sup>rd</sup>, 2019. The current plan was submitted on 10/6/19 and includes revisions requested by City Staff.