

REQUEST:	Request by Peters Construction for a Site Plan Amendment in the "C-2, C-Z" Commercial Conditional Zoning District for a new funeral home and crematorium in the existing building plus a 10,175 square foot addition located at 4140 Kimball Avenue.
APPLICANT(S):	Peters Construction, 901 Black Hawk Road, Waterloo, Iowa 50701
GENERAL DESCRIPTION:	The applicant is requesting a new funeral home in an existing building with a 10,175 square foot addition.
SURROUNDING LAND USES AND IMPACT ON NEIGHBORHOOD:	The request for a site plan amendment would not appear to have a negative impact upon the surrounding area as it would appear to be compatible with other commercial development in the area.
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 served by Kimball Avenue, which is a Minor Arterial.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN AND COMPLETE STREETS POLICY:	There is currently no trail in the area however, the Fisher Avenue trail is planned to be extended past the site in the future. There is currently sidewalks in the area.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	<p>The area in question has been zoned "C-2, C-Z" Conditional Commercial District since the adoption of Ordinance 3490 on June 23, 1987. Surrounding land uses and their zoning designations are as follows:</p> <p>North – Commercial zoned "C-2, C-Z" Conditional Commercial District, including Farmers State Bank and other commercial users.</p> <p>South – US Highway 20 and vacant land zoned "B-P" Planned Business.</p> <p>East – Kimball Avenue, Commercial and Residential zoned "C-2" Commercial District.</p> <p>West – Commercial zoned "C-2" Commercial District, "R-4" Multiple Residence District and "C-P" Planned Commercial 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 upon drainage in the area.

DEVELOPMENT HISTORY:	Commercial buildings built between 1999 and 2005, residential buildings built between 1919 and 1975.
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:	<p>Lou Henry Elementary School is located 0.634 miles to the northwest, Hoover Middle School is located 0.697 miles to the northwest, and West High School is located 1.20 miles to the northeast.</p> <p>Bontrager Park is located 0.793 miles to the northeast and Paulson Park is located 0.687 miles to the northwest.</p>
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.	There is a 15" storm sewer and overhead wires in Kimball Avenue.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates this area as <i>Commercial</i> . The proposed site plan amendment would be in conformance with the Comprehensive Plan and Future Land Use Map for this area.
STAFF ANALYSIS – ZONING ORDINANCE:	<p>The applicants are proposing to reuse an existing building at 4140 Kimball Avenue plus construct an addition to allow for a funeral home and crematorium to be located at the site.</p> <p>The property has been zoned "C-2,C-Z" since June 23, 1987. At that time the city did not have planned districts such as "C-P" Planned Commercial so the "C-Z" Conditional zoning was used to allow for greater oversight on the development of the area.</p> <p>The existing building has 20,272 square feet of space not including the canopies with the applicant proposing an addition that would bring the total square footage of 30,775 square feet. The building will be remodeled from office space to a funeral home with the additional square footage used for additional office space, meeting space, a garage with car wash area, and a crematory.</p> <p>The applicant is proposing 223 parking spaces. Parking requirements for a funeral home is Fifteen (15) parking spaces or one (1) parking space for each four (4) persons of maximum occupancy of the auditoriums, whichever is greater. The maximum occupant load of the auditoriums is 873, which would require 219 parking spaces therefore the complex will meet the parking requirements.</p> <p>The proposed exterior treatment includes keeping the existing brick and adding a limestone accent band around the entire building. They will also construct a front canopy that will also have limestone bands and benches.</p>

The applicants are also proposing to have an illuminated sign along Kimball Avenue however, were currently shown the sign would be in city right-of-way and would require an encroachment agreement, however there are several overhead utilities in close proximity to the proposed sign. A separate application would be required to review any requested encroachment agreement. There are utilities on both sides of the proposed sign and if approved by encroachment agreement and at some point the utilities companies need to remove the sign in order to access those utilities it would be at the risk and expense of the property owner. Staff will discuss this further with the applicant.

At their September 1, 2020 meeting the Planning, Programming and Zoning Commission voted unanimously to recommend approval of the site plan amendment.

TECH REVIEW AND
UPDATES

Knutson noted during tech that if the applicants are only using their existing hard surfacing for the addition which the site plan shows then they will not need to change their detention.

STAFF ANALYSIS –
SUBDIVISION
ORDINANCE:

The applicant is not proposing to subdivide the property.

STAFF
RECOMMENDATION:

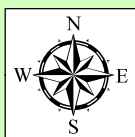
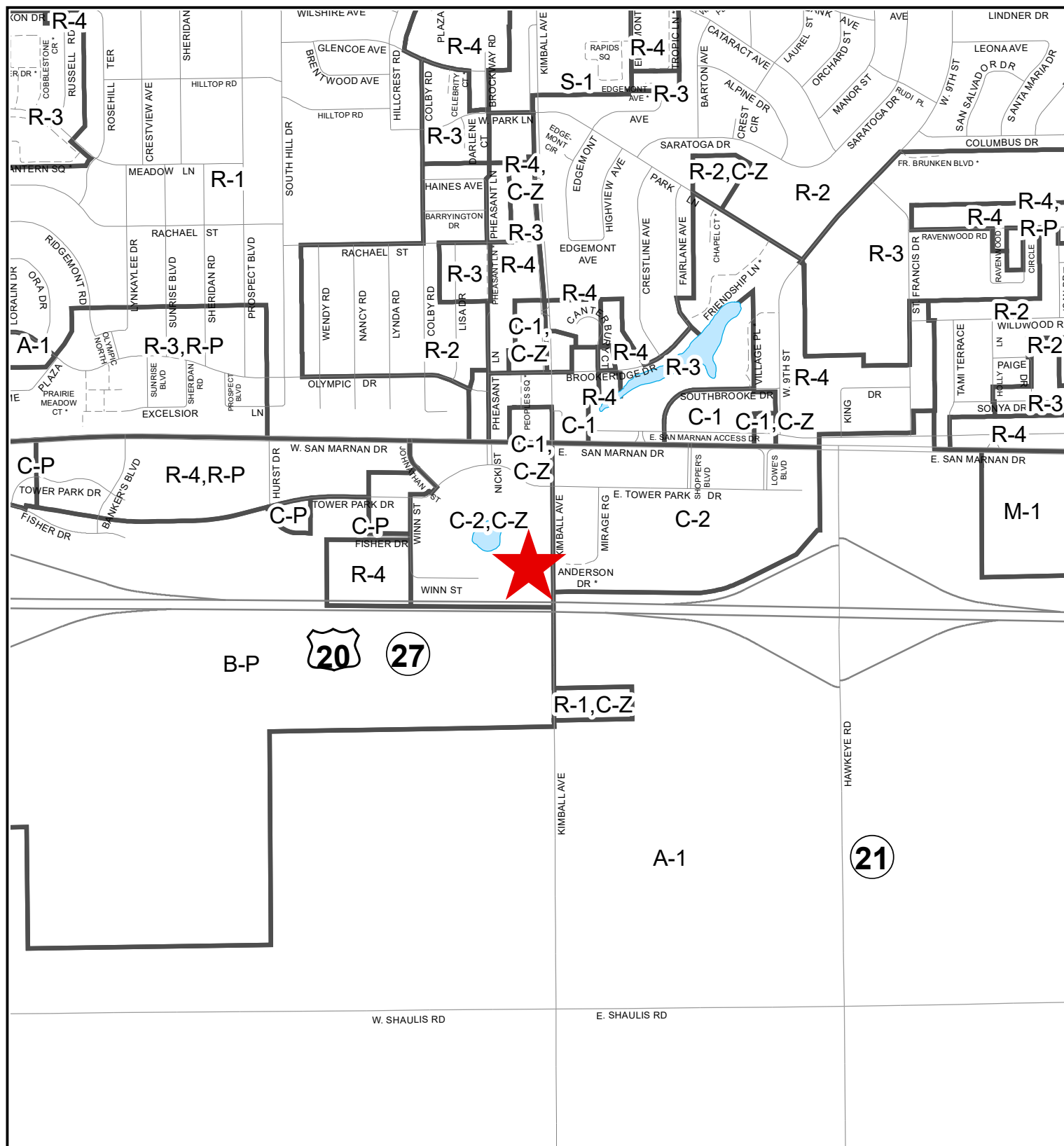
Therefore, staff recommends that the request for site plan amendment in the “C-2, C-Z” Commercial Conditional District, be approved for the following reasons:

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):

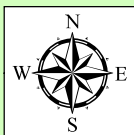
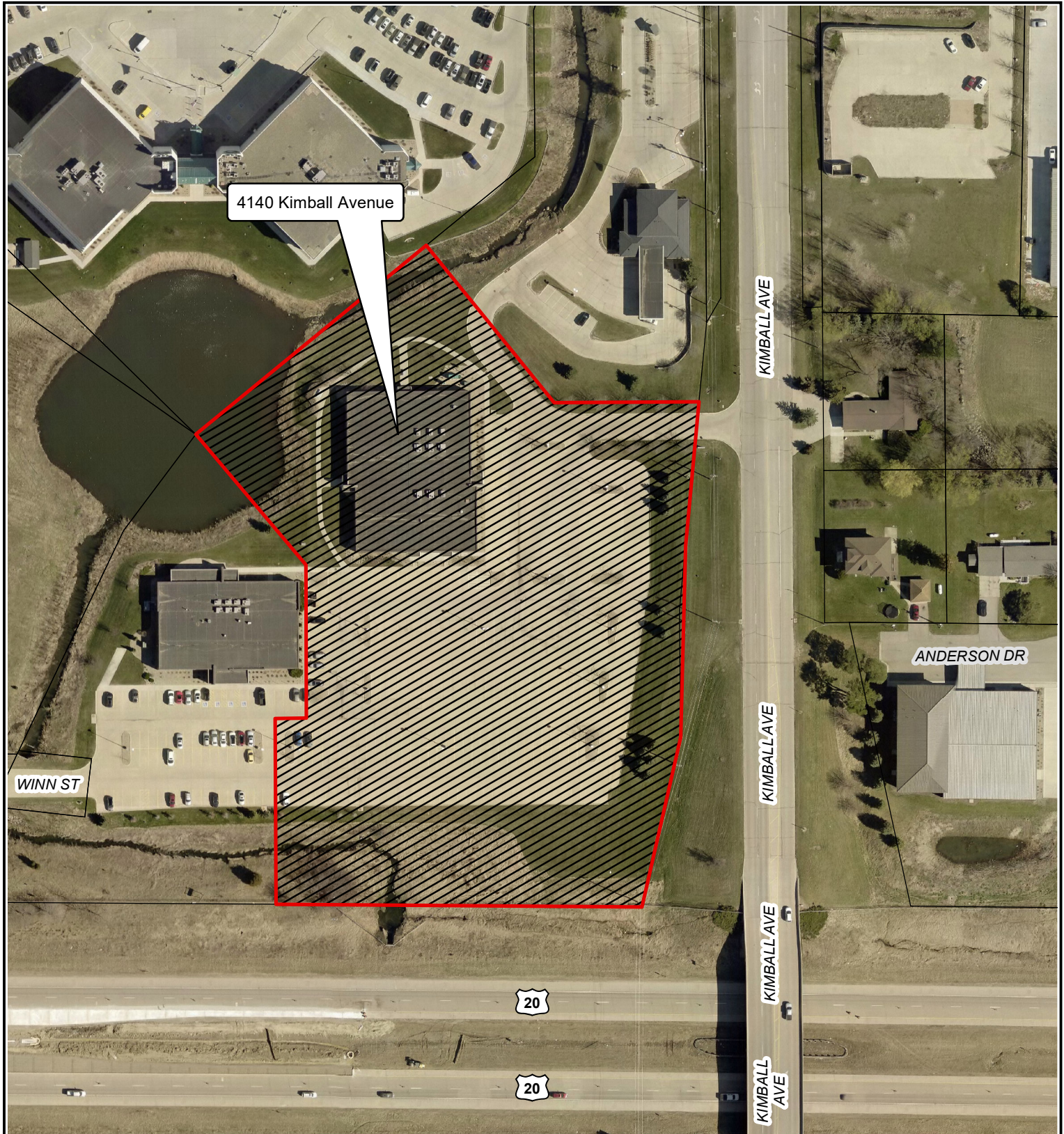
1. That the final site plan meets all applicable city codes, regulations, etc. including, but not limited to, parking, landscaping, screening, drainage, etc.

City of Waterloo Planning, Programming and Zoning Commission
September 1, 2020

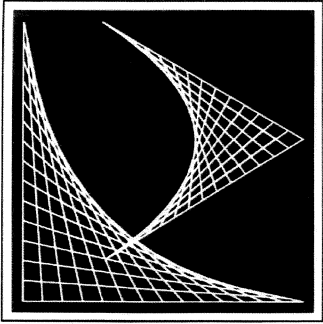


4140 Kimball Avenue Site Plan Amendment Peters Construction

**City of Waterloo Planning, Programming and Zoning Commission,
September 1, 2020**



**4140 Kimball Avenue
Site Plan Amendment
Peters Construction**



**PETERS
CONSTRUCTION
CORPORATION**

August 11, 2020

RE: 4140 Kimball Ave
Site Plan Amendment Application
Other Pertinent Information

Below you will find additional information related to the application submitted on August 11, 2020.

Property will be converted from office space to a funeral home. Building will be expanded to add additional office and meeting space, a garage space including a carwash, and a crematory. Total expansion to be approximately 10,087 sq ft.

Drawings: See attached drawings as prepared by INVISION Planning and Architecture and VJ Engineering which include floor plan, elevations, and free-standing signage locations.

Stormwater Management Concept: Overall impervious area of site is essentially unchanged. Reduced impervious area, use existing area-wide detention. Relocate storm line south of building. Relocate/reconstruct intake at northeast corner of building. Add area intake southwest of building at bend in relocated storm line.

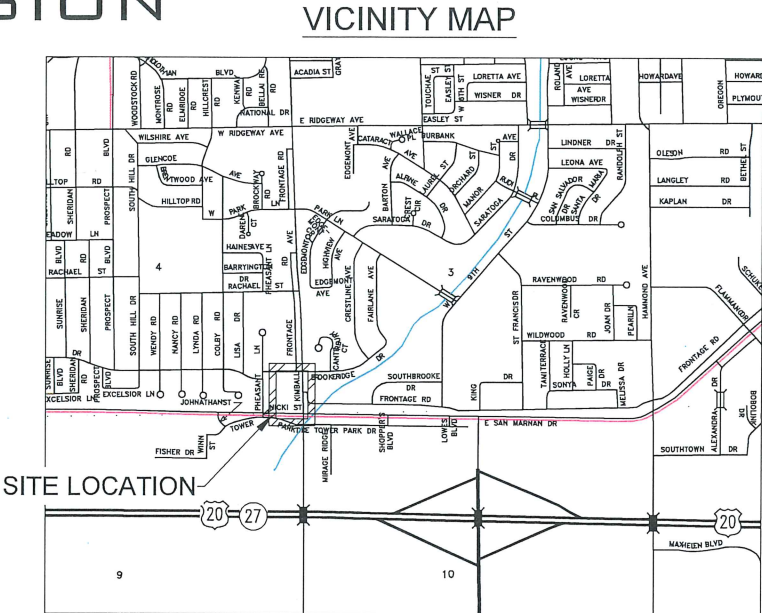
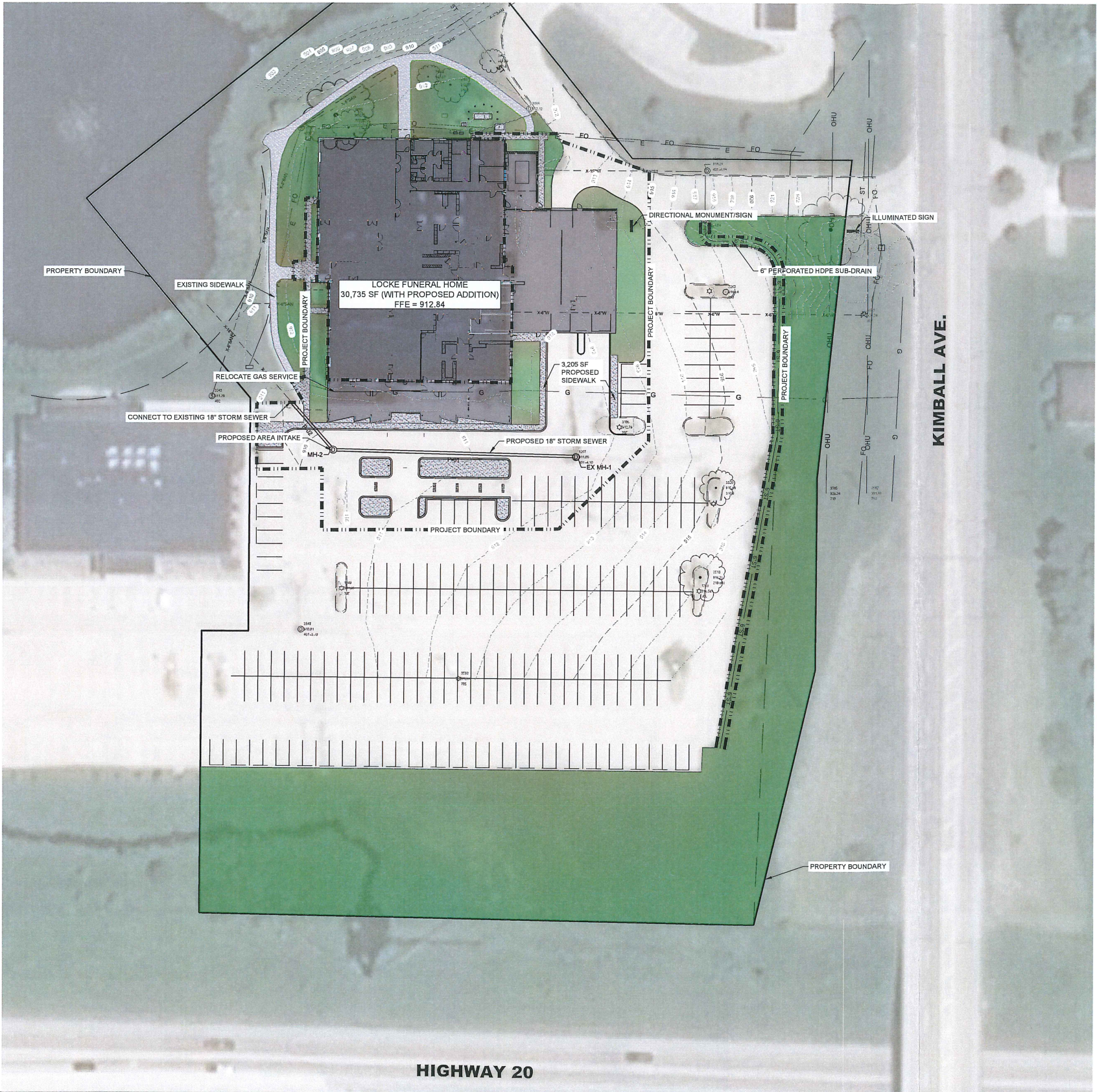
Parking: 285 stalls existing, including 6 handicapped spots. Approximately 223 stalls following renovation with approximately 6-8 handicapped stalls anticipated.

Easements: See attached easement agreement dated January 26, 1995.

901 Black Hawk Rd.
Waterloo, IA 50701

(Phone) 319-236-2003
(Fax) 319-236-2009
www.peters.build

LOCKE FUNERAL HOME RENOVATION AND EXPANSION
- PLANNING AND ZONING EXHIBIT
4140 KIMBALL AVE.
WATERLOO, IOWA



OWNER/ DEVELOPER
LOCKE FUNERAL HOME

PROJECT SITE ADDRESS
4140 KIMBALL AVE

CURRENT ZONING
C-2/CZ CONDITIONAL ZONING COMMERCIAL

PARKING REQUIREMENTS

EXISTING SPACES: 285 (6 HANDICAP)

EVENT SPACE C = 2,800 SF (LARGEST EVENT SPACE)
MAXIMUM OCCUPANT LOAD = 400 (7 SF PER PERSON PER IBC)
PARKING SPACES REQUIRED = 100 (1 STALL PER 4
OCCUPANTS PER CITY OF WATERLOO ZONING ORDINANCE)

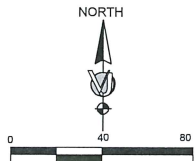
PROPOSED # OF PARKING SPACES: 223

EXISTING SITE -	
EXISTING BUILDING/PATIO	= 20,712 SF
EXISTING PAVEMENT	= 111,554 SF
EXISTING SIDEWALKS	= 6,133 SF
TOTAL IMPERVIOUS	= 138,399 SF = 58%
TOTAL GREENSPACE	= 100,745 SF = 42%
TOTAL AREA	= 239,144 SF
PROPOSED SITE -	
PROPOSED BUILDING/PATIO	= 30,735
PROPOSED PAVEMENT	= 101,842 SF
PROPOSED SIDEWALKS	= 5,867 SF
TOTAL IMPERVIOUS	= 138,444 SF = 58%
TOTAL GREENSPACE	= 100,700 SF = 42%
TOTAL AREA	= 239,144 SF

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

THE CONSTRUCTION OF THE SANITARY SEWER, STORM SEWER, AND WATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS WITHIN THE CITY OF CEDAR FALLS, IOWA, AND THE STATEWIDE URBAN DESIGNS AND SPECIFICATIONS (SUDDS).

- LEGEND
- PROPERTY CORNER SET
 - PROPERTY CORNER FOUND
 - ▲ SECTION CORNER FOUND
 - 100.00 DIMENSION OF SURVEY
 - COMM - EXISTING COMMUNICATION
 - G - EXISTING GAS
 - ST - EXISTING STORM SEWER
 - SAN - EXISTING SANITARY SEWER
 - T - EXISTING TELEPHONE
 - E - EXISTING ELECTRIC
 - W - EXISTING WATER
 - OHU - EXISTING OVERHEAD UTIL.
 - FO - EXISTING FIBER OPTIC
 - F - EXISTING FENCE
 - LP - EXISTING LIGHT POLE
 - UP - EXISTING UTILITY POLE
 - EB - EXISTING ELECTRICAL BOX
 - MH - EXISTING MANHOLE
 - FH - EXISTING FIRE HYDRANT
 - WV - EXISTING WATER VALVE
 - GV - EXISTING GAS VALVE
 - TP - EXISTING TELEPHONE PED.
 - T - EXISTING TREE
 - C - EXISTING CONTOURS
 - P - PROPOSED CONTOURS
 - X - PROPOSED GRADES
 - X - EXISTING GRADES
 - S - PROPOSED SILT FENCE
 - P - PROJECT BOUNDARY
 - R - PAVEMENT REMOVAL
 - R - SIDEWALK REMOVAL



1808081

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

LOCKE FUNERAL HOME ADDITION
4140 KIMBALL AVE.
WATERLOO, IOWA

CIVIL SITE PLAN – PRELIMINARY

1 OF 1

scale
1"=40'

drawn by
PTA

approved by
DMA

date
07/01/2020

revisions

208081





Site Plan Amendment – 4140 Kimball Avenue



Looking north toward the existing building.



Looking west from Kimball Avenue



Looking northwest from the driveway toward the Farmers State Bank Building.



Looking east across Kimball toward a residence.



Current entrance sign.

Site Plan Amendment – 4140 Kimball Avenue



Looking north toward the existing building.



Looking west from Kimball Avenue



Looking northwest from the driveway toward the Farmers State Bank Building.



Looking east across Kimball toward a residence.



Current entrance sign.