



Agenda

Planning, Programming & Zoning Commission

Regular Meeting – February 14, 2023 – 4:00 P.M.

Harold E. Getty Council Chambers, City Hall, and via Zoom

General Rules for Public Participation

1. The presentation order for all new or old business agenda items shall be as follows: a) Staff report, b) Applicant's presentation, c) Opinions of interested citizens, d) Applicant's rebuttal, e) Commission discussion.
2. Interested citizens may address any item on the agenda by stepping to the podium. After recognition by the chair, the individuals state their name, address and group affiliation (if applicable) and speak clearly into the microphone.
3. Interested citizens may speak one (1) time per item. Please limit your comments to approximately five (5) minutes. Although generally discouraged, at the discretion of the Chair, interested citizens may be allowed to speak more than once per item.
4. The "Oral Presentations" section of the agenda is an opportunity to address items not on the agenda. An individual may speak to one (1) non-agenda issue per meeting for a maximum of approximately ten (10) minutes. Official action cannot be taken by the Commission at that time; however the topic may be placed on a future agenda or referred to the appropriate department.
5. Keep comments germane and refrain from personal, impertinent or slanderous remarks and repetitious information.
6. All comments and requests for information shall be directed towards the chair, and not towards individuals in the audience. All comments shall be in keeping with proper and courteous conduct.
7. If handouts are to be provided, you are encouraged to deliver them to the Planning and Zoning Department at least 24 hours prior to the meeting to be distributed to Commission members. If not possible to be pre-delivered, you are encouraged to bring ten (10) sets of all handouts for Commission and staff. A minimum of **one (1)** copy of **any** handout (including original pictures) must be retained by staff for the official record of the request.

The chair shall take whatever action is necessary to ensure that these rules are observed and the meeting proceeds in an orderly fashion.

I. Approval of the February 14, 2023 Agenda

II. Approval of the Minutes of the Regular Meeting on January 10, 2023

III. Financial Report: December 2022

IV. Oral Presentations

V. New Business

A. Hearings – Rezones/Site Plan Amendments

1. Request by South Hills Senior Living for a Site Plan Amendment to allow for the construction of a 23-stall parking garage in the "R-4, R-P" Planned Residence District located at 1117 Maxhelen Drive. **(Pages 13 – 25)**
2. Request by Weatherfield Realty Group, LLC for a Site Plan Amendment to construct a fiber communication shelter in the "M-2, P" Planned Industrial District located north of 2365 Northeast Drive. **(Pages 26 – 41)**

B. Plats

1. Request by the City of Waterloo for the replat of a portion of Lot 2 of Northeast Industrial Park Plat no. 1, a one-lot Commercial Subdivision in the "M-2, P" Planned Industrial District located north of 2365 Northeast Drive. **(Pages 42 – 50)**
2. Request by Mike Cook for the Minor Plat of Cook Subdivision a replat of a portion of Lot 47 of Behm Addition, a three-lot residential subdivision in the "R-2" One and Two Family Residence District located at 1001, 1021, and 1129 Archer Avenue. **(Pages 51 – 61)**

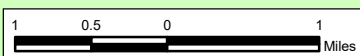
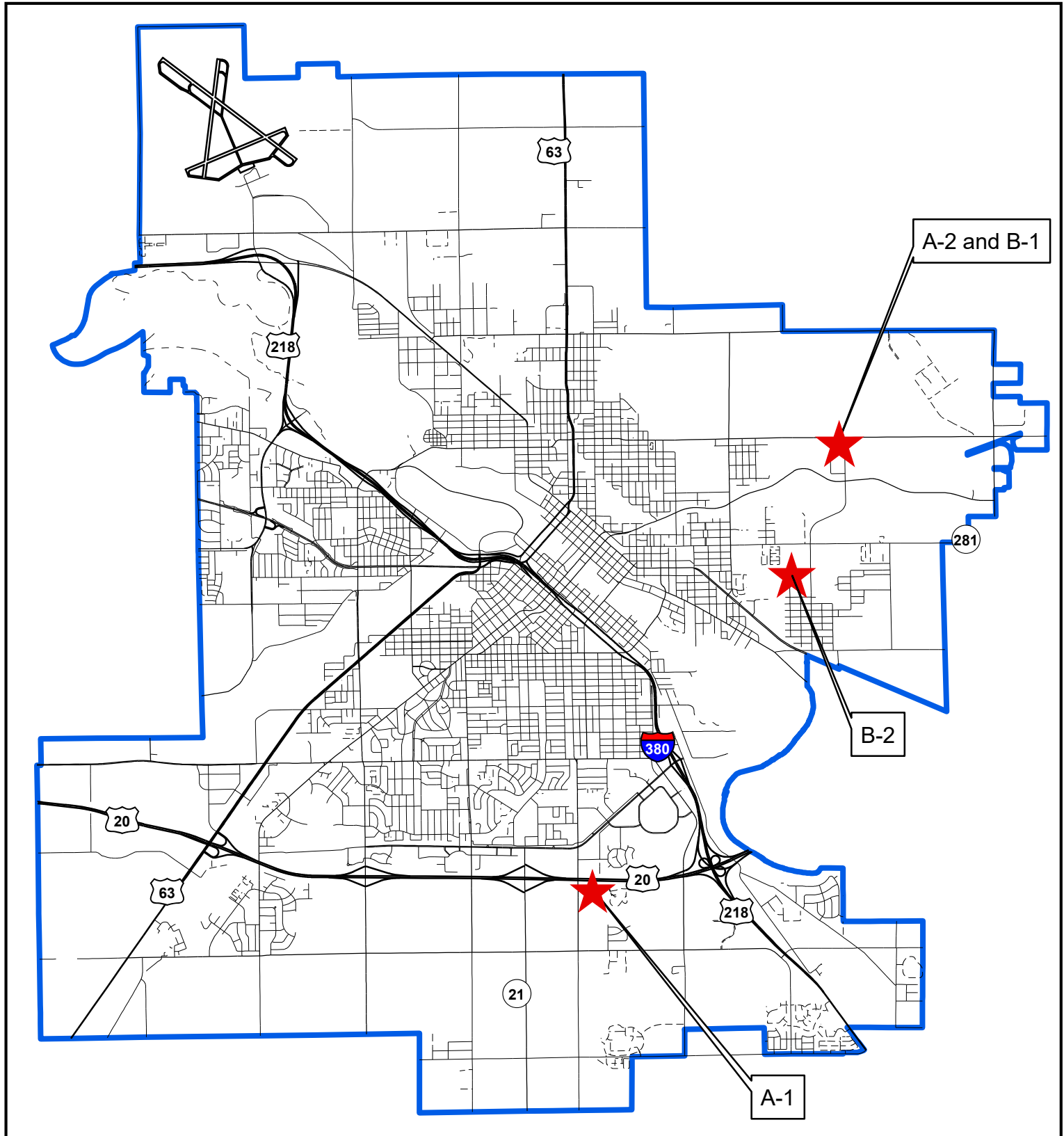
VI. Discussion

VII. Adjournment

*** Next regular meeting of the Planning, Programming & Zoning Commission will be held on March 14, 2023*

Planning, Programming and Zoning Commission

February 14, 2023



Agenda Map

MINUTES
CITY OF WATERLOO, IOWA
PLANNING, PROGRAMMING, AND ZONING COMMISSION
REGULAR MEETING - 4:00 P.M. JANUARY 10, 2023

The regular meeting of the Waterloo Planning, Programming, and Zoning Commission was called to order by Chairperson Wilber at 4:00 p.m. via zoom and in person in the Harold E. Getty Council Chambers at Waterloo City Hall.

Members present were: Virginia Wilber, Patrisha Serfling, Brandon Schoborg, Ali Parrish, and Phillip Shirk.

Members present electronically were: Janelle Ewing.

Members absent were: Steve Trost and Cody Leistikow. Note-Representative from Human Rights is currently a vacate position.

Others present were: Aric Schroeder, Lexi Blank, John Dornoff, and Seth Hyberger – Planning Department; Jamie Knutson – City Engineer; and 4 citizens.

Others present electronically: Dave Boesen and Rob Nichols – City Council Liaisons and 5 citizens.

I. Approval of the Agenda

It was moved by Schoborg and seconded by Serfling to approve the amended agenda removing item B-2. Motion carried unanimously.

II. Election of the Chairperson and Vice-Chairperson for the term ending December 31, 2023.

It was moved by Serfling and seconded by Shirk to elect Virginia Wilber, Chairperson, and Steve Trost Vice-Chairperson, for the term ending December 31, 2023. Motion carried unanimously.

III. Approval of the Minutes from the regular meeting on December 13, 2022.

It was moved by Schoborg and seconded by Serfling to approve the minutes of the December 13, 2022 meeting. Motion carried unanimously.

IV. Financial Report October 2022.

Schroeder reviewed the financial report.

It was moved by Parrish and seconded by Schoborg to receive and place the financial report on file. Motion carried unanimously.

V. Oral Presentations

Boesen discussed the flag pole between Texas Street and US Highway 218.

VI. New Business

A. Hearings – Rezones

1. Request by Jason Fowler to rezone approximately 0.28 acres from “C-1” Commercial District to “C-1, C-Z” Conditional Commercial District to construct a vehicle storage facility located east of 709 Dearborn Avenue.

It was moved by Schoborg and seconded by Parrish to receive and place on file the statement of verification at 4:06 p.m. Motion carried unanimously, and Trost declared the hearing open.

Dornoff read the staff report recommending approval of the request subject to the following conditions: 1) That the final site plan meets all applicable city codes, regulations, etc. including, but, not limited to, parking, landscaping, screening, drainage, etc., except as approved by variance from the Board of Adjustment; and 2) That the west fence line be setback 5-feet back from the property line with a buffer between the fence and the property line to the west, made up of existing or newly planted trees.

Dornoff noted that he did receive a call from an attorney representing one of the neighbors who asked questions about the proposal.

Parrish asked who would be responsible for making sure the fence is put in the right position to which Dornoff responded that it was the building department.

Jason Fowler, 302 French Street, stated that there would be no junk and that it would strictly be boat and rv storage, and the vehicles would be running and licensed and would only be renting a parking space. He also said he will work with the city to make it a nice place.

Wilber asked if the applicant was aware of the buffer request to which Fowler stated yes.

Beth Kamp, 722 Dearborn, stated that she had lived there for 22 years, and her husband has lived there since 1995 and stated she did not feel the storage facility would be consistent with the neighborhood and noted the property taxes had not been paid on the property since September. She also stated that Code Enforcement had been called on him before, including having parked a camper on the adjacent lot. Kamp also fears that there will be drainage issues with the facility that toxins will leak from the vehicles that are stored, will be a breeding ground for vermin, the complex will be on a dead-end seal coat road, and with it being unattended, it will attract vandals and thieves to the area. She further stated that she was in favor of the A-Line building behind their house and that A-Line was going to plant trees behind their house to buffer their new building.

Parrish asked which house was the Kamp home, to which Kamp answered it is the home directly across the street.

Fowler stated that he has funding from his Aunt to create a good project that will be professionally done; it will be paved with asphalt and fencing. He further stated that he would not allow it to become a junk yard and would work with all the neighbors to ensure that it would be what they wanted to see.

Schroeder asked Fowler if he intended to fence all the way around the complex, to which Fowler responded yes.

Wilber asked what the requirement was for storm water detention, to which Knutson responded that he would need to meet all the requirements of the Ordinance, but engineering has not seen a site plan yet.

Parrish asked if he would be required to show that he has the financial means to do the required work, to which Knutson responded not for the stormwater detention.

Wilber asked for clarification that to be a junk yard, it would require a Special Permit to which Schroeder explained the requirements for a junk yard including the Special Permit but the yard would not meet the requirements of the Salvage Yard portion of the Zoning Ordinance.

Parrish asked what the process would be if they or later property owners were doing a Salvage Yard to which Schroeder explained the process.

Parrish asked why there would be homes in an area that is largely commercial to which Schroeder responded the area has been zoned “C-1” since the adoption of the Zoning Ordinance in 1969, and it may have been zoned as such as a transition area with the mobile home park to the north and the industrial uses to the east.

Schoborg noted if stormwater detention is going to be required, they are not showing a place for it to which Schroeder responded that the plan shown in the packet is only conceptual and that there is several ways the applicant can meet the stormwater detention requirements and the final site plan will need to show that.

Wilber asked if when the final site plan is submitted, the neighbors get notice of that, to which Schroeder responded no, it is done administratively.

It was moved by Serfling, seconded by Schoborg, to close the public hearing. Motion carried unanimously. The hearing was closed at 4:22 p.m.

It was moved by Schoborg, seconded by Serfling, to recommend approval of the request by Jason Fowler to rezone approximately 0.28 acres from “C-1” Commercial District to “C-1, C-Z” Conditional Commercial District to construct a vehicle storage facility located east of 709 Dearborn Avenue with the following conditions: 1) That the final site plan meets all applicable city codes, regulations, etc. including, but, not limited to, parking, landscaping, screening, drainage, etc., except as approved by variance from the Board of Adjustment; and 2) That the west fence line be setback 5-feet back from the property line with a buffer between the fence and the property line to the west, made up of existing or newly planted trees. Motion carried 5-1 (Parrish voting nay).

B. Vacates

1. Request by the City of Waterloo to vacate 0.8 acres of right-of-way in front of the former K-Mart shopping center located at 3810 University Avenue, commonly referred to as University Avenue Frontage Road.

Blank read the staff report recommending approval of the request with the condition that any easements needed for utility purposes be retained over, under, and upon the area to be vacated. Said easements will be included on the plat of survey for the vacate request.

Parrish asked how access to the Hy-Vee convenience store would change to which Shirk noted there is still the intersection with University that Hy-Vee would have access to and Schroeder noted that Hy-Vee has expressed concern about the vacate but noted that a conceptual plan for the development shows a access path from the Hy-Vee to Progress Avenue. Parrish expressed concern that this will create a mess not only for Hy-Vee but also future businesses in the area to which Schroeder showed the conceptual proposal for the property that does include the access.

Serfling asked if this was proposed for storage units to which Schroeder responded that it was for the former K-mart location and Shirk commented that they are planning out lots for the rest of the area. Shirk also noted that the store at the corner is on a small lot and the applicants want to have the ability to have more versatility for developing the project with the vacate.

Blank read the staff report for the Preliminary Plat of University Addition to allow for the Commission members to better understand how it relates to the vacate proposal.

Parrish asked if they are not required to have all the requirements done before it is brought to the commission to which Schroeder responded that staff does work with the Engineering firms that design the plats to try to get them to have all the necessary information on the plat but that sometimes does not work out which makes it a balancing act to try to get them moving forward and if most of the requirements are there and it is only clean up that needs to be done it is moved forward but the cleanup done before it moves forward to the City Council. Parrish responds that she is not comfortable recommending something that may be revised later, especially if there is going to be many changes.

Shirk asked if the final plat will still need to come before the commission and wouldn't the commission get the final details then to which Schroeder responded yes but generally speaking the difference between the preliminary plat and the final plat is that the preliminary plat is the more detailed document and the final plat has less information because the preliminary plat generally gets into such things as current and proposed contours, utilities, and infrastructure.

Parrish stated that the purpose of the Commission is to make a recommendation with the facts given and how can they make a recommendation without all the facts which Shirk asked how much can it vary to which Schroeder responded that the Subdivision Ordinance has very vague wording on how much it can vary.

Susan Forinash, Hall and Hall Engineers, stated that they have all the requested revisions done but they were told they can have them done before they go to the City Council since the packet had already gone out. She further noted that the revisions were not that big of a change to the plats, mainly just some labeling, and the lots will not change and add a utility easement along the vacated right-of-way.

Schroeder noted that the full-size plat sheets are reduced to 8 ½" X 11", so they can be hard to read but went over the proposed plat and the location of the lots.

Wilber asked about the lots on the southeast portion of the property having street access to which Schroeder showed where the street access would be.

Chad Pelley, Mann Road Storage LLC, stated that the conceptual plan was pulled because it was not a final concept but wanted people to see how it might pencil out, and it was getting too specific into islands, landscaping, and driveways which were not ready to be discussed. However, the final plan will have cross easements to get people out to University and Progress Avenues.

Parrish asked where the applicant expected a majority of the traffic for the storage building to enter from to which Pelley stated that was the complex is completed, a majority of traffic will come off of Progress Avenue.

Parrish asked if the vacate was recommended for approval and the plat was tabled would that allow them to move forward to which Schroeder responded that they are asking for both to be acted on but if the commission acts on the vacate and tables the plat they would need to make that work.

Wilber asked for clarification that the final plat would come to the Commission to which Schroeder responded yes.

Parrish asked if the Final Plat is just the rubber stamp and if most of the hard stuff was done with the Preliminary Plat, to which Schroeder responded that is the intent.

Parrish stated that she feels that more information is needed and they need to work out function, flow and insuring good access points. She also questions what happens to the road past the Hy-Vee, will it just get cut off to which Pelley stated that customers from Hy-Vee will still have access to the lighted intersection in front of the store and there will be a access point to the development and further explained how traffic will flow with the new development.

Parrish asked if there was going to be any documentation saying that had to happen or it could change to which Forinash stated that an access easement is shown and explained where it will go through the plat area.

Pelley stated that if the plat is tabled, there is little reason to go through with the vacate and noted that the vacate process was going through long before their company entered the picture and if the City will require public easements through the area then the roads will be required to be built to city road standards and the applicant is not sure they are going to commit to that and he is not sure if Hy-Vee is willing to share in the expenses for the access they are asking for. Pelley also stated that they would be concerned about encouraging cut through traffic.

Knutson explained the purpose of the city building the right in, right out of University Avenue when the road was reconstructed, was to vacate this frontage road as the city did not want the frontage road. Knutson further stated that the Schoitz Addition that was recently completed has cross-access agreements for the users of the lots, but there is nothing public for the city and he sees no difference between this development and the Schoitz addition, which was recommended for approval by the Planning, Programming, and Zoning Commission and approved by the City Council.

Parrish asked if there was anything preventing them from cutting off that portion of the road and building a fence, to which Schroeder stated that they could potentially do that unless there was a condition for approval ensuring that cross easement in that direction to which Pelley stated that they want the cross access to the property and the potential clients are going to want that access however they do not want a condition that they have to provide public access to the site and that is not something they are willing to do.

Schroeder noted that the request for the vacate came before the Commission a couple of years ago but did not go to the City Council and this request is by the City of Waterloo as the City Engineer does not want this road as public right-of-way anymore and request the Commission move forward with the vacate.

Parrish asked if there was going to be anything done to section of road not to be vacated to indicated it is no longer a through road to which Knutson stated that having not seen the final site plan it is assumed that the road would continue as a driveway and the City would maintain the portion that is not vacated and if for some reason, they decide to close that up then the City would have discussions with the developer about pulling that section up and doing something with the stub end.

It was moved by Serfling and seconded by Shirk to recommend approval the request by the City of Waterloo to vacate 0.8 acres of right-of-way in front of the former K-Mart shopping center located at 3810 University Avenue, commonly referred to as University Avenue Frontage Road with the condition that any easements needed for utility purposes be retained over, under, and upon the area to be vacated. Said easements will be included on the plat of survey for the vacate request. Motion carried unanimously.

2. Request by C10 Investments, LLC, to vacate a utility easement in the “S-1” Shopping Center District located east of 115 East Ridgeway Avenue.

Dornoff read the staff report recommending approval of the request.

Schroeder explained the original purpose of the easement was due to the tunnel so the storm sewer could go around it and since the tunnel is gone it is no longer needed.

It was moved by Schoborg and seconded by Shirk to recommend approval the request by C10 Investments, LLC, to vacate a utility easement in the “S-1” Shopping Center District located east of 115 East Ridgeway Avenue Motion carried unanimously.

3. Request by Friends of Faith Retirement Homes, LLC to vacate, dedicate, and relocate a 50’ sanitary sewer easement and request for an Encroachment Agreement in the “R-4, R-P” Planned Residence District located at 600 Park Lane.

Hyberger read the staff report recommending approval of the request.

Mike Young, 215 Pauline Place, attorney for Friendship Village, explains the background of the request, which was part of the redevelopment of the complex that was recently completed.

It was moved by Parrish and seconded by Schoborg to recommend approval the request by Friends of Faith Retirement Homes, LLC to vacate, dedicate, and relocate a 50’ sanitary sewer easement and request for an Encroachment Agreement in the “R-4, R-P” Planned Residence District located at 600 Park Lane. Motion carried unanimously.

C. Plats

1. Request by CGA on behalf of Chris Fischels for the Final Plat of San Marnan Business Park 1st Addition, a 14-lot commercial subdivision in the “R-4, R-P” Planned Multiple Residence District and “B-P” Planned Business District located west of 4041 Hurst Drive.

Blank read the staff report recommending approval of the request with the following conditions: that the plat has all accurate required information prior to the Final Plat being sent to the City Council and that sidewalk be installed along the west side of Hurst Drive.

Parrish asked about the Tracts along San Marnan, to which Schroeder stated that the Tracts are currently city-owned that had come before the Commission to be vacated, but being state purchased it has go through a special process to dispose of it.

Schoborg asked if there were going to be easements needed on the land to be vacated, to which Schroeder responded that there would need to be easements needed, but they are not currently shown and that is one of the items that will need to be taken care of before it is forwarded to council.

It was moved by Schoborg and seconded by Serfling to recommend approval the request by CGA on behalf of Chris Fischels for the Final Plat of San Marnan Business Park 1st Addition, a 14-lot commercial subdivision in the “R-4, R-P” Planned Multiple Residence District and “B-P” Planned Business District located west of 4041 Hurst Drive with the condition that the plat has all accurate required information updated prior to the Final Plat being sent to the City Council and that sidewalk be installed along the west side of Hurst Drive. Motion carried 5-0-1 (Shirk abstained).

2. Request by Hall & Hall Engineers on behalf of Mann Road Storage, LLC for the Preliminary Plat of Progress Addition a 4-lot commercial subdivision in the “C-2” Commercial District located at 3810 University Avenue.

Blank read the staff report recommending approval of the request with the following conditions: 1) That the plat has all accurate required information prior to the Preliminary Plat being sent to the City Council and 2) A sidewalk be installed along Progress Avenue with necessary easements or dedicated right-of-way.

Discussed under item B-1.

It was moved by Shirk and seconded by Schoborg to recommend approval the request by Hall & Hall Engineers on behalf of Mann Road Storage, LLC for the Preliminary Plat of Progress Addition a 4-lot commercial subdivision in the "C-2" Commercial District located at 3810 University Avenue with the following conditions: 1) That the plat has all accurate required information prior to the Preliminary Plat being sent to the City Council and 2) A sidewalk be installed along Progress Avenue with necessary easements or dedicated right-of-way. Motion carried 5-1 (Parrish voting nay).

D. Street Naming

1. Request by the City of Waterloo to name private street Mission Circle north of 501 Lakeside Street.

Hyberger read the staff report recommending approval of the request.

Parrish asked where the street they are asking to name is to which Schroeder responded that it was the driveway that circles around the complex.

Margaret Plum, representing the developer Annex Group, stated she was available to answer questions.

It was moved by Serfling and seconded by Parrish to recommend approval of the request by the City of Waterloo to name the private street Mission Circle north of 501 Lakeside Street. Motion carried unanimously.

E. Historic Nomination

2. Request by Cedar Valley Real Estate, LLC to nominate the Friedl Bakery located at 302 Commercial Street to the National Register of Historic Places.

Blank read the staff report recommending approval of the request.

Serfling asked if this will go to City Council for approval to which Blank stated that there will be a City Council hearing on January 17th.

It was moved by Serfling and seconded by Parrish to recommend approval of the request by Cedar Valley Real Estate, LLC to nominate the Friedl Bakery located at 302 Commercial Street to the National Register of Historic Places. Motion carried 5-0-1 (Shirk abstained).

VII. Discussion

The next meeting of the Planning, Programming and Zoning Commission will be on February 14, 2023.

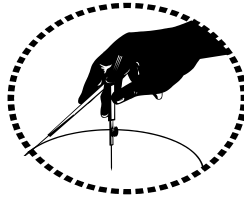
VIII. Adjournment

Chairperson Wilber declared the meeting adjourned at 5:45 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Dornoff', with a stylized flourish at the end.

John Dornoff,
Planner II



TECH NOTES
CITY OF WATERLOO TECHNICAL REVIEW COMMITTEE
FEBRUARY 7, 2023

The meeting of the City of Waterloo Technical Review Committee was called to order at 1:30 p.m. via Zoom.

The following attended the meeting electronically: Aric Schroeder, Lexi Blank, Seth Hyberger and John Dornoff– Planning; Brock Weliver – Fire Department; Greg Alhelm – Building Department; Dennis Gentz – Engineering Department; Isaiah Corbin - INRCOG, and Brian Johnson – Waterloo Waterworks.

A. Hearings – Rezones

- 1. Request by MP Contractors, LLC for a rezone of approximately 0.49 acres from “C-2” Commercial District to “C-2, C-Z” Conditional Commercial Zoning District to allow for a welding shop in an existing building located at 128 Sycamore Street.**

Dornoff read the staff report recommending denial of the request, due to being an incompatible use for the area.

Weliver stated there would not be sprinkler requirements but would have to meet fire codes for welding shops.

- 2. Request by South Hills Senior Living for a Site Plan Amendment to allow for the construction of a 23-stall parking garage in the “R-4, R-P” Planned Residence District located at 1117 Maxhelen Drive.**

Hyberger read the staff report recommending approval of the request with the following condition: that the final site plan meets all applicable city codes, regulations, etc., including, but not limited to, parking, landscaping, screening, drainage, etc.

Alhelm stated they would need to know how the building will be vented, which will be mechanical venting since it is considered a parking garage.

Dennis stated he looked at the original site plan, which will encroach onto their private sanitary sewer service line. Gentz also stated that they will need to update their stormwater detention plan, and make sure they can drain the proposed building to the detention area.

- 3. Request by Weatherfield Realty Group, LLC for a Site Plan Amendment to construct a fiber communication shelter in the “M-2, P” Planned Industrial District located north of 2365 Northeast Drive.**

Bland read the staff report recommending approval of the request with the following conditions: 1) that the final site plan meets all applicable city codes, regulations, etc., including, but not limited to, parking, landscaping, screening, drainage, etc., and 2) that the site plan be updated to show a 30’ drainage and utility easement along the south property line, and to show the existing 20’ utility easement along the north property line.

Schroeder stated that the updated site plan and pictures of the previous building will be added to the PZ packet.

Brock stated that they are showing a generator, and they will need to meet the fire department requirements, and obtain a permit for any tank.

Gentz stated that the fence size has been changed and asked why the turnaround is needed to which Schroeder stated it is required so that vehicles don't back into the street.

B. Plats

1. **Request by the City of Waterloo for the replat of a portion of Lot 2 of Northeast Industrial Park Plat no. 1, a one-lot Commercial Subdivision in the "M-2, P" Planned Industrial District located north of 2365 Northeast Drive.**


Blank read the staff report recommending approval of the request with the following condition: that the plat is updated to be a Plat of Survey and show the existing utility easement along the north property line, and the proposed 30' drainage and utility easement to be dedicated along the south line of the proposed lot.

This item was covered under A-3.

2. **Request by Mike Cook for the Minor Plat of Cook Subdivision a replat of a portion of Lot 47 of Behm Addition, a three-lot residential subdivision in the "R-2" One and Two Family Residence District located at 1001, 1021, and 1129 Archer Avenue.**

Dornoff read the staff report recommending approval of the request with the following conditions: that the plat has all accurate required information prior to the Preliminary Plat being sent to the City Council.

Gentz noted that the surveyor in the staff report was wrong.



John Dornoff,
Planner II

REQUEST:	Request by South Hills Senior Living for a Site Plan Amendment to allow for the construction of a 9,307 square feet (23 stall) garage in the “R-4,R-P” Planned Residence District located at 1117 Maxhelen Boulevard.
APPLICANT:	South Hills Senior Living, 1117 Maxhelen Boulevard, Waterloo, Iowa, 50701
GENERAL DESCRIPTION:	The applicant is requesting to construct a 9,307 square foot (23 stall) parking garage, at 1117 Maxhelen Boulevard.
SURROUNDING LAND USES AND IMPACT ON NEIGHBORHOOD:	The request for a site plan amendment would not appear to have a negative impact on the surrounding area as it would appear to be compatible with the existing senior living facility.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The proposed site plan amendment would not appear to have a negative impact upon vehicular or pedestrian traffic conditions in the area. The site will be served by Maxhelen Boulevard which is a local street.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN AND COMPLETE STREETS POLICY:	The Shaulis Road Trail is located 3,000 feet to the south of the proposed site plan amendment area.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	<p>The area in question has been zoned “R-4, R-P” Planned Residence District since being rezoned from “A-1” Agricultural District with the adoption of Ordinance 2777 on January 24, 1975. Surrounding land uses and their zoning designations are as follows:</p> <p>North – Highway 20 and commercial; zoned “C-2” Commercial District and “C-2, C-Z” Conditionally Zoned Commercial District.</p> <p>South – Residential and Agricultural; zoned “R-4” Planned Residence District and “A-1” Agricultural District.</p> <p>East – Residential and senior living facility; Zoned “R-4, R-P” Planned Residential District.</p> <p>West – Residential and Vacant Land; zoned “A-1” Agricultural District.</p>
BUFFERS/ SCREENING/ LANDSCAPING REQUIRED:	No buffers would be required as a part of this request.
DRAINAGE:	The proposed request would not appear to have a negative impact on drainage in the area.
DEVELOPMENT HISTORY:	The senior housing was primarily constructed during the 1990’s.

FLOODPLAIN:

No portion of the property is located within a special flood hazard area as indicated by the Federal Insurance Administration's Flood Insurance Rate Map, Community Number 190025 0304F, dated July 18, 2011.

PUBLIC /OPEN SPACES/ SCHOOLS:

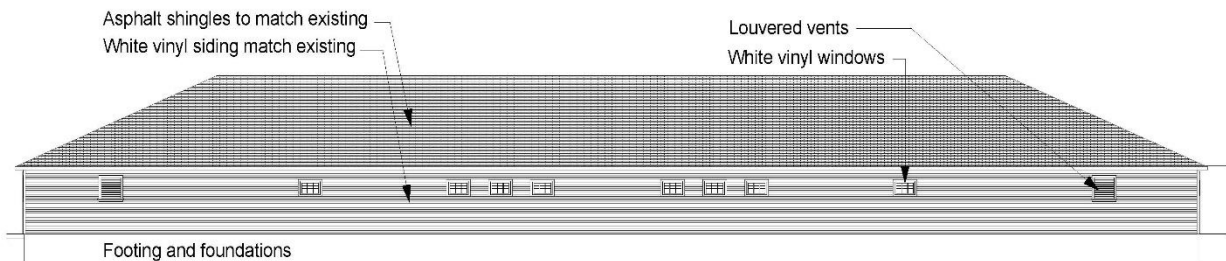
There are no schools within the immediate area.

UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.

There is 4" drain tile along Maxhelen Boulevard and an 8" sewer main to the south of the property. There is also a 12" water main along Maxhelen Boulevard. There is also a 6" sewer main located in the southwest corner of where the garage will be located. The applicant could construct a sleeve over the portion of the sanitary sewer where the garage would be constructed in the future. This would allow for the maintenance of the sewer without disrupting the garage that would be built over the sewer line. The applicant currently has an existing 24 'X 36' (864 square feet) garage that is located over the existing 6" sewer line on the property that is located next to the proposed garage.

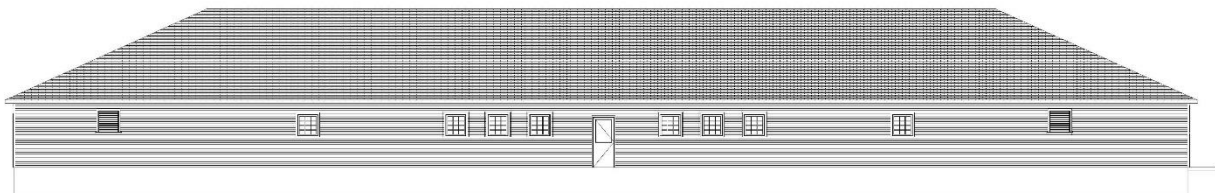
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:

The Future Land Use Map designates this area as *Mixed Residential: Low, Medium, and High Density Residential; and Professional Offices*. The proposed site plan amendment would be in conformance with the Comprehensive Plan and Future Land Use Map for this area.



North Elevation

SCALE: 3/32" = 1'-0"

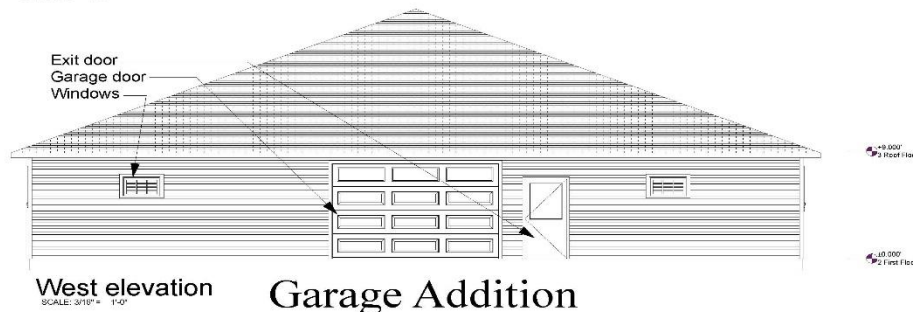


South Elevation

SCALE: 3/32" = 1'-0"

Garage Addition
South Hills Senior Living

Elevation
1/30/23



Garage Addition

Elevations
1/30/23



STAFF ANALYSIS –
ZONING
ORDINANCE:

The applicant is requesting a site plan amendment in order to construct a new 9,307 square feet (23 stall) parking garage in the “R-4, R-P” Planned Residence District.

The proposed building is a one story garage which will be in character with the area which contains a senior housing facility.

Parking requirements for a Senior Housing Facility are one (1) parking space for every 2 units. Plus 5 visitor parking stalls for every 40 units thereof, the parking requirement is 45 parking spaces. The site plan notes 42 existing parking spaces including two handicapped spots and an additional 23 parking spaces with the new garage, will bring the total number of parking spaces to 65. The parking requirement has been met.

It should be noted that the South Hills Senior Living facility is located within the Highway 20 Corridor and the proposed garage does not meet the minimum 50’ front yard setback from the property line off of Highway 20. A variance will therefor be required by the Board Of Adjustment in order to move forward with the project.

TECHNICAL REVIEW
COMMITTEE

The Techncial Review Committee discussed the need for proper mechanical venting of the structure to ensure there is adequate air flow for health and safety purposes.



Picture 1: Looking north from the parking lot behind the existing building.



Picture 2: Existing back of building with new garage going in to the right.



Picture 3: Looking north from existing parking lot to residences to the south of Maxhelen Boulevard.



Picture 4: Looking south from existing parking lot toward existing accessory structure and Maxhelen Boulevard.



Picture 5: Front of building looking toward main entrance.

STAFF ANALYSIS –
SUBDIVISION
ORDINANCE:

The applicant is not proposing to subdivide the property.

STAFF
RECOMMENDATION:

Therefore, staff recommends that the request by South Hills Senior Living for a Site Plan Amendment to allow for the construction of a 9,307 square feet (23 stall) garage in the “R-4, R-P” Planned Residence District located at 1117 Maxhelen Boulevard, be approved for the following reasons:

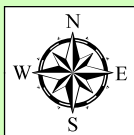
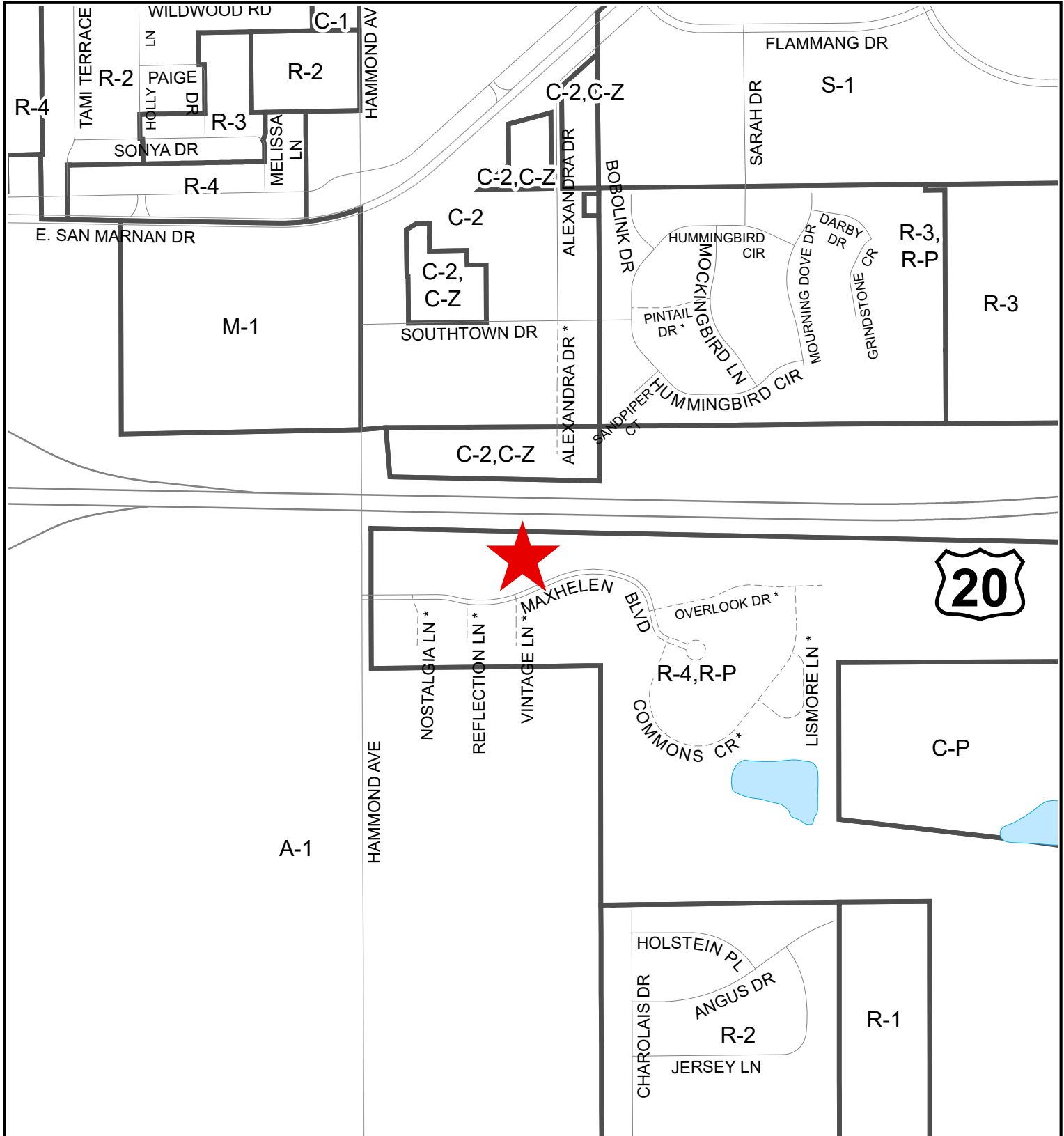
1. The request is in conformance with the Comprehensive Plan and Future Land Use Map for this area.
2. The request would not appear to have a negative impact on traffic conditions in the area.
3. The request would not appear to have a negative impact upon the surrounding area and would be compatible with surrounding development.

And with the following conditions(s):

1. That the final site plan meets all applicable city codes, regulations, etc. including, but not limited to, parking, landscaping, screening, drainage, etc.

City of Waterloo Planning, Programming and Zoning Commission

February 14, 2023



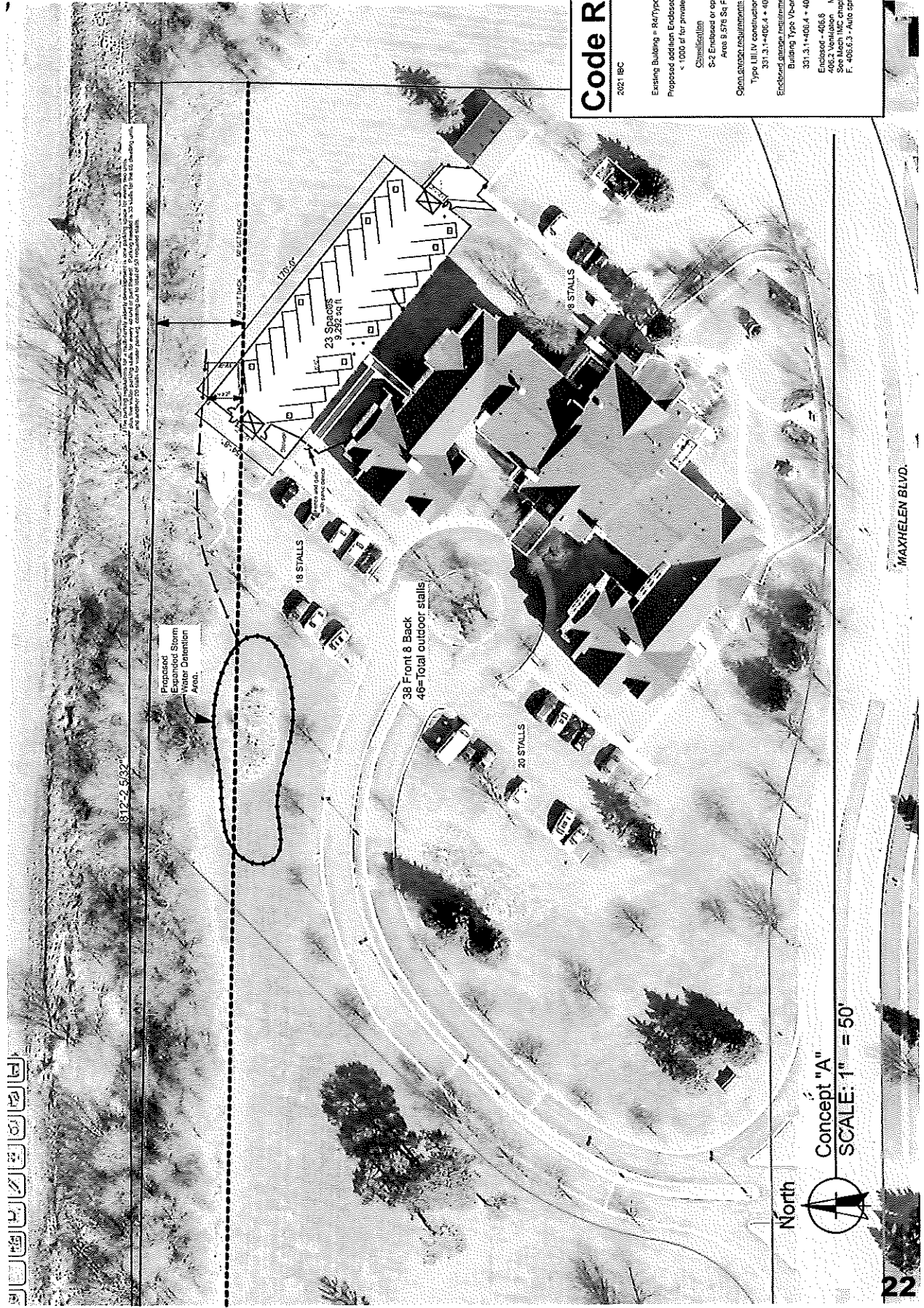
**1117 Maxhelen Boulevard
Site Plan Amendment
South Hills Senior Living**

City of Waterloo Planning, Programming and Zoning Commission

February 14, 2023



**1117 Maxhelen Boulevard
Site Plan Amendment
South Hills Senior Living**



Code Review

2021 IBC

Existing Building = RA/Type Vb Fully sprinkled
Proposed addition Enclosed or Open public garage.
< 1000 sf for private garage.

Classification

S-2 Enclosed or open parking garage-1 Story
Area 9,576 Sq Ft - 12,000 Sq Ft allowed

Open storage requirements

Type III IV construction = non-combustible materials
331.3.1.1-406.4 = 406.5 open - Sprinklers not required
Enclosed storage requirements:
Building Type V-bony materials
331.3.1.1-406.4 = 406.6 enclosed

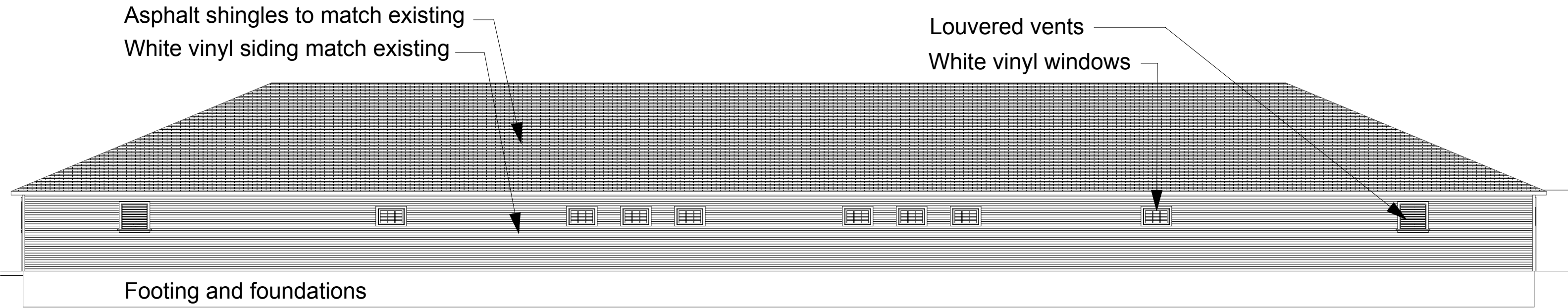
Enclosed - 406.6

406.2 Ventilation Mech vent & exhaust Req'd
See Mech IMC chapter 4 & 5
F. 406.6.3 - Auto sprink req'd



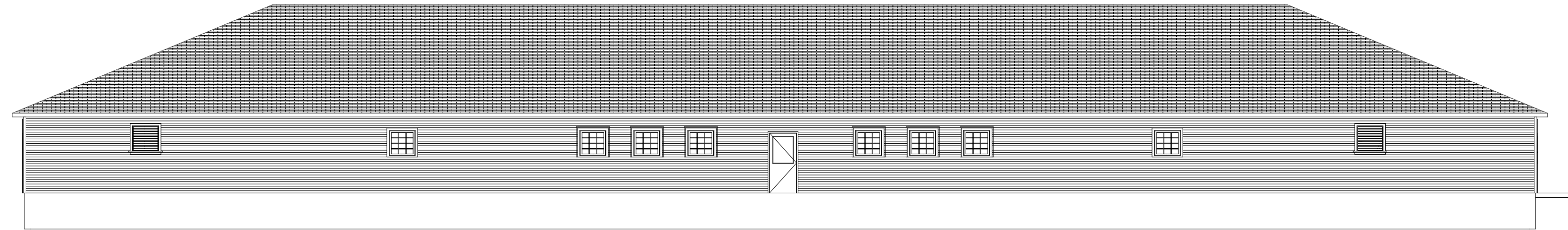
Concept "A"

SCALE: 1" = 50'



North Elevation

SCALE: 3/32" = 1'-0"

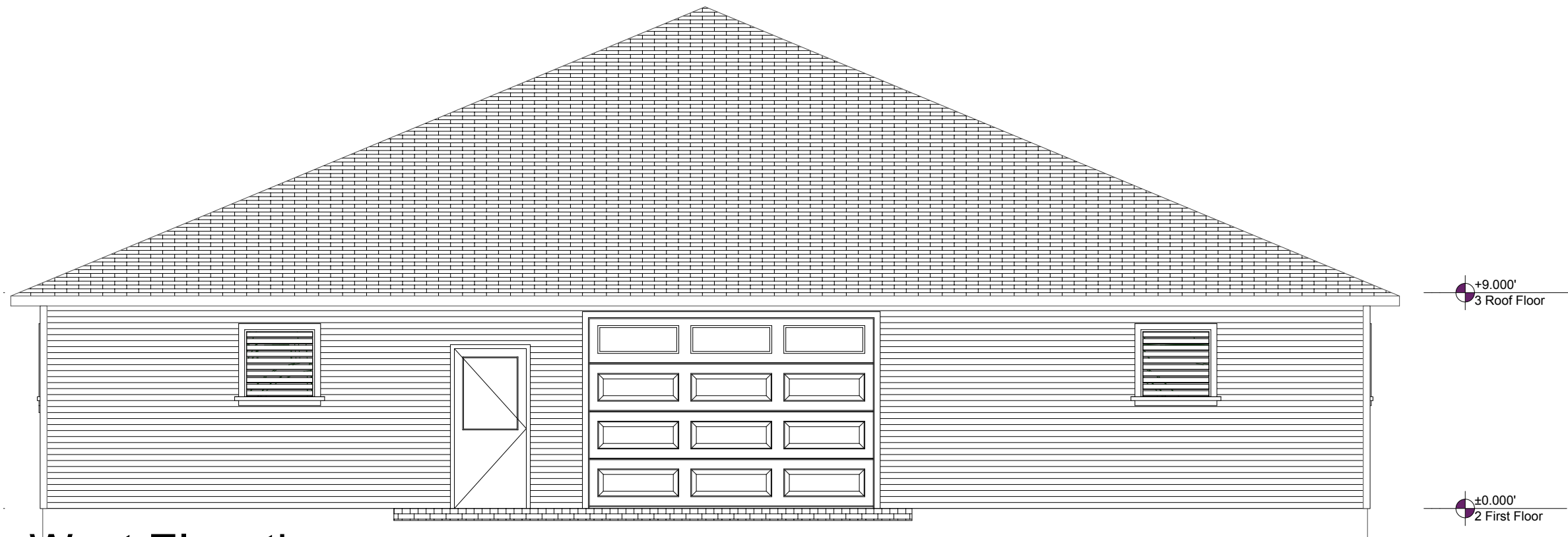


South Elevation

SCALE: 3/32" = 1'-0"

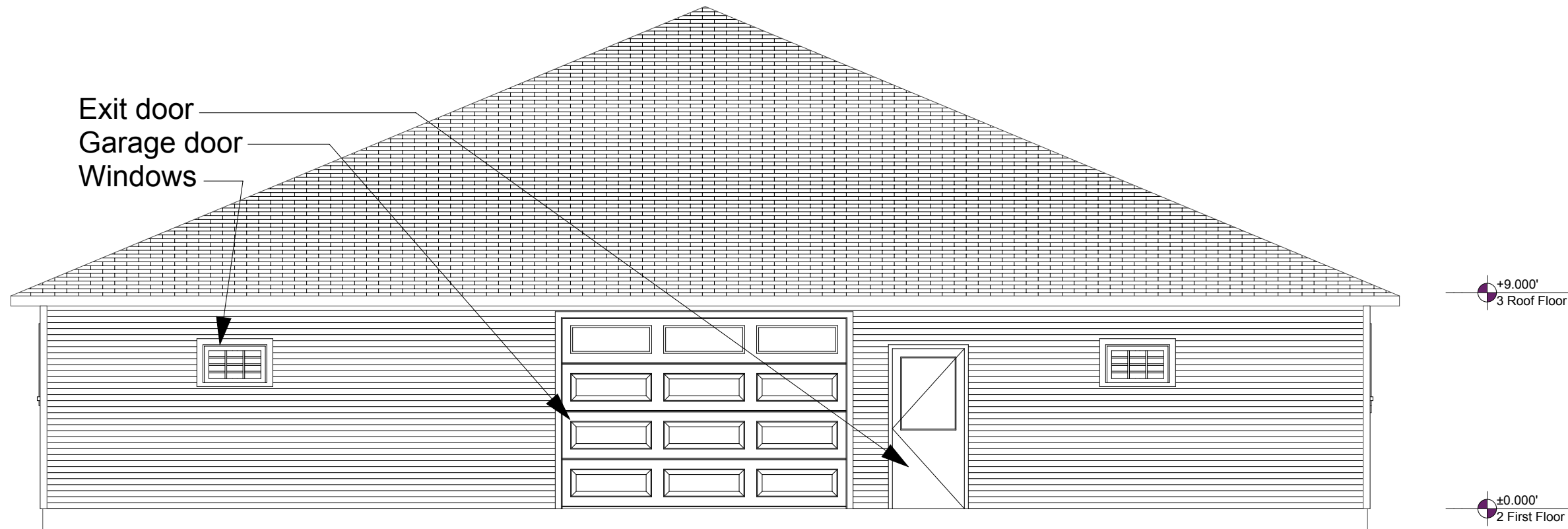
Garage Addition

South Hills Senior Living



West Elevation

SCALE: 3/16" = 1'-0"



West elevation

SCALE: 3/16" = 1'-0"

Garage Addition

South Hills Senior Living

**APPLICATION SITE PLAN AMENDMENT TO A "R-P",
"M-P", "C-P", "B-P", "S-1" OR "C-Z" DISTRICT
CITY OF WATERLOO PLANNING, PROGRAMMING, AND
ZONING COMMISSION, WATERLOO, IOWA
319.291.4366**

New or Overall Amendment _____

Individual Building _____

Minor change _____ (check one) (Minor Change must be approved by staff)

1. APPLICATION INFORMATION:

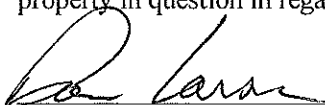
- a. Applicant's name – Business Name if Applicable (please print): South Hills Senior Living
Address: 1117 MaxHelen Blvd Phone: 319-233-5555 Fax: NA
City: Waterloo State: IA Zip: 50701
Email: _____
- b. Status of applicant: (a) Owner x (b) Other _____ (CHECK ONE): If other explain: _____
- c. Property owner's name if different than above (please print): LARSON Properties III - DAVE LARSON
Address: PO Box 943 Phone: 319-231-6259 Fax: _____
City: Waterloo State: IA Zip: 50704
Email: dave.larson@mchsi.com

2. PROPERTY INFORMATION:


- a. General location of site plan to be amended: 1117 MaxHelen Blvd, Waterloo, IA 50701
- b. Legal description of property or portion to be amended: Parcel ID 88131151007
1117 MaxHelen Blvd, Waterloo
Guernsey Park Lot 2
- c. Dimensions of proposed site plan amendment: 54'8" x 170' Garage
- d. Area of proposed site plan amendment: Northeast area of Guernsey Park Lot 2
- e. Current zoning: _____
- f. Reason(s) for site plan amendment and proposed use(s) of property: _____
23 stall parking garage for South Hills Senior Living Apts.
- g. Conditions (if any) agreed to (does not affect existing conditions unless specified): _____
Building will be designed and built to compliment existing structures
- h. Other pertinent information (use reverse side if necessary): This will be a drive thru
garage tenants enter on west end and exit on east end.

Please Note: If applicant is not the owner of the property, the signature of the owner must be secured. If it is the intent to subdivide (split) any land, vacant or improved in conjunction with this request it must go through a platting process (separate from site plan amendment request).

The filing fee of \$200 (for new or overall amendment), \$100 (for individual Building), or \$0 (for minor change) (payable to the City of Waterloo) is required. **This fee is non-refundable.** Under no condition shall said sum or any part thereof be refunded for failure of said amendment to be enacted into law. Any major change in any of the information given will require that the request go back through the process, with a new filing fee. If the request is denied no new petition covering the same or portion of the same property shall be filed with or considered by the Planning, Programming, and Zoning Commission until four (4) months have elapsed from the date of denial by the Waterloo City Council. The undersigned certify under oath and under the penalties of perjury that all information on this request and submitted along with it is true and correct. All information submitted will be used by the Waterloo Planning, Programming, and Zoning Commission and the Waterloo City Council in making their decision. The undersigned authorize City Zoning Officials to enter the property in question in regards to the request.


Signature of Applicant

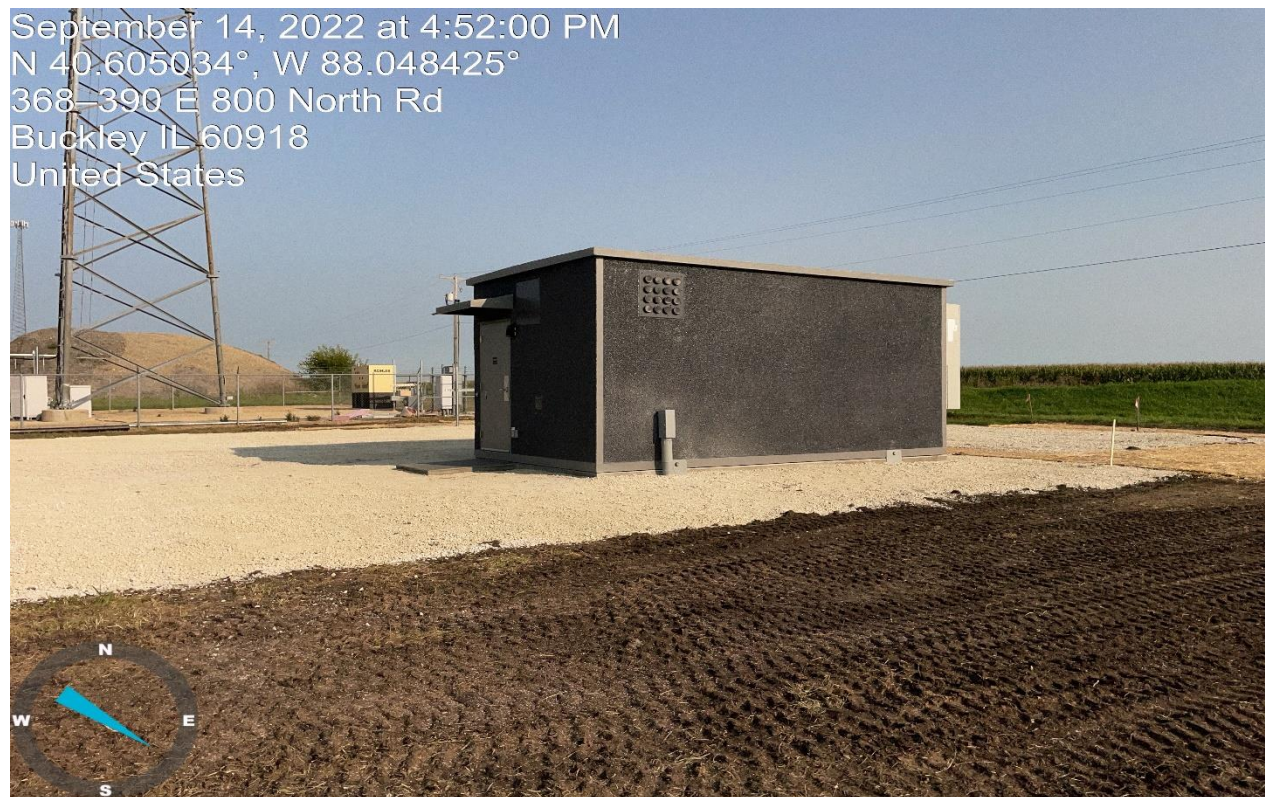
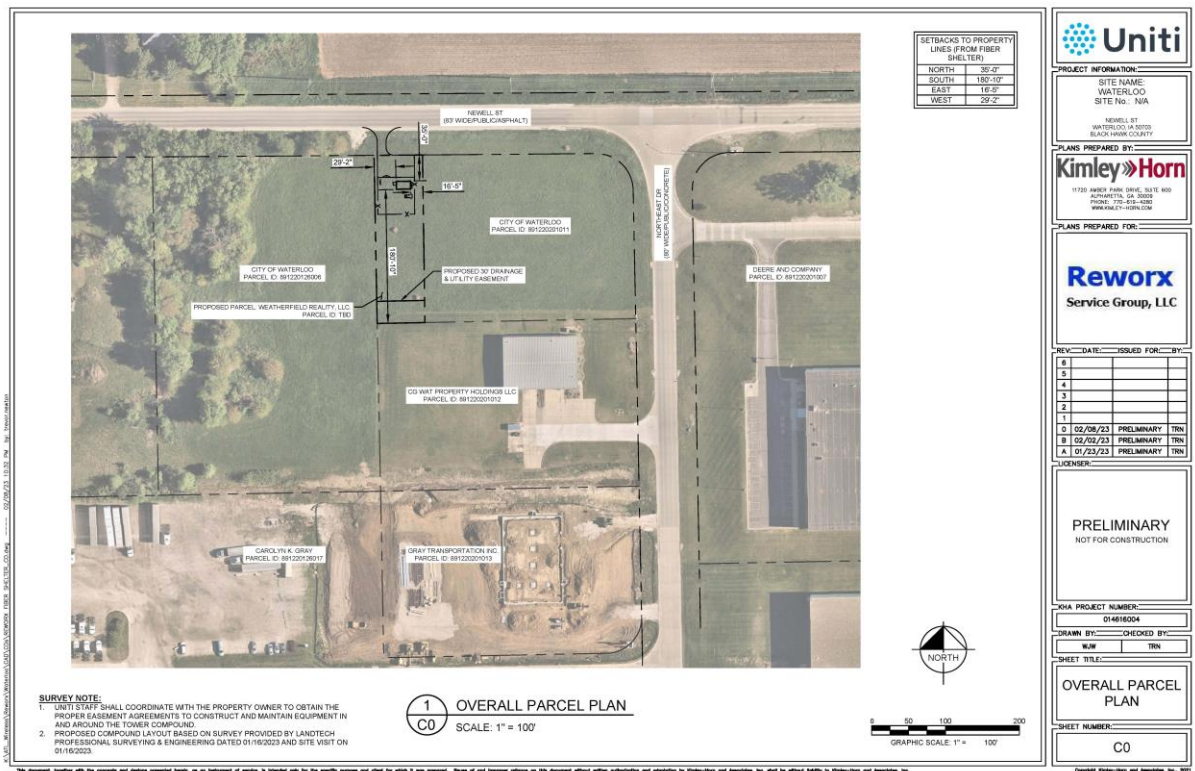
1-19-23
Date


Signature of Owner

1-19-23
Date **25**

REQUEST:	Request by Weatherfield Realty Group, LLC for a Site Plan Amendment to construct a fiber communication shelter in the “M-2, P” Planned Industrial District located north of 2365 Northeast Drive.
APPLICANT:	Weatherfield Realty Group, LLC, 3766 Poe Dr, Vestavia Hills, AL 35233
GENERAL DESCRIPTION:	The applicant is requesting to construct an 11.5’ by 20’ (230 square foot) fiber communication shelter, south of Newell Street and west of Northeast Drive.
SURROUNDING LAND USES AND IMPACT ON NEIGHBORHOOD:	The request would not have a negative impact on the surrounding area, as the area is composed of industrial uses.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The proposed site plan amendment would not appear to have a negative impact upon vehicular or pedestrian traffic conditions in the area. The site is located at the southwest corner of Newell Street and Northeast Drive. Newell Street is classified as an arterial street and Northeast Drive classified as a local street. There are no sidewalks along Newell Street or Northeast Drive. Sidewalks would not be required with the request.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN AND COMPLETE STREETS POLICY:	The Martin Luther King Jr. Drive Trail is located approximately 0.4 miles to the south of the site in question.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	<p>The site in question is zoned “M-2,P” Planned Industrial District and has been zoned as such since it was rezoned from “A-1” Agricultural District on October 9, 1995. The surrounding properties zoning and uses are as follows:</p> <p>North: Agricultural uses zoned “A-1” Agricultural District</p> <p>East: PPG (formerly Metokote) zoned “M-2, P” Planned Industrial District</p> <p>South: QCI Thermal Systems zoned “M-2,P” Planned Industrial District</p> <p>West: Vacant land and Warehouse zoned “M-2,P” Planned Industrial District</p>
BUFFERS/ SCREENING/ LANDSCAPING REQUIRED:	No buffers would be required as a part of this request. The applicant will need to submit and execute a landscaping plan for the site during the building permit approval process.
DRAINAGE:	The proposed request would not appear to have a negative impact on drainage in the area.

DEVELOPMENT HISTORY:	Industrial development has been taking place in the Northeast Industrial Park for over the past 25 years.
FLOODPLAIN:	No portion of the property is located within a floodplain as indicated by the Federal Insurance Administration's Flood Insurance Rate Map, Community Number 190025 0304F, dated July 18, 2011.
PUBLIC /OPEN SPACES/ SCHOOLS:	No public or open spaces are located within the immediate vicinity.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.	There is a 20' utility easement located to the south of Newell Street. This easement needs to be added to the site plan. There is a 16' utility and drainage easement located on the south line of lot 2, south of 2365 Northeast Drive. A 16" water main is located along the west side of Northeast Drive. Overhead power lines are located on the north side of Newell Street. Other utilities will be need to be extended to serve the proposed lot. Engineering has determined that a 30' drainage and utility easement will be required along the south line of the proposed lot.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates this site as Industrial. The request would be in conformance with the goals and policies of the Comprehensive Plan. The site is located within the Primary Growth Area.
STAFF ANALYSIS – ZONING ORDINANCE:	<p>The applicants are requesting a site plan amendment in order to construct a new 230 square foot fiber communication shelter in the "M-2,P" Planned Industrial District.</p> <p>The proposed building will be a one story prefabricated shelter and would match the surrounding development in the area. The façade design of the building will be compatible with the surrounding industrial uses.</p> <p>The applicant is proposing a 50' x 50' chain link fence with strands of barbed wire and a minimum height of 8' around the building.</p>
TECHNICAL REVIEW COMMITTEE:	<i>At Tech Review, Engineering noted no storm water plan is needed now because of the changes to the pavement areas. It was asked why there is a turn-a-round required on the site, to which Schroeder explained it is there to prevent vehicles from backing directly onto the road. Schroeder confirmed the gravel in the fenced area is acceptable because it is not a vehicular use area. Fire noted the generator will need to meet fire requirements.</i>



Picture 1: Example of what the shelter will look like.

STAFF ANALYSIS –
 SUBDIVISION
 ORDINANCE:

The applicant is proposing to subdivide the property in question and is currently going through the platting process, which is separate from the Site Plan Amendment.



Picture 2: Looking west from Northeast Drive toward the Site Plan Amendment Area.



Picture 3: Looking south from Newell Street at area requesting the site plan amendment.



Picture 4: Looking southeast from the corner of Northeast Drive and Newell Street.

**STAFF
RECOMMENDATION:**

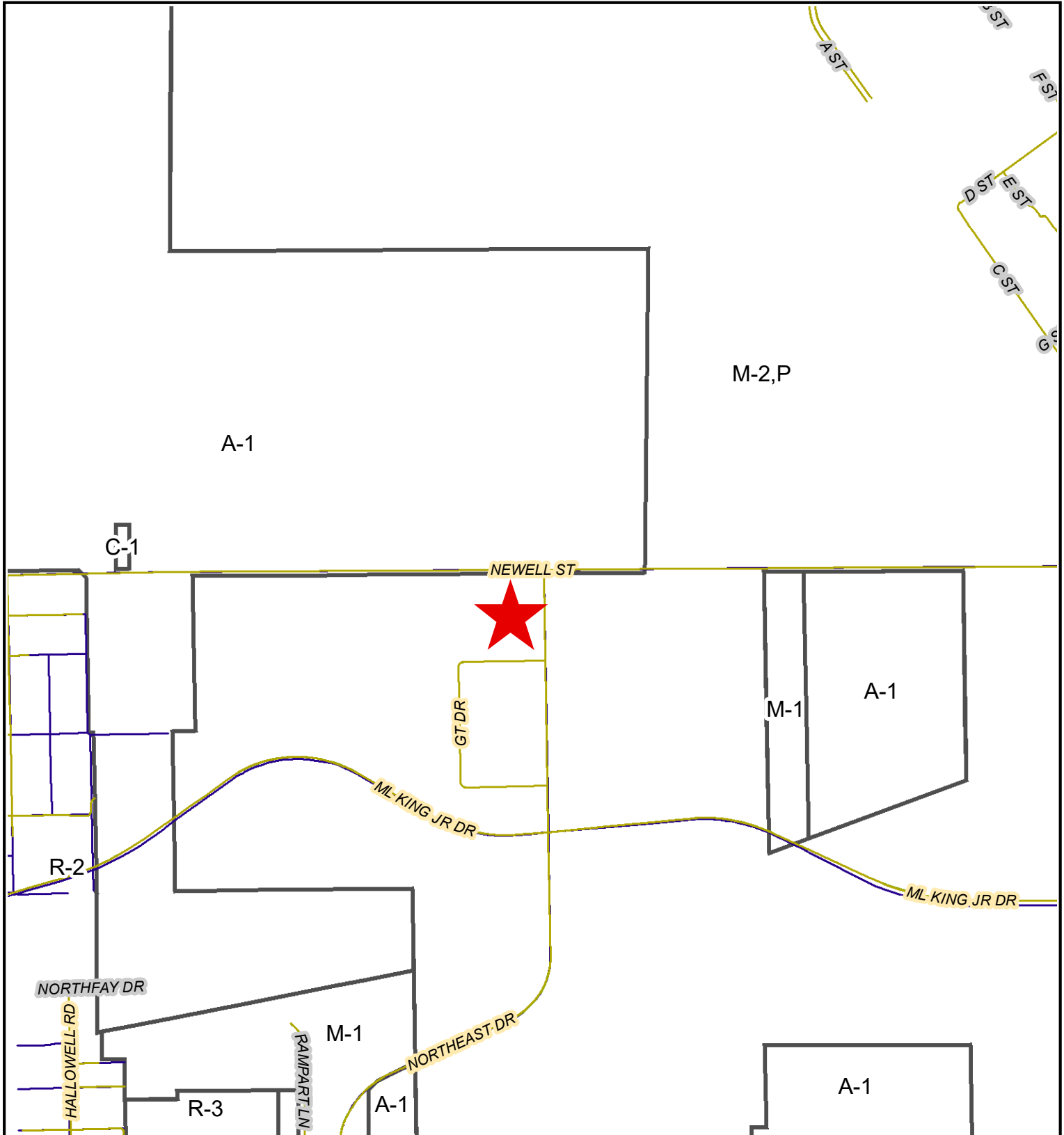
Therefore, staff recommends that the request by Weatherfield Realty Group, LLC for a Site Plan Amendment to construct a fiber communication shelter in the “M-2, P” Planned Industrial District located north of 2365 Northeast Drive, be approved for the following reasons:

1. The request is in conformance with the Comprehensive Plan and Future Land Use Map for this area.
2. The request would not appear to have a negative impact on traffic conditions in the area.
3. The request would not appear to have a negative impact upon the surrounding area and would be compatible with surrounding development.

And subject to the following conditions(s):

1. That the final site plan meets all applicable city codes, regulations, etc. including, but not limited to, parking, landscaping, screening, drainage, etc.
2. That the site plan be updated to show a 30' drainage and utility easement along the south property line, and to show the existing 20' utility easement along the north property line.

**City of Waterloo Planning, Programming and Zoning Commission
February 14, 2023**



**North of 2365 Northeast Drive
Site Plan Amendment
Tim Coefield**

City of Waterloo Planning, Programming and Zoning Commission
February 14, 2023



**North of 2365 Northeast Drive
Site Plan Amendment
Tim Coefield**

K:\ATL_Wireless\Reworkx\Waterloo\CAD\CDs\REWORX FIBER SHELTER_CD.dwg 02/08/23 10:32 PM by: trevor.newton

PREPARED FOR:



SITE NAME:

WATERLOO

SITE ADDRESS (E-911 TO BE VERIFIED)

NEWELL ST
WATERLOO, IA 50703
BLACK HAWK COUNTY
LATITUDE: 42° 30' 45.44" N
LONGITUDE: 92° 17' 16.10" W
PARCEL ID: 891220201011
ZONING CLASSIFICATION: M-2,P

DEVELOPER
UNITI FIBER C/O
REWORX SERVICE GROUP, LLC.
PHONE: (678) 468-7580
EMAIL: TIM.COEFIELD@REWORXSG.COM
ATTN: TIM COEFIELD

PROPERTY OWNER
WEATHERFIELD REALITY GROUP, LLC
3766 POE DRIVE
VESTAVIA HILLS, AL 35223
PHONE: (678) 468-7580
ATTN: TIM COEFIELD

POWER PROVIDER
MIDAMERICAN ENERGY
PO BOX 4350
DAVENPORT, IA 52808-4350
PHONE: (800) 329-6261
ATTN: CUSTOMER SERVICE

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (470) 299-7052
ATTN.: TREVOR NEWTON, E.I.T.

CONTACTS

SHEET NO.	SHEET TITLE
T1	TITLE SHEET
-	SURVEY SHEET (1 OF 1)
N1	GENERAL NOTES
C0	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	ENLARGED SITE PLAN
C3	GRADING AND EROSION CONTROL PLAN
C4	GRADING AND EROSION CONTROL DETAILS
C5	GRAVEL COMPOUND DETAIL
C6	FENCE, GATE AND COMPOUND DETAILS
C7	FIBER SHELTER ELEVATIONS
S1	FOUNDATION PLAN
S2	FOUNDATION DETAILS
E1	ELECTRICAL NOTES
E2	UTILITY ROUTING PLAN
E3	METER RACK PROFILE
E4	GROUNDING NOTES
E5	GROUNDING PLAN
E6	GROUNDING DETAILS
E7	GROUNDING DETAILS

SHEET INDEX

CITY OF WATERLOO PLANNING & ZONING
715 MULBERRY ST.
WATERLOO, IA 50703
PHONE: (319) 291-4366
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION

BLACK HAWK SHERIFF'S OFFICE
225 E 6TH ST
WATERLOO, IA 50703
PHONE: (319) 291-2587
ATTN.: NON-EMERGENCY BUSINESS

WATERLOO FIRE RESCUE (FIRE STATION 5)
617 NEVADA ST.
WATERLOO, IA 50703
PHONE: (319) 291-4465
ATTN.: NON-EMERGENCY BUSINESS



JURISDICTION:
CITY OF WATERLOO

STATE:
IOWA

SCOPE OF WORK:
UNMANNED TELECOMMUNICATIONS FACILITY

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 19013C0193F DATED 07/18/11 WITHIN
FLOOD ZONE X.

PROJECT SUMMARY



PROJECT INFORMATION:

SITE NAME:
WATERLOO
SITE No.: N/A

NEWELL ST
WATERLOO, IA 50703
BLACK HAWK COUNTY

PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

PLANS PREPARED FOR:



REV: DATE: ISSUED FOR: BY:

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1			
0	02/08/23	PRELIMINARY	TRN
B	02/02/23	PRELIMINARY	TRN
A	01/23/23	PRELIMINARY	TRN

LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

014616004

DRAWN BY: CHECKED BY:

WJW

TRN

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T1 33

SITE INFORMATION

SITE ADDRESS:
NEWELL STREET
WATERLOO, IA 50703

PARCEL ID

891220201011

PARENT PARCEL DESCRIPTION (AS PROVIDED PER BLACK HAWK CO. GIS)

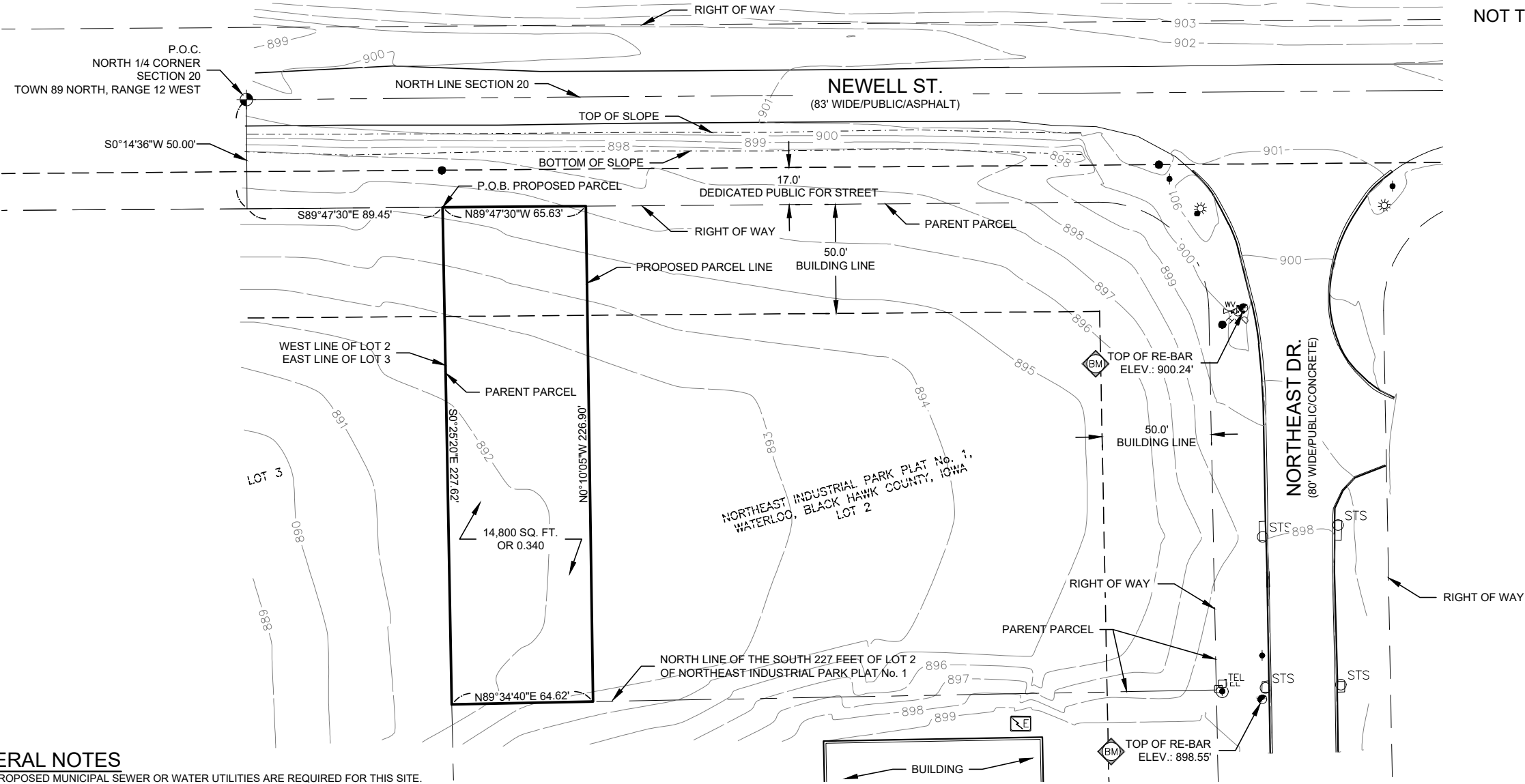
NORTHEAST INDUSTRIAL PARK PLAT NO 1 LOT 2 EXC S 227 FT.

PROPOSED PARCEL DESCRIPTION (AS SURVEYED)

PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 89 NORTH, RANGE 12 WEST, LOT 2 OF NORTHEAST INDUSTRIAL PARK PLAT No. 1, CITY OF WATERLOO, BLACK HAWK COUNTY, IOWA DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°14'36" WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY OF NEWELL STREET (83' WIDE/PUBLIC); THENCE SOUTH 89°47'30" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 89.45 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID PLAT AND THE POINT OF BEGINNING; THENCE SOUTH 00°25'20" EAST ALONG THE WEST LINE OF LOT 2 OF SAID PLAT A DISTANCE OF 227.62 FEET; THENCE NORTH 89°34'40" EAST A DISTANCE OF 64.62 FEET; THENCE NORTH 00°10'05" WEST A DISTANCE OF 226.90 FEET TO SAID RIGHT OF WAY; THENCE NORTH 89°47'30" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 65.63 FEET TO THE POINT OF BEGINNING. CONTAINING 14,800 SQUARE FEET OR 0.340 ACRES.



VICINITY MAP
NOT TO SCALE



- IRON FOUND
- IRON SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- GPS MONUMENT
- MONUMENT BOX FOUND
- MONUMENT FOUND
- MONUMENT SET
- (R) RECORD
- (M) MEASURED
- STS STORM MANHOLE
- CATCH BASIN
- SQUARE CATCH BASIN
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- MONITOR WELL
- TELCO. MANHOLE
- POWER POLE
- GUY
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC HANDHOLE
- WATER VALVE
- HYDRANT
- GAS METER
- GAS MARKER
- GAS VALVE
- TELEPHONE PEDESTAL
- SIGN POST
- FENCE LINE
- BENCHMARK

LEGEND

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

GENERAL NOTES

- NO PROPOSED MUNICIPAL SEWER OR WATER UTILITIES ARE REQUIRED FOR THIS SITE.
- THERE WILL BE NO CHANGE IN DRAINAGE PATTERN DUE TO THE PROPOSED INSTALLATION.
- NO SIGNIFICANT RUNOFF IS GENERATED BY THE PROPOSED INSTALLATION.

CERTIFICATION :

I MATTHEW T. MOKANYK CERTIFY THAT I HAVE SURVEYED AND MARKED THE PROPOSED EQUIPMENT INSTALLATION AND EXISTING FEATURES AND THAT THIS MAP IS A TRUE REPRESENTATION THEREOF.

Matthew T. Mokanyk
Matthew T. Mokanyk, P.S., P.E.
Iowa P.S. No. 18019

01/16/23
Date

BEARINGS BASIS: N89°47'30"W ALONG THE NORTH LINE OF SECTION 20, TOWN 89 NORTH, RANGE 12 WEST



SURVEY PLAN

SCALE: 1"=60'



LANDTECH PROJECT NUMBER: 22308159

REV.	DATE	DESCRIPTION	REQ. BY	BY
0	01/16/23	PRELIMINARY DRAWINGS		RJH

DRAWING SCALE NOTE: THE DRAWINGS ARE DESIGNED FOR 11"x17" (TABLOID/LEGAL) SIZED PAPER, WHERE MUNICIPALITIES REQUIRE 24"x36" COPIES OF PRINTS, LANDTECH SHALL PLOT THE DRAWINGS AT A RATIO OF 2:1. ALL SUCH COPIES SHALL HAVE A SCALE 1/2 THE SHOWN SIZE.

PROFESSIONAL SURVEYING & ENGINEERING
AL. AR. AZ. CO. FL. GA. IL. IN. KS. KY. LA. MI. MN. MO. NE.
NC. ND. NJ. NM. NY. OH. OK. PA. SC. SD. TN. TX. VA. WV. WI.
231.943.0050ph 877.820.LAND toll free
www.landtechps.com www.towersurveyors.com

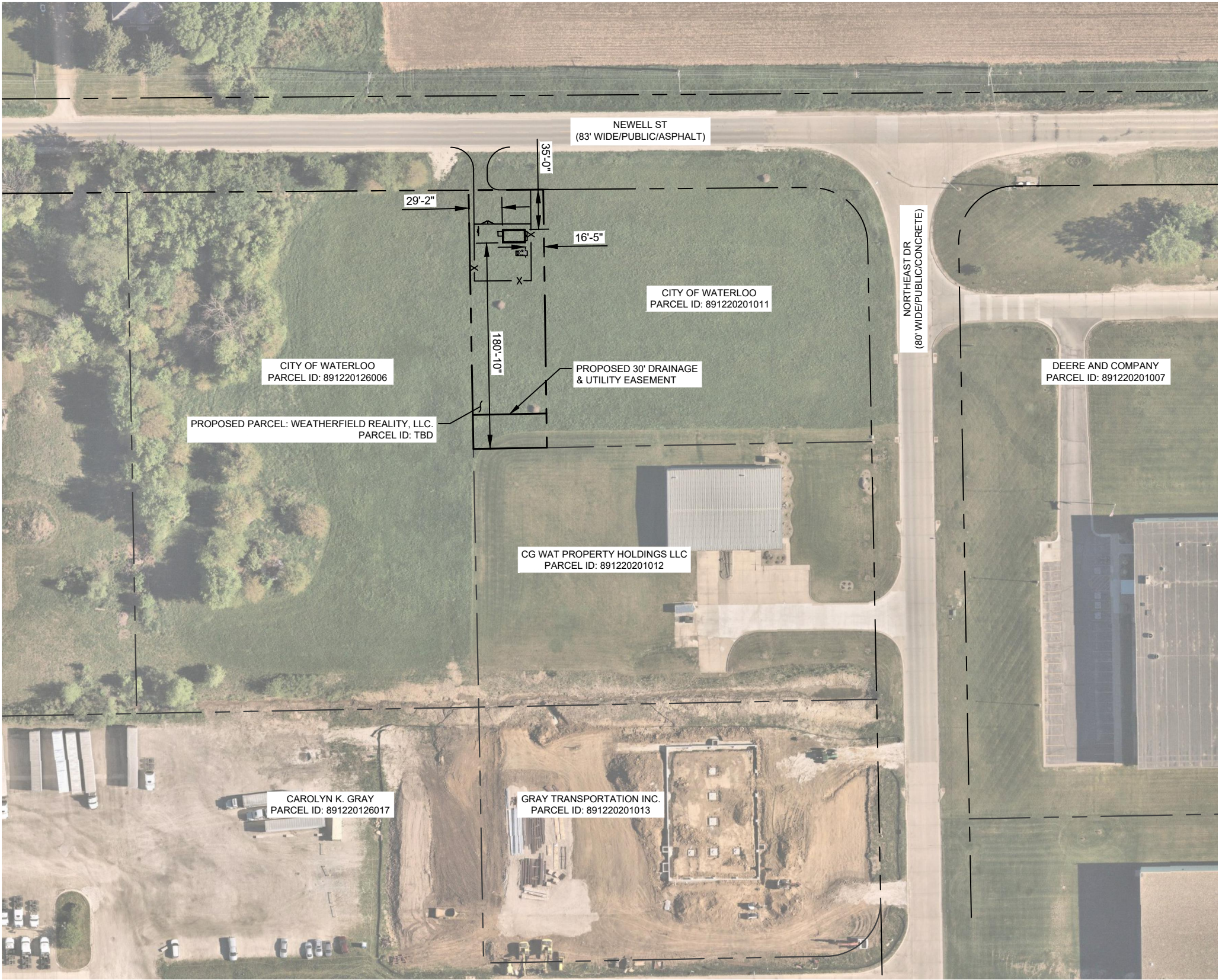
WATERLOO

SITE ADDRESS:
715 MULBERRY ST.
WATERLOO, IA 50703
COUNTY: BLACK HAWK

Sheet Title:
SURVEY PLAN

Sheet Number:
S-134

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SETBACKS TO PROPERTY LINES (FROM FIBER SHELTER)	
NORTH	35'-0"
SOUTH	180'-10"
EAST	16'-5"
WEST	29'-2"



PROJECT INFORMATION:

SITE NAME:
WATERLOO
SITE No.: N/A

NEWELL ST
WATERLOO, IA 50703
BLACK HAWK COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

PLANS PREPARED FOR:

Reworkx

Service Group, LLC

REV: DATE: ISSUED FOR: BY:

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A	01/23/23	PRELIMINARY	TRN

LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

014616004

DRAWN BY: CHECKED BY:

WJW

TRN

SHEET TITLE:

**OVERALL PARCEL
PLAN**

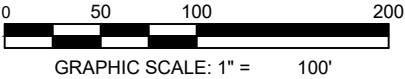
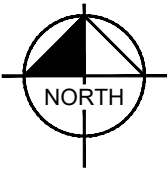
SHEET NUMBER:

C0 **35**

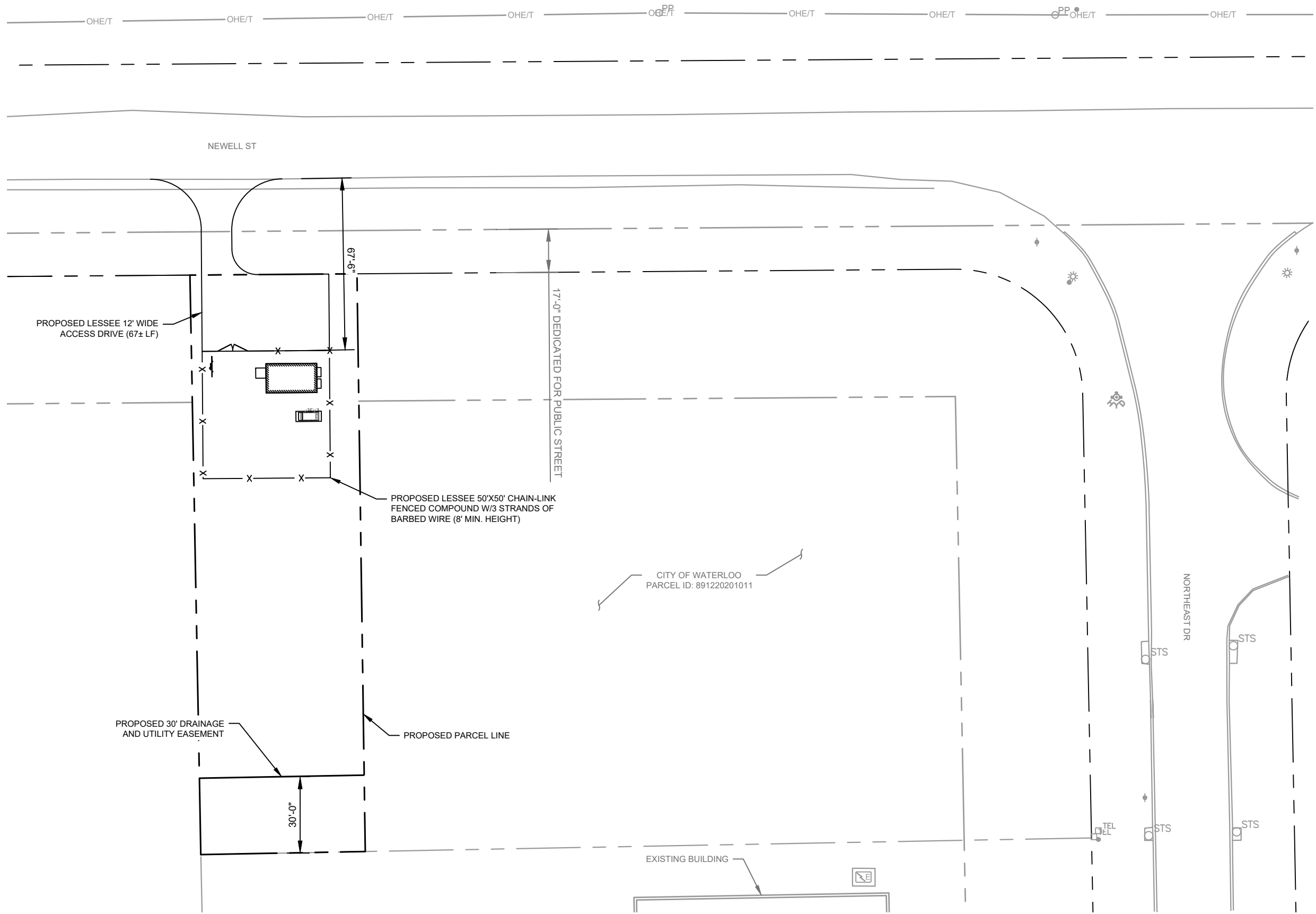
SURVEY NOTE:

- UNITI STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDTECH PROFESSIONAL SURVEYING & ENGINEERING DATED 01/16/2023 AND SITE VISIT ON 01/16/2023.

1
C0 **OVERALL PARCEL PLAN**
SCALE: 1" = 100'



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SURVEY NOTE:

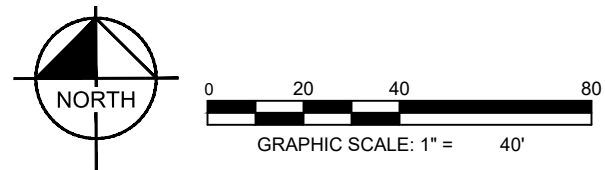
1. UNITI STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.

2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDTECH PROFESSIONAL SURVEYING & ENGINEERING DATED 01/16/2023 AND SITE VISIT ON 01/16/2023.

1
C1

OVERALL SITE PLAN

SCALE: 1" = 40'



PROJECT INFORMATION:

SITE NAME:
WATERLOO
SITE No.: N/A

NEWELL ST
WATERLOO, IA 50703
BLACK HAWK COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

PLANS PREPARED FOR:

Reworx
Service Group, LLC

REV: DATE: ISSUED FOR: BY:

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B	02/02/23	PRELIMINARY	TRN
A	01/23/23	PRELIMINARY	TRN

LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

014616004

DRAWN BY: CHECKED BY:

WJW TRN

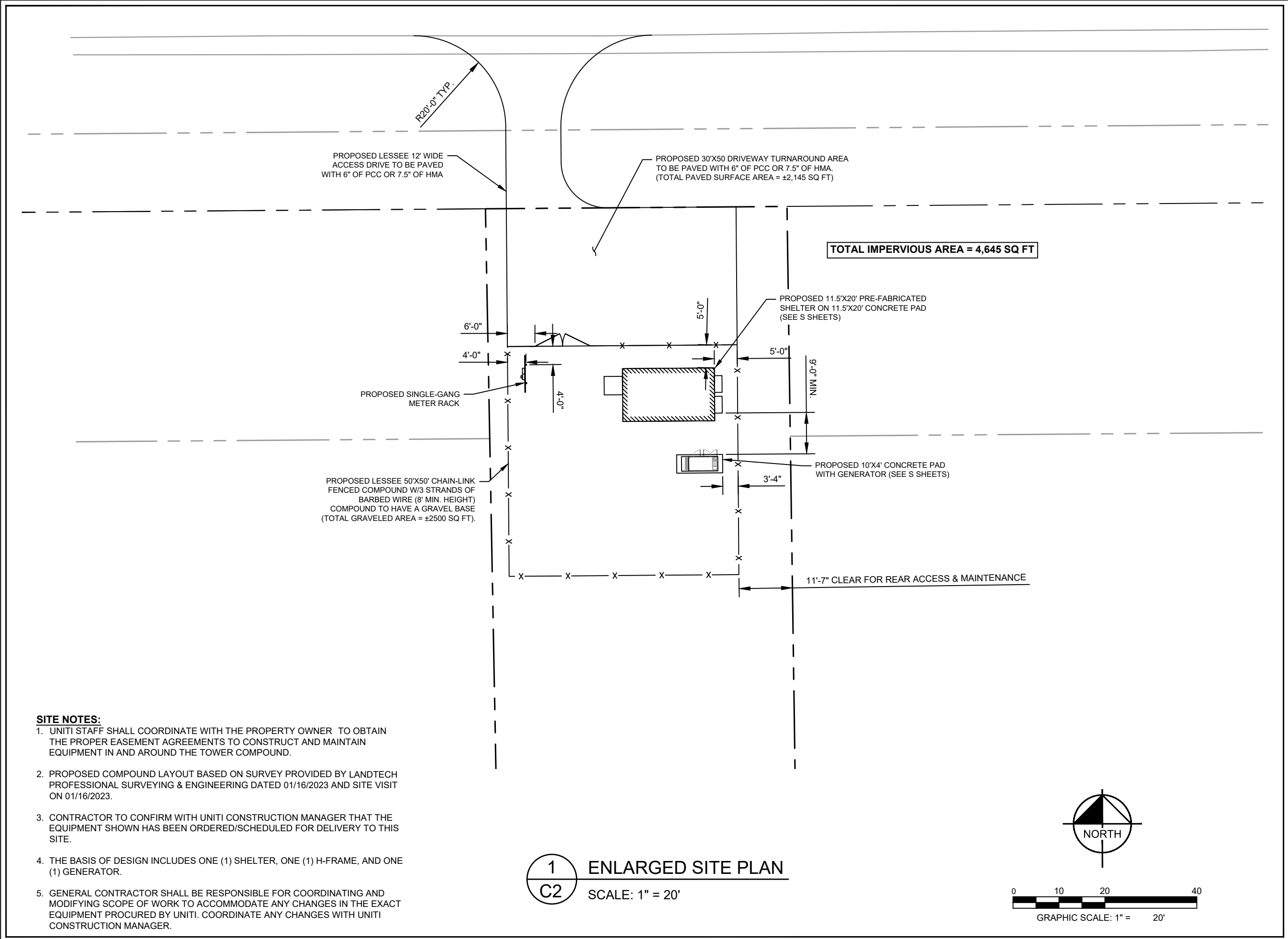
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C1 **36**

K:\ATL_Wireless\Reworx\Waterloo\CAD\CDs\REWORX_FIBER_SHELTER_CD.dwg 02/08/23 10:32 PM by: trevor.newton



SITE NOTES:

1. UNITI STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDTECH PROFESSIONAL SURVEYING & ENGINEERING DATED 01/16/2023 AND SITE VISIT ON 01/16/2023.
3. CONTRACTOR TO CONFIRM WITH UNITI CONSTRUCTION MANAGER THAT THE EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF DESIGN INCLUDES ONE (1) SHELTER, ONE (1) H-FRAME, AND ONE (1) GENERATOR.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY UNITI. COORDINATE ANY CHANGES WITH UNITI CONSTRUCTION MANAGER.



PROJECT INFORMATION:

SITE NAME:
WATERLOO
SITE No.: N/A

NEWELL ST
WATERLOO, IA 50703
BLACK HAWK COUNTY

PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

PLANS PREPARED FOR:



REV: DATE: ISSUED FOR: BY:

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B	02/02/23	PRELIMINARY	TRN
A	01/23/23	PRELIMINARY	TRN

LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

014616004

DRAWN BY: CHECKED BY:

WJW

TRN

SHEET TITLE:

ENLARGED SITE
PLAN

SHEET NUMBER:

C2 37

K:\ATL_Wireless\Reworx\Waterloo\CAD\CDS\REWORX FIBER SHELTER_CD.dwg 02/08/23 10:32 PM by: trevor.newton

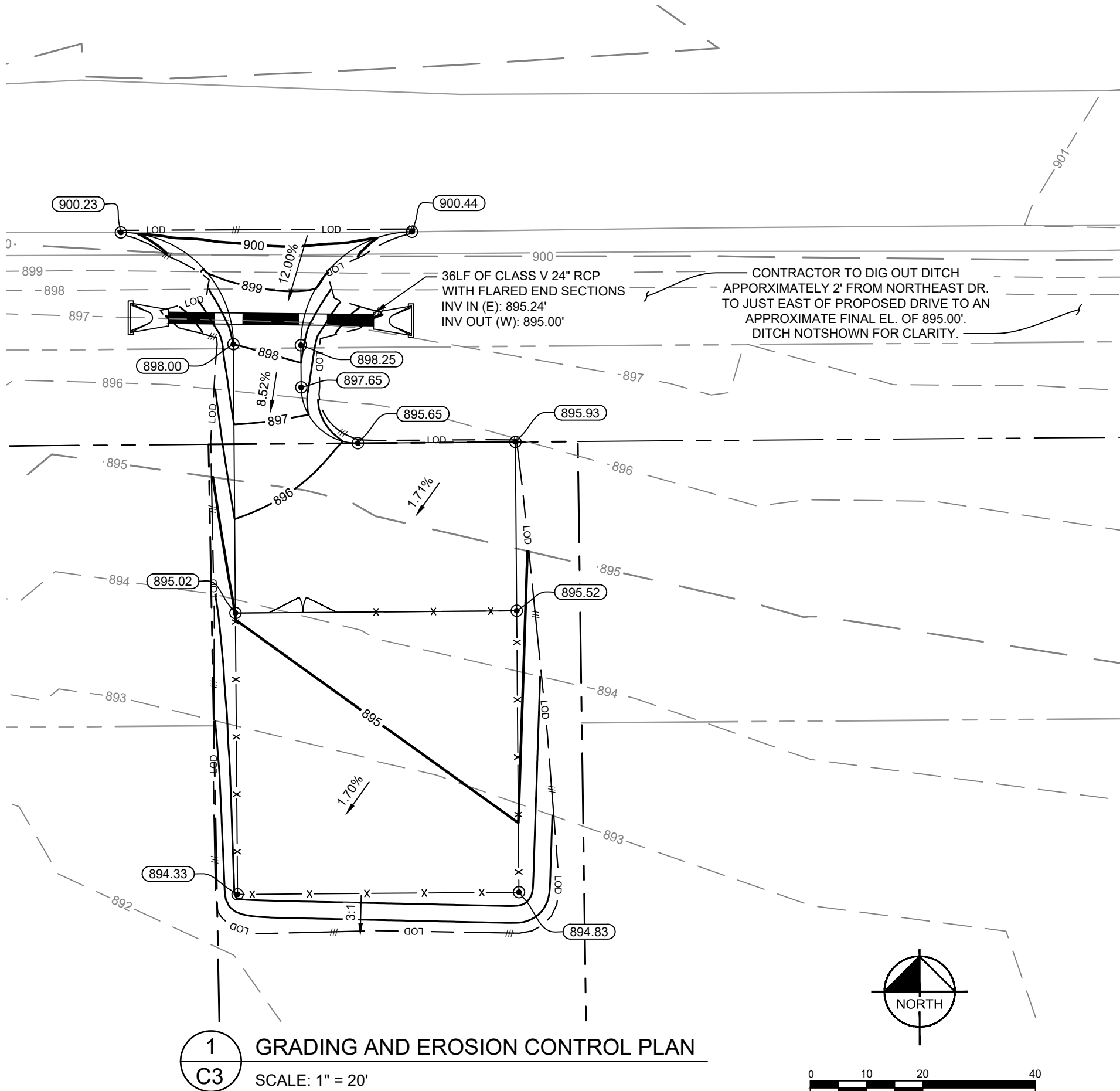
NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 6,039± SQ. FT. (0.14 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER.

GRADING NOTES:

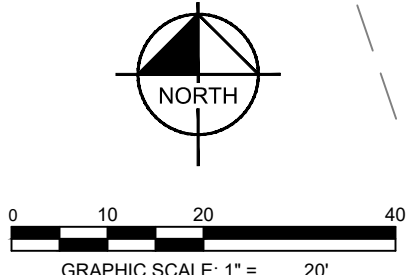
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 4H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS ————
PROPOSED CONTOURS ————
LOD/SILT FENCE ———— LOD ————
PROPOSED SPOT ELEVATION ● (XX.XX)



1 GRADING AND EROSION CONTROL PLAN
C3 SCALE: 1" = 20'



PROJECT INFORMATION:

SITE NAME:
WATERLOO
SITE No.: N/A

NEWELL ST
WATERLOO, IA 50703
BLACK HAWK COUNTY

PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

PLANS PREPARED FOR:



REV: DATE: ISSUED FOR: BY:

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LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

014616004

DRAWN BY: CHECKED BY:

WJW

TRN

SHEET TITLE:

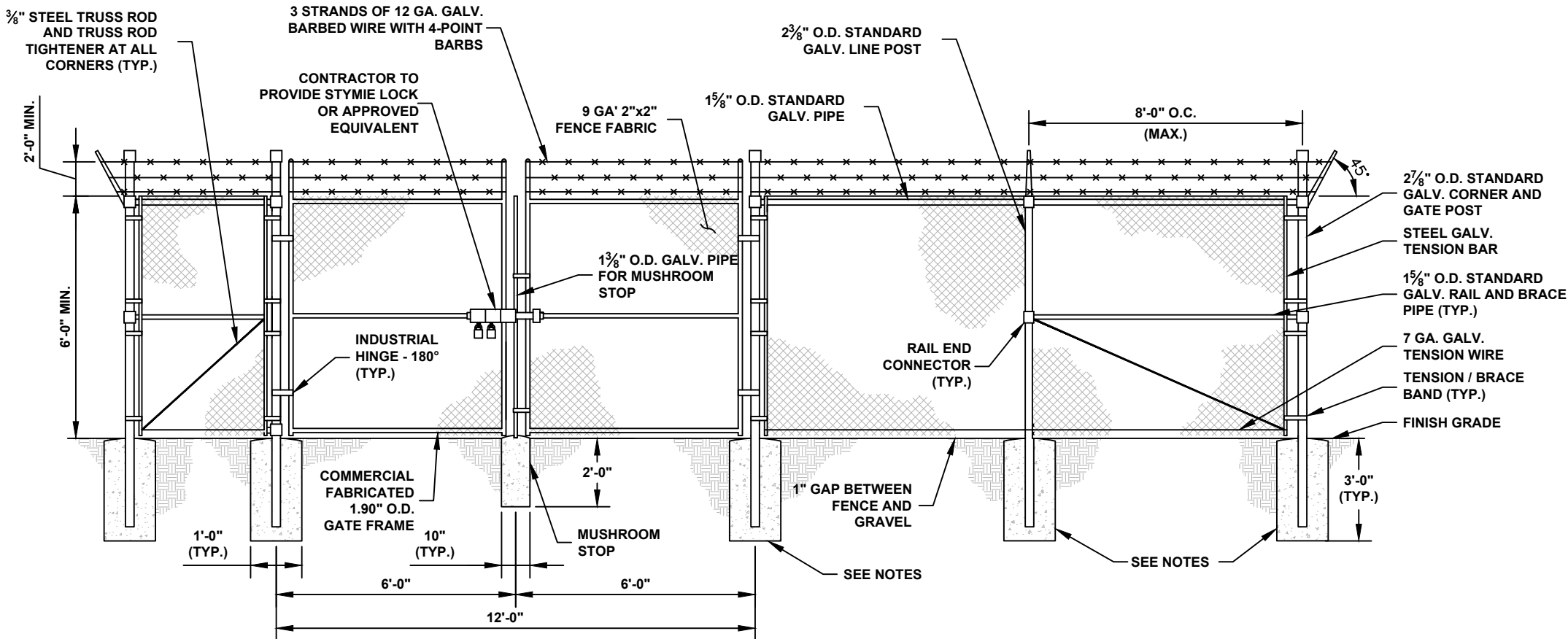
GRADING AND
EROSION
CONTROL PLAN

SHEET NUMBER:

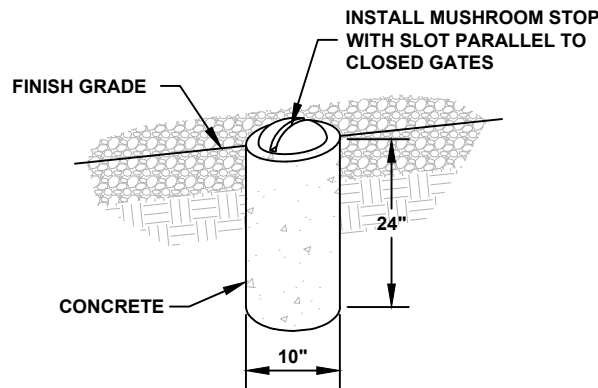
C3 38

K:\ATL_Wireless\Reworx\Waterloo\CAD\CDs\REWORX_FIBER_SHELTER_CD.dwg 02/08/23 10:33 PM by: trevor.newton

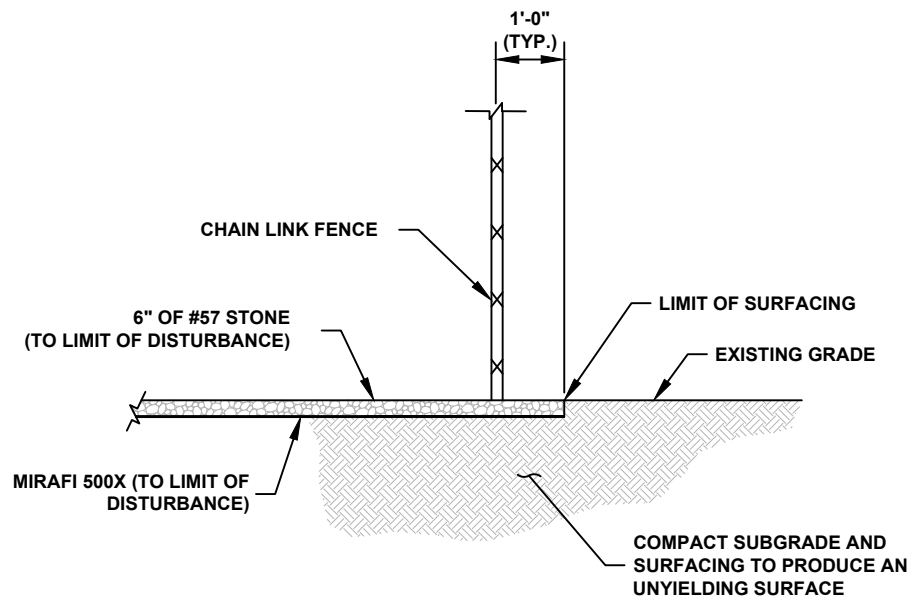
- FENCE NOTES:**
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
 2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
 3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
 4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
 5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
 6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
 7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
 8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



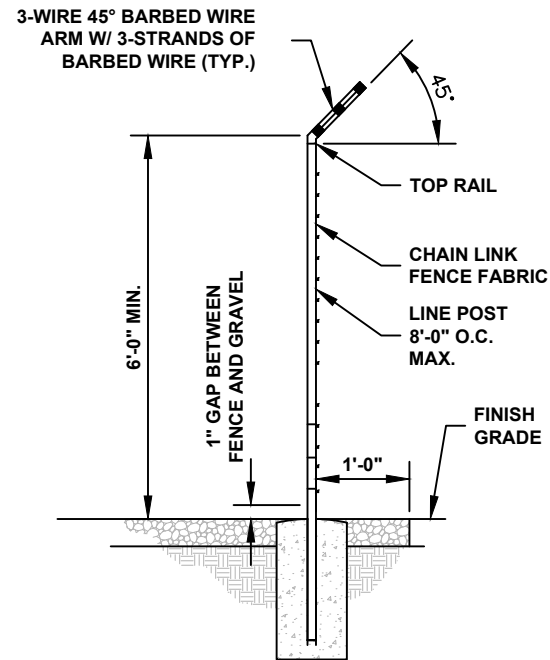
1 CHAIN LENK FENCE AND GATE ELEVATION
C6 NOT TO SCALE



2 MUSHROOM STOP
C6 NOT TO SCALE



3 SITE COMPOUND SURFACE DETAIL
C6 NOT TO SCALE



4 SECTION AT FENCE
C6 NOT TO SCALE



PROJECT INFORMATION:

SITE NAME:
WATERLOO
SITE No.: N/A

NEWELL ST
WATERLOO, IA 50703
BLACK HAWK COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

PLANS PREPARED FOR:

Reworx
Service Group, LLC

REV: DATE: ISSUED FOR: BY:

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LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

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TRN

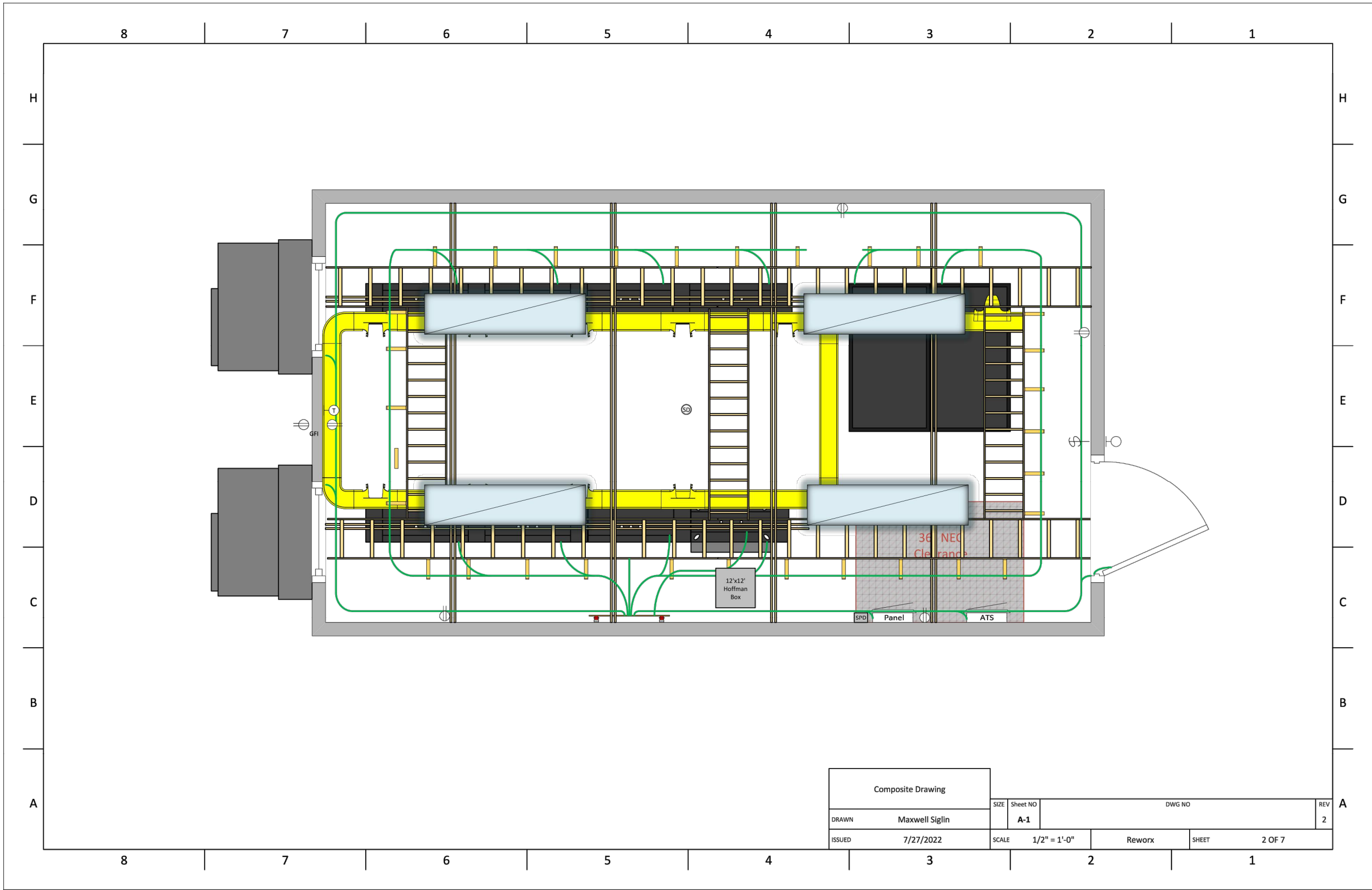
SHEET TITLE:

**FENCE, GATE AND
COMPOUND
DETAILS**

SHEET NUMBER:

C6 **39**

K:\AT_Wireless\Reworx\Waterloo\CAD\CDs\REWORX FIBER SHELTER_CD.dwg 02/08/23 10:33 PM by: trevor.newton



1
C7 CELL SITE SHELTER DRAWINGS
NOT TO SCALE

Composite Drawing		SIZE	Sheet NO	DWG NO		REV
DRAWN	Maxwell Siglin		A-1			2
ISSUED	7/27/2022	SCALE	1/2" = 1'-0"	Reworx	SHEET	2 OF 7



PROJECT INFORMATION:

SITE NAME:
WATERLOO
SITE No.: N/A

NEWELL ST
WATERLOO, IA 50703
BLACK HAWK COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
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PLANS PREPARED FOR:

Reworx
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LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

014616004

DRAWN BY: CHECKED BY:

WJW TRN

SHEET TITLE:

**FIBER SHELTER
ELEVATIONS**

SHEET NUMBER:

C7 40

**APPLICATION SITE PLAN AMENDMENT TO A "R-P",
"M-P", "C-P", "B-P", "S-1" OR "C-Z" DISTRICT
CITY OF WATERLOO PLANNING, PROGRAMMING, AND
ZONING COMMISSION, WATERLOO, IOWA
319.291.4366**

New or Overall Amendment X

Individual Building _____

Minor change _____ (check one) (Minor Change must be approved by staff)

1. APPLICATION INFORMATION:

- a. Applicant's name – Business Name if Applicable (please print): TIM COEFIELD
Address: 3766 POE DR Phone: (678) 468-7580 Fax: _____
City: VESTAVIA HILLS State: AL Zip: 35223
Email: tim.coefield@reworksg.com
- b. Status of applicant: (a) Owner _____ (b) Other X (CHECK ONE): If other explain: APPLICANT IS LOOKING TO PURCHASE PROPERTY
- c. Property owner's name if different than above (please print): CITY OF WATERLOO
Address: 715 MULBERRY ST Phone: (319) 891-4366 Fax: _____
City: WATERLOO State: IOWA Zip: 50703
Email: _____

2. PROPERTY INFORMATION:

- a. General location of site plan to be amended: JUST WEST OF NORTHEAST DRIVE ALONG NEWELL ST
- b. Legal description of property or portion to be amended: PARCEL ID: 891220201011
-SEE ATTACHED SURVEY
- c. Dimensions of proposed site plan amendment: 600' X 600'
- d. Area of proposed site plan amendment: 3600 SQ. FT.
- e. Current zoning: M-2, P
- f. Reason(s) for site plan amendment and proposed use(s) of property: UNIT FIBER SHELTER(S)
- g. Conditions (if any) agreed to (does not affect existing conditions unless specified): _____

- h. Other pertinent information (use reverse side if necessary): _____

Please Note: If applicant is not the owner of the property, the signature of the owner must be secured. If it is the intent to subdivide (split) any land, vacant or improved in conjunction with this request it must go through a platting process (separate from site plan amendment request).

The filing fee of **\$200** (for new or overall amendment), \$100 (for individual Building), or \$0 (for minor change) (payable to the City of Waterloo) is required. **This fee is non-refundable.** Under no condition shall said sum or any part thereof be refunded for failure of said amendment to be enacted into law. Any major change in any of the information given will require that the request go back through the process, with a new filing fee. If the request is denied no new petition covering the same or portion of the same property shall be filed with or considered by the Planning, Programming, and Zoning Commission until four (4) months have elapsed from the date of denial by the Waterloo City Council. The undersigned certify under oath and under the penalties of perjury that all information on this request and submitted along with it is true and correct. All information submitted will be used by the Waterloo Planning, Programming, and Zoning Commission and the Waterloo City Council in making their decision. The undersigned authorize City Zoning Officials to enter the property in question in regards to the request.

T. Roston Coefield
Signature of Applicant

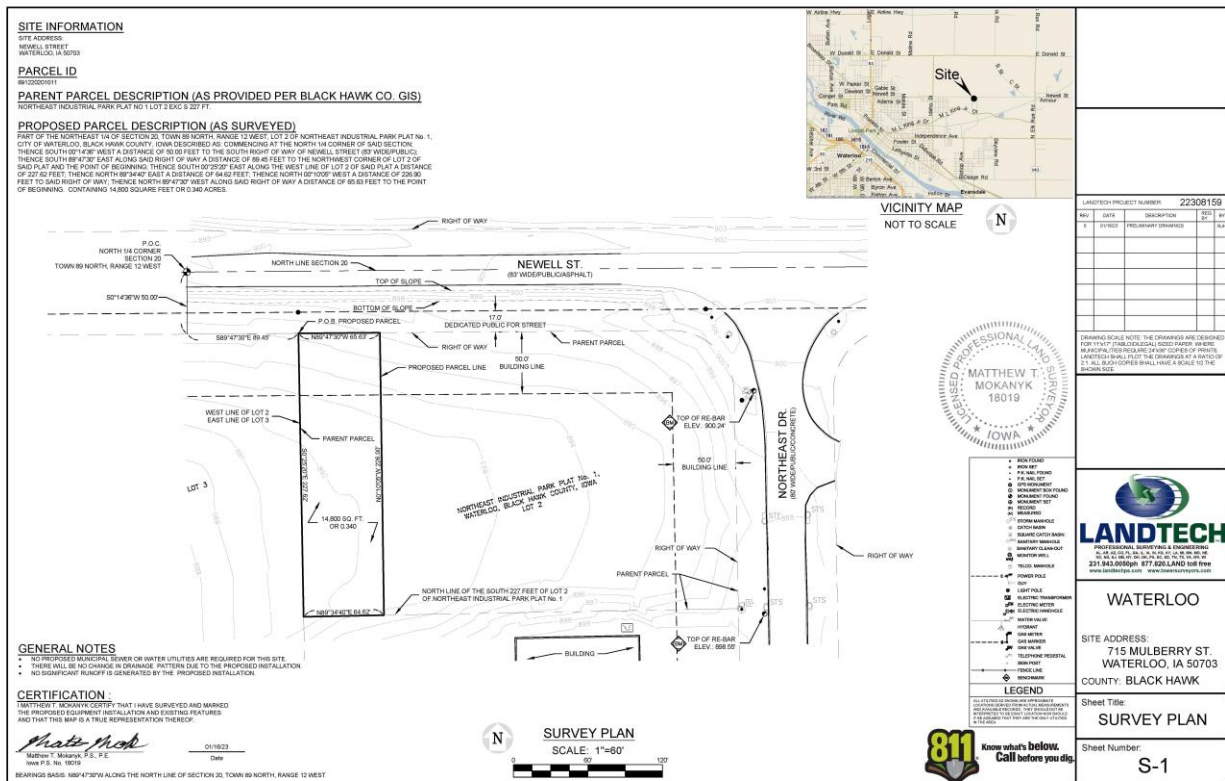
01/25/23

Date

Signature of Owner

REQUEST:	Request by the City of Waterloo for the replat of a portion of Lot 2 of Northeast Industrial Park Plat no. 1, a one-lot Commercial Subdivision in the “M-2, P” Planned Industrial District located north of 2365 Northeast Drive.
APPLICANT(S):	City of Waterloo, 715 Mulberry St, Waterloo, Iowa 50703
GENERAL DESCRIPTION:	The applicant is requesting to plat the property in question for the purpose of creating a 0.34 acre lot for a telecommunications company.
IMPACT ON NEIGHBORHOOD & SURROUNDING LAND USE:	The request would not have a negative impact on the surrounding area, as the area is composed of industrial uses.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS AND COMPLETE STREETS POLICY:	The site is located at the southwest corner of Newell Street and Northeast Drive. Newell Street is classified as an arterial street and Northeast Drive classified as a local street. There are no sidewalks along Newell Street or Northeast Drive. Sidewalks would not be required with this minor plat.
RECREATIONAL TRAIL PLAN:	The Martin Luther King Jr. Drive Trail is located approximately 0.4 miles to the south of the site in question.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	<p>The site in question is zoned “M-2,P” Planned Industrial District and has been zoned as such since it was rezoned from “A-1” Agricultural District on October 9, 1995. The surrounding properties zoning and uses are as follows:</p> <p>North: Agricultural uses zoned “A-1” Agricultural District</p> <p>East: PPG (formerly Metokote) zoned “M-2, P” Planned Industrial District</p> <p>South: QCI Thermal Systems zoned “M-2,P” Planned Industrial District</p> <p>West: Vacant land and Warehouse zoned “M-2,P” Planned Industrial District</p>
BUFFERS REQUIRED/ NEEDED:	No buffering would be required as part of this request.
DRAINAGE:	The proposed request would not appear to have a negative impact on drainage in the area.
DEVELOPMENT HISTORY:	Industrial development has been taking place in the Northeast Industrial Park for over the past 25 years.
FLOODPLAIN:	No portion of the minor plat area is located within a Special Flood Hazard Area, as indicated by the Federal Insurance Administration’s Flood Insurance Rate Map, Community

	Number 190025 and Panel 0188F, dated July 18, 2011.
PUBLIC/OPEN SPACES/SCHOOLS	No public or open spaces are located within the immediate vicinity.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.	There is a 20' utility easement located to the south of Newell Street. This easement needs to be added to the site plan. There is a 16' utility and drainage easement located on the south line of lot 2, south of 2365 Northeast Drive. A 16" water main is located along the west side of Northeast Drive. Overhead power lines are located on the north side of Newell Street. Other utilities will be need to be extended to serve the proposed lot. Engineering has determined that a 30' drainage and utility easement will be required along the south line of the proposed lot.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates this site as Industrial. The request would be in conformance with the goals and policies of the Comprehensive Plan. The site is located within the Primary Growth Area.
STAFF ANALYSIS – ZONING ORDINANCE:	The plat is comprised of one lot approximately 0.34 acres in size for commercial or industrial development. There are no minimum lot requirements for the "M-2" Heavy Industrial District. The proposed lot would be split off from the existing lot, leaving a lot size of 1.47 acres for the site at the corner of Newell Street and Northeast Drive.
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	<p>The proposed parcel is approximately 65' x 227' with a lot size of 0.34 acres.</p> <p>The applicant has submitted a Survey Plan, which is a conceptual document. The applicant has been notified that a Plat of Survey with a 30' drainage/utility easement shown on the south edge of the lot will be required for Council approval.</p> <p>The Subdivision Ordinance requires that Plat submissions include such criteria as boundaries of property, proposed streets, easements, and widths of right-of-way, utility locations, contours, as well as surrounding land uses. The plat does not contain all details required, however given the minor nature of the split, the additional information would not appear to be needed, as the plat is in accordance with the intent of the subdivision ordinance.</p>
TECHNICAL REVIEW COMMITTEE:	There were no comments from Tech Review on this request.



Picture 1: Area to be re-plated.



Picture 2: Looking south from Newell Street at area to be re-platted.

**STAFF
RECOMMENDATION:**

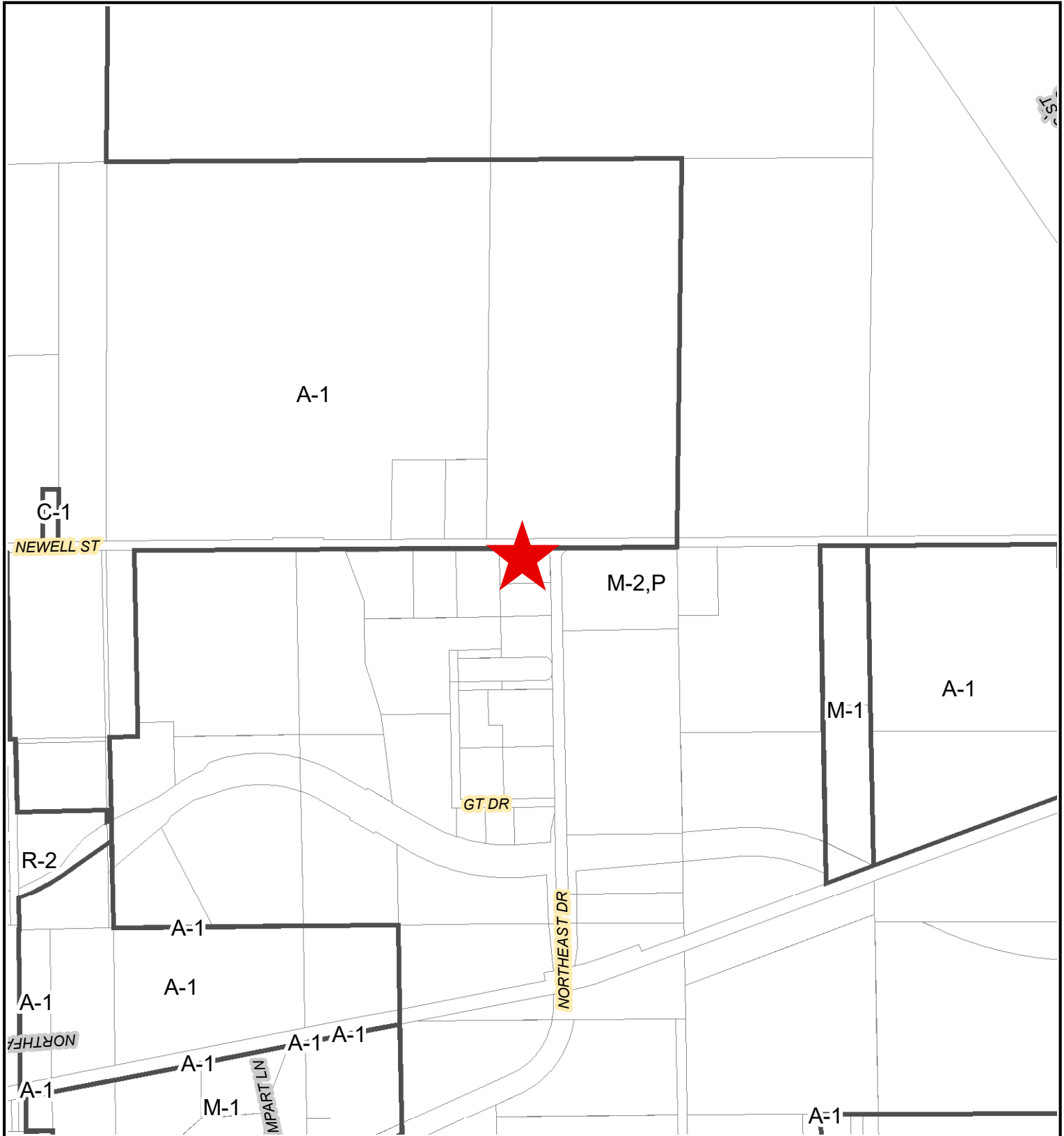
Therefore, staff recommends that the request by the City of Waterloo for the replat of a portion of Lot 2 of Northeast Industrial Park Plat no. 1, a one-lot Commercial Subdivision in the “M-2, P” Planned Industrial District located north of 2365 Northeast Drive, be approved for the following reasons:

1. The plat is in accordance with the intent of the Subdivision Ordinance, and can be served by existing utilities.
2. The plat is in accordance with the Comprehensive Plan.
3. The plat will create additional development in the Primary Growth Area.

And subject to the following condition(s):

1. That the plat is updated to be a Plat of Survey and show the existing utility easement along the north property line.

**City of Waterloo Planning, Programming and Zoning Commission
February 14, 2023**

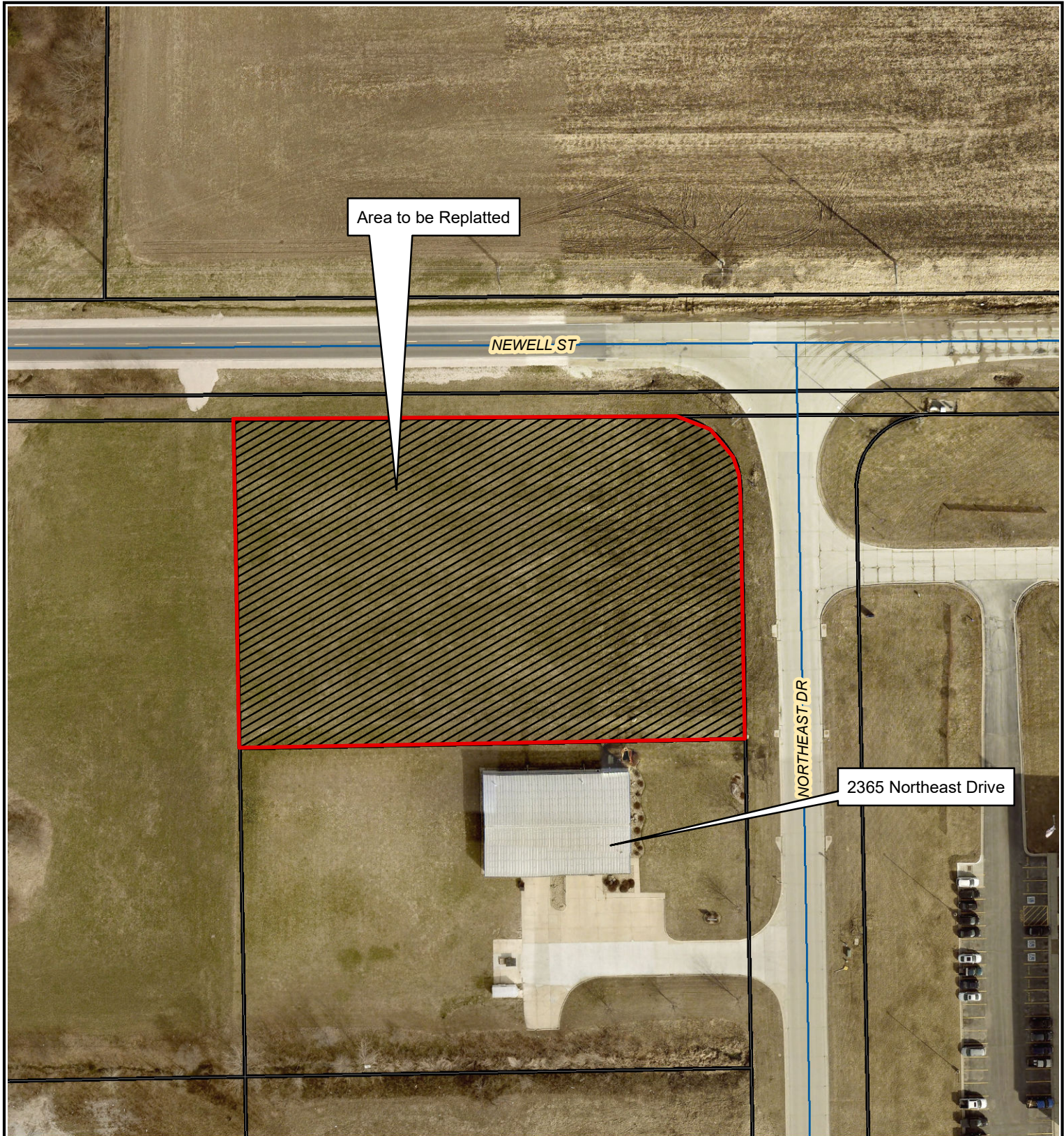


1,000 500 0 1,000 Feet



**Replat of Northeast Industrial Park
Plat No. 1 Lot 2
Minor Plat
City of Waterloo**

City of Waterloo Planning, Programming and Zoning Commission
February 14, 2023



Replat of Northeast Industrial Park
Plat No. 1 Lot 2
Minor Plat
City of Waterloo

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PREPARED FOR:



SITE NAME:

WATERLOO

SITE ADDRESS (E-911 TO BE VERIFIED)

NEWELL ST
WATERLOO, IA 50703
BLACK HAWK COUNTY
LATITUDE: 42° 30' 45.44" N
LONGITUDE: 92° 17' 16.10" W
PARCEL ID: 891220201011
ZONING CLASSIFICATION: M-2,P

DEVELOPER
UNITI FIBER C/O
REWORX SERVICE GROUP, LLC.
PHONE: (678) 468-7580
EMAIL: TIM.COEFIELD@REWORXSG.COM
ATTN: TIM COEFIELD

PROPERTY OWNER
WEATHERFIELD REALITY GROUP, LLC
3766 POE DRIVE
VESTAVIA HILLS, AL 35223
PHONE: (678) 468-7580
ATTN: TIM COEFIELD

POWER PROVIDER
MIDAMERICAN ENERGY
PO BOX 4350
DAVENPORT, IA 52808-4350
PHONE: (800) 329-6261
ATTN: CUSTOMER SERVICE

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (470) 299-7052
ATTN.: TREVOR NEWTON, E.I.T.

CONTACTS

SHEET NO.	SHEET TITLE
T1	TITLE SHEET
-	SURVEY SHEET (1 OF 1)
N1	GENERAL NOTES
C0	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	ENLARGED SITE PLAN
C3	GRADING AND EROSION CONTROL PLAN
C4	GRADING AND EROSION CONTROL DETAILS
C5	ACCESS ROAD DETAILS
C6	FENCE, GATE AND COMPOUND DETAILS
C7	FIBER SHELTER ELEVATIONS
S1	FOUNDATION PLAN
S2	FOUNDATION DETAILS
E1	ELECTRICAL NOTES
E2	UTILITY ROUTING PLAN
E3	METER RACK PROFILE
E4	GROUNDING NOTES
E5	GROUNDING PLAN
E6	GROUNDING DETAILS
E7	GROUNDING DETAILS

SHEET INDEX

CITY OF WATERLOO PLANNING & ZONING
715 MULBERRY ST.
WATERLOO, IA 50703
PHONE: (319) 291-4366
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION

BLACK HAWK SHERIFF'S OFFICE
225 E 6TH ST
WATERLOO, IA 50703
PHONE: (319) 291-2587
ATTN.: NON-EMERGENCY BUSINESS

WATERLOO FIRE RESCUE (FIRE STATION 5)
617 NEVADA ST.
WATERLOO, IA 50703
PHONE: (319) 291-4465
ATTN.: NON-EMERGENCY BUSINESS



VICINITY MAP

JURISDICTION:
CITY OF WATERLOO
STATE:
IOWA

SCOPE OF WORK:
UNMANNED TELECOMMUNICATIONS FACILITY

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 19013C0193F DATED 07/18/11 WITHIN
FLOOD ZONE X.

PROJECT SUMMARY



PROJECT INFORMATION:

SITE NAME:
WATERLOO
SITE No.: N/A

NEWELL ST
WATERLOO, IA 50703
BLACK HAWK COUNTY

PLANS PREPARED BY:



11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

PLANS PREPARED FOR:



REV: DATE: ISSUED FOR: BY:

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LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:

014616001

DRAWN BY: CHECKED BY:

WJW

TRN

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T1 48

SITE INFORMATION

SITE ADDRESS:
NEWELL STREET
WATERLOO, IA 50703

PARCEL ID

891220201011

PARENT PARCEL DESCRIPTION (AS PROVIDED PER BLACK HAWK CO. GIS)

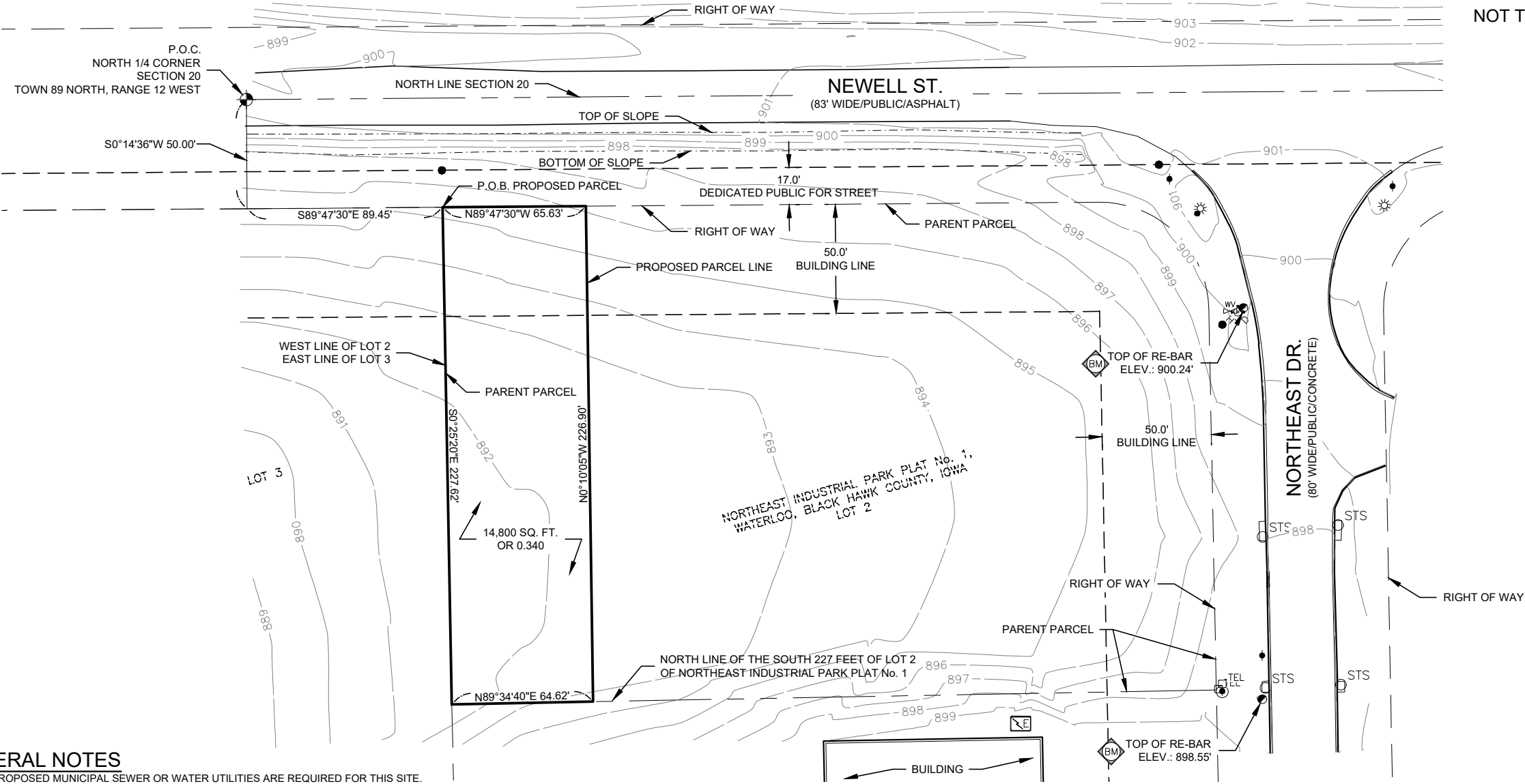
NORTHEAST INDUSTRIAL PARK PLAT NO 1 LOT 2 EXC S 227 FT.

PROPOSED PARCEL DESCRIPTION (AS SURVEYED)

PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 89 NORTH, RANGE 12 WEST, LOT 2 OF NORTHEAST INDUSTRIAL PARK PLAT No. 1, CITY OF WATERLOO, BLACK HAWK COUNTY, IOWA DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°14'36" WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY OF NEWELL STREET (83' WIDE/PUBLIC); THENCE SOUTH 89°47'30" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 89.45 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID PLAT AND THE POINT OF BEGINNING; THENCE SOUTH 00°25'20" EAST ALONG THE WEST LINE OF LOT 2 OF SAID PLAT A DISTANCE OF 227.62 FEET; THENCE NORTH 89°34'40" EAST A DISTANCE OF 64.62 FEET; THENCE NORTH 00°10'05" WEST A DISTANCE OF 226.90 FEET TO SAID RIGHT OF WAY; THENCE NORTH 89°47'30" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 65.63 FEET TO THE POINT OF BEGINNING. CONTAINING 14,800 SQUARE FEET OR 0.340 ACRES.



VICINITY MAP
NOT TO SCALE



- IRON FOUND
- IRON SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- GPS MONUMENT
- MONUMENT BOX FOUND
- MONUMENT FOUND
- MONUMENT SET
- (R) RECORD
- (M) MEASURED
- STS STORM MANHOLE
- CATCH BASIN
- SQUARE CATCH BASIN
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- MONITOR WELL
- TELCO. MANHOLE
- POWER POLE
- GUY
- LIGHT POLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC HANDHOLE
- WATER VALVE
- HYDRANT
- GAS METER
- GAS MARKER
- GAS VALVE
- TELEPHONE PEDESTAL
- SIGN POST
- FENCE LINE
- BENCHMARK

LEGEND

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

GENERAL NOTES

- NO PROPOSED MUNICIPAL SEWER OR WATER UTILITIES ARE REQUIRED FOR THIS SITE.
- THERE WILL BE NO CHANGE IN DRAINAGE PATTERN DUE TO THE PROPOSED INSTALLATION.
- NO SIGNIFICANT RUNOFF IS GENERATED BY THE PROPOSED INSTALLATION.

CERTIFICATION :

I MATTHEW T. MOKANYK CERTIFY THAT I HAVE SURVEYED AND MARKED THE PROPOSED EQUIPMENT INSTALLATION AND EXISTING FEATURES AND THAT THIS MAP IS A TRUE REPRESENTATION THEREOF.

Matthew T. Mokanyk
Matthew T. Mokanyk, P.S., P.E.
Iowa P.S. No. 18019

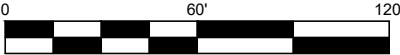
01/16/23
Date

BEARINGS BASIS: N89°47'30"W ALONG THE NORTH LINE OF SECTION 20, TOWN 89 NORTH, RANGE 12 WEST



SURVEY PLAN

SCALE: 1"=60'



LANDTECH PROJECT NUMBER: 22308159

REV.	DATE	DESCRIPTION	REQ. BY	BY
0	01/16/23	PRELIMINARY DRAWINGS		RJH

DRAWING SCALE NOTE: THE DRAWINGS ARE DESIGNED FOR 11"x17" (TABLOID/LEGAL) SIZED PAPER, WHERE MUNICIPALITIES REQUIRE 24"x36" COPIES OF PRINTS, LANDTECH SHALL PLOT THE DRAWINGS AT A RATIO OF 2:1. ALL SUCH COPIES SHALL HAVE A SCALE 1/2 THE SHOWN SIZE.

PROFESSIONAL SURVEYING & ENGINEERING
AL, AR, AZ, CO, FL, GA, IL, IA, IN, KS, KY, LA, MI, MN, MO, NE,
NC, ND, NJ, NM, NY, OH, OK, PA, SC, SD, TN, TX, VA, WV, WI
231.943.0050ph 877.820.LAND toll free
www.landtechps.com www.towersurveyors.com

WATERLOO

SITE ADDRESS:
715 MULBERRY ST.
WATERLOO, IA 50703
COUNTY: BLACK HAWK

Sheet Title:
SURVEY PLAN

Sheet Number:
S-149

CITY OF WATERLOO PLANNING AND ZONING COMMISSION
REQUEST FOR PLATTING (PRELIMINARY OR MINOR)

1. APPLICATION INFORMATION:

- a. Applicant's Name – Business Name if Applicable (please print): City of Waterloo
Address: 715 Mulberry St Waterloo IL Phone: (319) 291-4366
City: Waterloo State: IA Zip: 50703
Email: _____
- b. Status of Applicant: (a) Owner ☒ (b) Other _____ (CHECK ONE); If other explain: _____
- c. Property Owner's Name if different than above (please print): _____
Address: _____ Phone: _____
City: _____ State: _____ Zip: _____
Email: _____

2. PREPARER INFORMATION:

- a. Preparer's Business Name (please print): _____
Primary Preparer's Name: _____
Phone: _____ E-mail: _____

3. PROPERTY INFORMATION:

- a. Name of Plat: Replat of NE Industrial 1 lot 2
b. General Location of Property: South of Newell St & West of Northeast Dr
c. Area of Proposed Plat: .34 acres 14,800 SF
d. Zoning District(s): M-2, P

4. OTHER DOCUMENTATION:

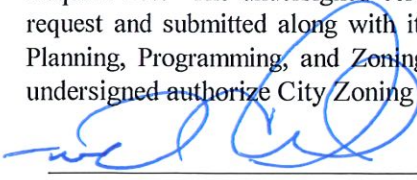
- a. Preliminary Deed of Dedication (preferred but not required)
b. Overall Street Plan (if applicable)
c. Six (6) copies of the Preliminary Plat which are in conformance with Section 11-3-2 of the Subdivision Ord. (also submit a digital copy of the plat in PDF format)

5. PUBLIC IMPROVEMENTS

- a. Costs (estimated) for any public improvements:

	Total Cost Estimate
Storm Sewer	\$ _____
Sanitary Sewer	\$ _____
Paving	\$ _____
Land Dedicated	\$ _____
TOTAL	\$ _____

The Request Fee of \$300 + \$10 per lot (payable to the City of Waterloo) is required. **This fee is non-refundable.** Under no condition shall said sum or any part thereof be refunded for failure of said request to be approved. Any major change in any of the information given will require that the request go back through the process, with a new Request Fee. The undersigned certify under oath and under the penalties of perjury that all information on this request and submitted along with it is true and correct. All information submitted will be used by the Waterloo Planning, Programming, and Zoning Commission and the Waterloo City Council in making their decision. The undersigned authorize City Zoning Officials to enter the property in question in regards to the request.


Signature of Applicant

1.30.23
Date


Signature of Owner

1.30.23
Date

REQUEST:	Request by Mike Cook for the Minor Plat of Cook Subdivision a replat of a portion of Lot 47 of Behm Addition, a three-lot residential subdivision in the "R-2" One and Two Family Residence District located at 1001, 1021, and 1129 Archer Avenue.
APPLICANT(S):	Mike Cook, 3511 Sage Road, Waterloo, Iowa 50703
SURVEYOR:	Matthew Kofta, P.L.S., VJ Engineering, 1501 Technology Parkway, Suite 100, Cedar Falls, Iowa 50613
GENERAL DESCRIPTION:	The applicant is requesting to plat the property in question for the purpose of separating the residential from the remaining agricultural land.
IMPACT ON NEIGHBORHOOD & SURROUNDING LAND USE:	The request would not have a negative impact on the neighborhood, as the area is composed of single-family homes, agricultural, and vacant land. In addition, the platted lots have had homes on them since 1924, 1979, & 1968 respectively.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS AND COMPLETE STREETS POLICY:	The request would not appear to have a negative impact on traffic or pedestrian conditions in the area. The area is served by Creston Avenue, Gilbert Street, and Archer Avenue, which are all local streets. 1129 Archer is served by private Archer Avenue. There are no sidewalks in the area.
RECREATIONAL TRAIL PLAN:	There are no trails near the site in question.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The site in question is zoned "R-2" One and Two Family Residence District and has been zoned as such since the adoption of the Zoning Ordinance. The surrounding properties zoning and uses are as follows: North: Agricultural and vacant land zoned "R-2" One and Two Family Residence District and "A-1" Agricultural District. East: Residential zoned "R-2" One and Two Family Residence District. South: Residential and Industrial zoned "R-2" One and Two Family Residence District and "M-1" Light Industrial District. West: Industrial zoned "M-1" Light Industrial District.
BUFFERS REQUIRED/ NEEDED:	No buffering would be required as part of this request.
DRAINAGE:	The plat will not have an effect on drainage in the area.
DEVELOPMENT HISTORY:	Residential development has been taking place between 1924 and 1979.
FLOODPLAIN:	No portion of the minor plat area is located within a Special Flood Hazard Area, as indicated by the Federal Insurance Administration's Flood Insurance Rate Map, Community

Number 190025 and Panel 0306F, dated July 18, 2011.

PUBLIC/OPEN SPACES/SCHOOLS

Highland Elementary School is located 0.50 miles to the northwest, Bunker Middle School is located 1.88 miles to the southeast, and East High School is located 1.75 miles to the northwest.

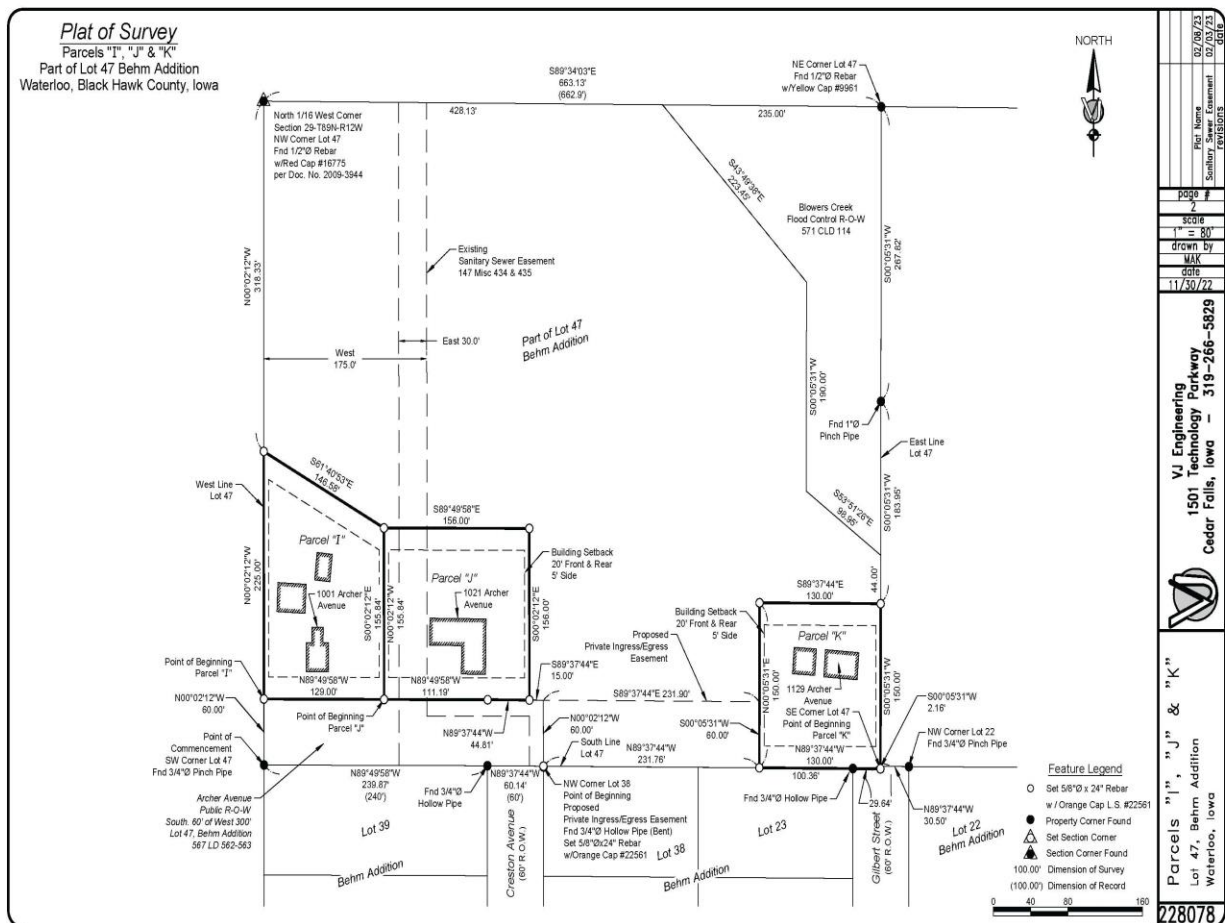
Maywood Park is located 0.51 miles to the southeast.

UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.

There is an 8" Sanitary Sewer Line in that ends at the intersection of private Archer Avenue. There is also a 12" Sanitary Sewer line that runs through Creston Avenue and Archer Avenue west of Creston Avenue before heading north through a utility easement that is located between 1001 Archer Avenue and 1021 Archer Ave.

RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:

The Future Land Use Map designates this site as Low-Density Residential. The request would be in conformance with the goals and policies of the Comprehensive Plan. The site is located within the Primary Growth Area as shown on the Growth Area Map within the Comprehensive Plan.





Picture 1: 1001 Archer Avenue



Picture 2: Area of easement between 1001 and 1021 Archer Avenues.



Picture 3: 1021 Archer Avenue.



Picture 4: 1129 Archer Avenue.

STAFF ANALYSIS –
ZONING
ORDINANCE:

The plat is comprised of three lots which include Parcel “I” (1001 Archer Avenue) at 0.56 acres, Parcel “J” (1021 Archer Avenue) at 0.56 acres, and Parcel “K” (1129 Archer) at 0.32 acres for a total of 1.44 acres. The proposed parcels meet all the requirements of the “R-2” One and Two Family Residence District.

Parcel “I” will include two detached accessory structures that have a total square footage of 1164 which is less than the 1463 square feet allowed, Lot “J” has no detached accessory structures, and Lot “K” has a single accessory structure at 576 feet which is less than the 850 square feet permitted by the Zoning Ordinance.

STAFF ANALYSIS –
SUBDIVISION
ORDINANCE:

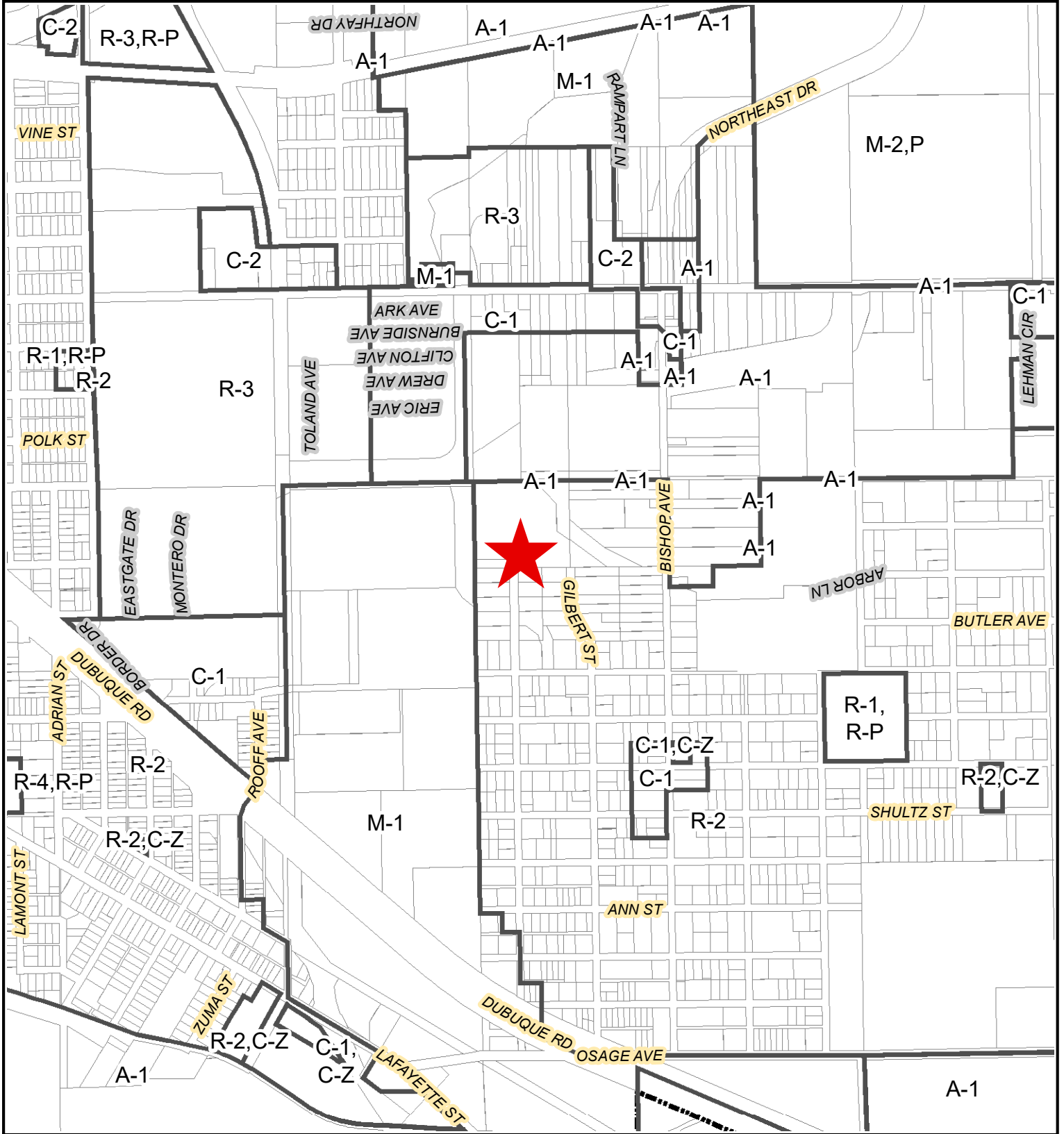
The Subdivision Ordinance requires that Plat submissions include such criteria as boundaries of property, proposed streets, easements, and widths of right-of-way, utility locations, contours as well as surrounding land uses. The plat does not contain all details required, however given the minor nature of the split, the additional information would not appear to be needed, as the plat is in accordance with the intent of the subdivision ordinance.

STAFF
RECOMMENDATION:

Therefore, staff recommends that the request by Mike Cook for the Minor Plat of Cook Subdivision a replat of a portion of Lot 47 of Behm Addition, a three-lot residential subdivision in the “R-2” One and Two Family Residence District located at 1001, 1021, and 1129 Archer Avenue be approved for the following reasons:

1. The plat is in accordance with the intent of the Subdivision Ordinance, and can be served by existing utilities.
2. The plat is in accordance with the Comprehensive Plan.

City of Waterloo Planning, Programming and Zoning Commission
February 14, 2023



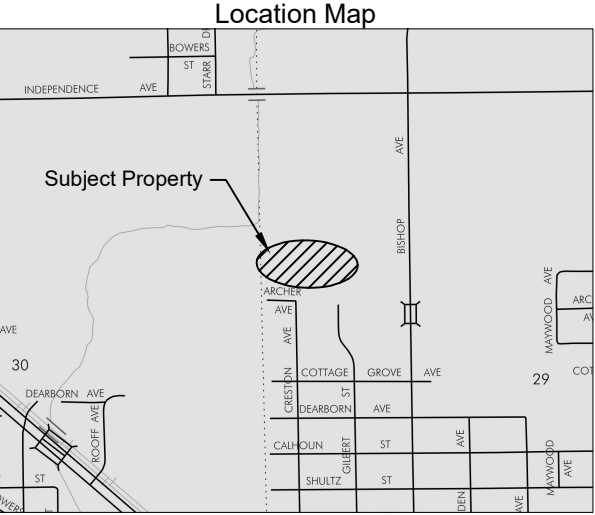
Cook Subdivision
Minor Plat
Mike Cook

City of Waterloo Planning, Programming and Zoning Commission
February 14, 2023



Cook Subdivision
Minor Plat
Mike Cook

Plat of Survey
Parcels "I", "J" & "K"
 Part of Lot 47 Behm Addition
 Waterloo, Black Hawk County, Iowa



Index Legend

Description: Lot 47, Behm Addition
Surveyor: Matthew Kofta, PLS 22561
Company: VJ Engineering
1501 Technology Parkway, Suite 100
Cedar Falls, IA 50613
319-266-5829
Proprietor: Michael S Cook and Dewayne E Cook
Survey Requested by: Michael S Cook

This Plat of Survey has been reviewed by Waterloo, Iowa.

Signature of Waterloo, Iowa Ordinance Administrator	Date
--	------

Parcel "I" Legal Description:
That part of Lot No. Forty-seven (47) in Behm Addition in Black Hawk County, Iowa, now in the City of Waterloo, Iowa, described as follows:
Commencing at the Southwest Corner of said Lot 47; thence N00°02'12"W 60.00 feet along the West line of said Lot 47 to the Point of Beginning; thence N00°02'12"W 225.00 feet along the West line of said Lot 47; thence S61°40'53"E 146.58 feet; thence S00°02'12"E 155.84 feet; thence N89°49'58"W 129.00 feet to the Point of Beginning, containing 0.56 acres.

Parcel "J" Legal Description:
That part of Lot No. Forty-seven (47) in Behm Addition in Black Hawk County, Iowa, now in the City of Waterloo, Iowa, described as follows:
Commencing at the Southwest Corner of said Lot 47; thence N00°02'12"W 60.00 feet along the West line of said Lot 47; thence S89°49'58"E 129.00 feet to the Point of Beginning; thence N00°02'12"W 155.84 feet; thence S89°49'58"E 156.00 feet; thence S00°02'12"E 156.00 feet; thence N89°37'44"W 44.81 feet; thence N89°49'58"W 111.19 feet to the Point of Beginning, containing 0.56 acres.

Parcel "K" Legal Description:
That part of Lot No. Forty-seven (47) in Behm Addition in Black Hawk County, Iowa, now in the City of Waterloo, Iowa, described as follows:
Beginning at the Southeast Corner of said Lot 47, Behm Addition; thence N89°37'44"W 130.00 feet along the South line of said Lot 47;
thence N00°05'31"E 150.00 feet; thence S89°37'44"E 130.00 feet to the East line of said Lot 47; thence S00°05'31"W 150.00 feet along the
East line to the Southeast Corner of said Lot 47 and the Point of Beginning, containing 0.45 acres.

Proposed Private Ingress / Egress Easement Legal Description:
That part of Lot No. Forty-seven (47) in Behm Addition in Black Hawk County, Iowa, now in the City of Waterloo, Iowa, described as follows:
Beginning at the Northwest Corner of Lot 38, Behm Addition; thence N00°02'12"W 60.00 feet; thence S89°37'44"E 231.90 feet; thence S00°05'31"W 60.00 feet to the South line of said Lot 47; thence N89°37'44"W 231.76 feet along the South line of said Lot 47 to the Point of Beginning, containing 0.32 acres.

Area Summary
SW 1/4 - NW 1/4
Section 29-T89N-R12W

Parcel "I": 24,563 sq. ft. = 0.56 acres

Parcel "J": 24,314 sq. ft. = 0.56 acres

Parcel "K": 19,500 sq. ft. = 0.45 acres

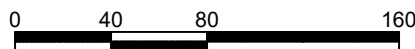
Existing Zoning: R-2

Minimum Front Yard: 20'
Minimum Side Yard: 5'
Minimum Rear Yard: 20'

Parcel Address
Parcel "I": 1001 Archer Avenue
Parcel "J": 1021 Archer Avenue
Parcel "K": 1129 Archer Avenue

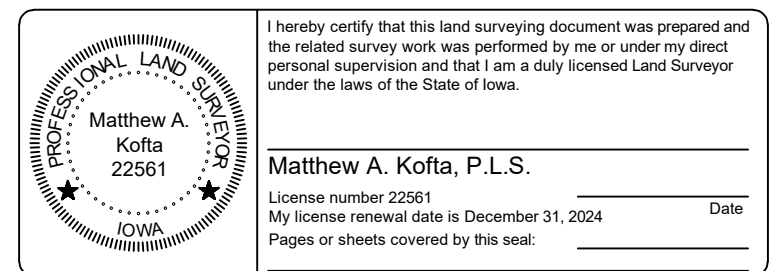
Feature Legend

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



Notes:

- 1.) Bearings are based on the Iowa Regional Coordinate System, Zone 5, NAD 83 2011
- 2.) All dimensions are in US Survey feet and decimals thereof.
- 3.) The error of closure is better than 1:10,000
- 4.) Field work was completed: 10-11-2022



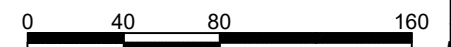
Parcels 1, 2, 3 & 4
Lot 47, Behm Addition
Waterloo, Iowa

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

page #
1
scale
1" = 80'
drawn by
MAK
date
11/30/22

[illegible]

Parcels "I", "J" & "K"
Part of Lot 47 Behm Addition
Waterloo, Black Hawk County, Iowa



Plat Name	02/08/23
Sanitary Sewer Easement	02/03/23
revisions	date

2

$$1'' = 80'$$

MAK

1 / 30 / 22

9

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



Parcels "I", "J" & "K"
Lot 47, Behm Addition
Waterloo, Iowa

298078

16

STORM

24
SEC.
30

ARCHER (PUBLIC)
1000 BLK

39

25' BLDG LINE—

1035
→ |
1033
|
1031

CRESTON AVE.

32

662.9'

11/7/83

BK. 571 PG. 113

CITY

ARCHER AVE. (PRIVATE)
1100 BLOCK

25' BLDG. LINE—

23

GILBERT ST.

18

60



CITY OF WATERLOO PLANNING AND ZONING COMMISSION REQUEST FOR PLATTING (PRELIMINARY OR MINOR)

1. APPLICATION INFORMATION:

- a. Applicant's Name (please print): Mike Cook
 Address: 3511 Sage Road Phone: 319-230-5539
 City: Waterloo State: IA Zip: 50703
 Email: mcapril8@gmail.com
- b. Status of Applicant: (a) Owner ☒ (b) Other ☐ (SELECT ONE): If other explain: _____
- c. Property Owner's Name if different than above (please print): _____
 Address: _____ Phone: _____
 City: Waterloo State: _____ Zip: _____
 Email: _____

2. PREPARER INFORMATION:

- a. Preparer's Business Name (please print): VJ Engineering
 Primary Preparer's Name: Matthew Kofta, PLS
 Phone: 319-266-5829 E-mail: mkofta@vjengineering.com

3. PROPERTY INFORMATION:

- a. Name of Plat: Parcels "I", "J" & "K" - Cook Minor Subdivision Plat
 b. General Location of Property: 1001, 1021, & 1129 Archer Avenue
 c. Area of Proposed Plat: 1.57 acres
 d. Zoning District(s): R-2

4. OTHER DOCUMENTATION:

- a. Preliminary Deed of Dedication (preferred but not required)
 b. Overall Street Plan (if applicable)
 c. Six (6) copies of the Preliminary Plat which are in conformance with Section 11-3-2 of the Subdivision Ord. (also submit a digital copy of the plat in PDF format)

5. PUBLIC IMPROVEMENTS

- a. Costs (estimated) for any public improvements:

	Total Cost Estimate
Storm Sewer	\$ N/A
Sanitary Sewer	\$ N/A
Paving	\$ N/A
Land Dedicated	\$ N/A
TOTAL	\$ 0

The Request Fee of **\$300 + \$10 per lot** (payable to the City of Waterloo) is required. **This fee is non-refundable.** Under no condition shall said sum or any part thereof be refunded for failure of said request to be approved. Any major change in any of the information given will require that the request go back through the process, with a new Request Fee. The undersigned certify under oath and under the penalties of perjury that all information on this request and submitted along with it is true and correct. All information submitted will be used by the Waterloo Planning, Programming, and Zoning Commission and the Waterloo City Council in making their decision. The undersigned authorize City Zoning Officials to enter the property in question in regards to the request.

Signature of Applicant _____ Date _____

Matthew Kofta 1/2/2023
 Signature of Owner _____ Date _____