

NOTICE OF PLANNING & ZONING COMMISSION MEETING

City of Cumming

Tuesday December 19, 2023 – 6:00 p.m.

Cumming City Hall

649 N 44th Street

Cumming, Iowa 50061

- I. APPROVAL OF AGENDA** as presented and/or amended.
- II. CONSENT ITEMS**
 - a. Approve Minutes from September 19, 2023 Meeting
- III. PUBLIC COMMENT**
- IV. PUBLIC HEARING**
- V. BUSINESS ITEMS**
 - a. Review and Recommendation to Council on Preliminary Plat for Middlebrook Mainstreet (Cumming Avenue /G-14 and future S. 44th Street)
- VI. UPCOMING PLANNING & ZONING MEETING:**
 - A. Next regular meeting – January 2024 at 6:00 p.m (requesting January 16th)
- VII. ADJOURN**

The City of Cumming welcomes public participation in its board and commission meetings. If you are unable to attend in person, you may access the meeting using the link and information below.

<https://us02web.zoom.us/j/2382663968>

Meeting ID: 238 266 3968

By phone +1-646-931-3860, 2382663968#

Meeting Date: 9/19/2023

Karen McKinney- y
Karen Boriskey- y
Shamus Shelley- y
Ethan Roos- y
John Botts- y
Matt Daniels- y

Approval of Agenda

-Shamus Makes motion

- Karen 2nds
- Approved

Consent Items

- Approve minutes from 8/22/2023 Meeting
- John Motion
- Karen 2nd
- Motion approved

Public Comment

- N/A

Public Hearing

- N/A

Business Items

- Review and Recommendation to Council on Site Plan for Casey's (Cumming Ave/ G-14 and S. 15th St.)
- Shamus makes motion
- Karen M- 2nds
- Recommendation is approved

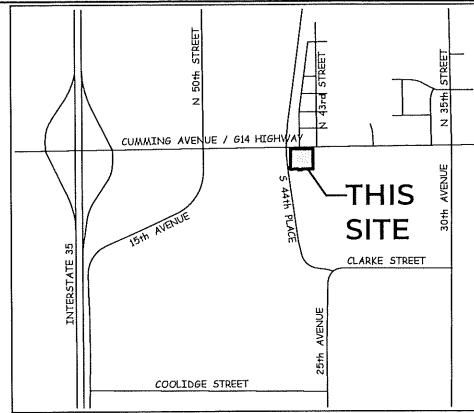
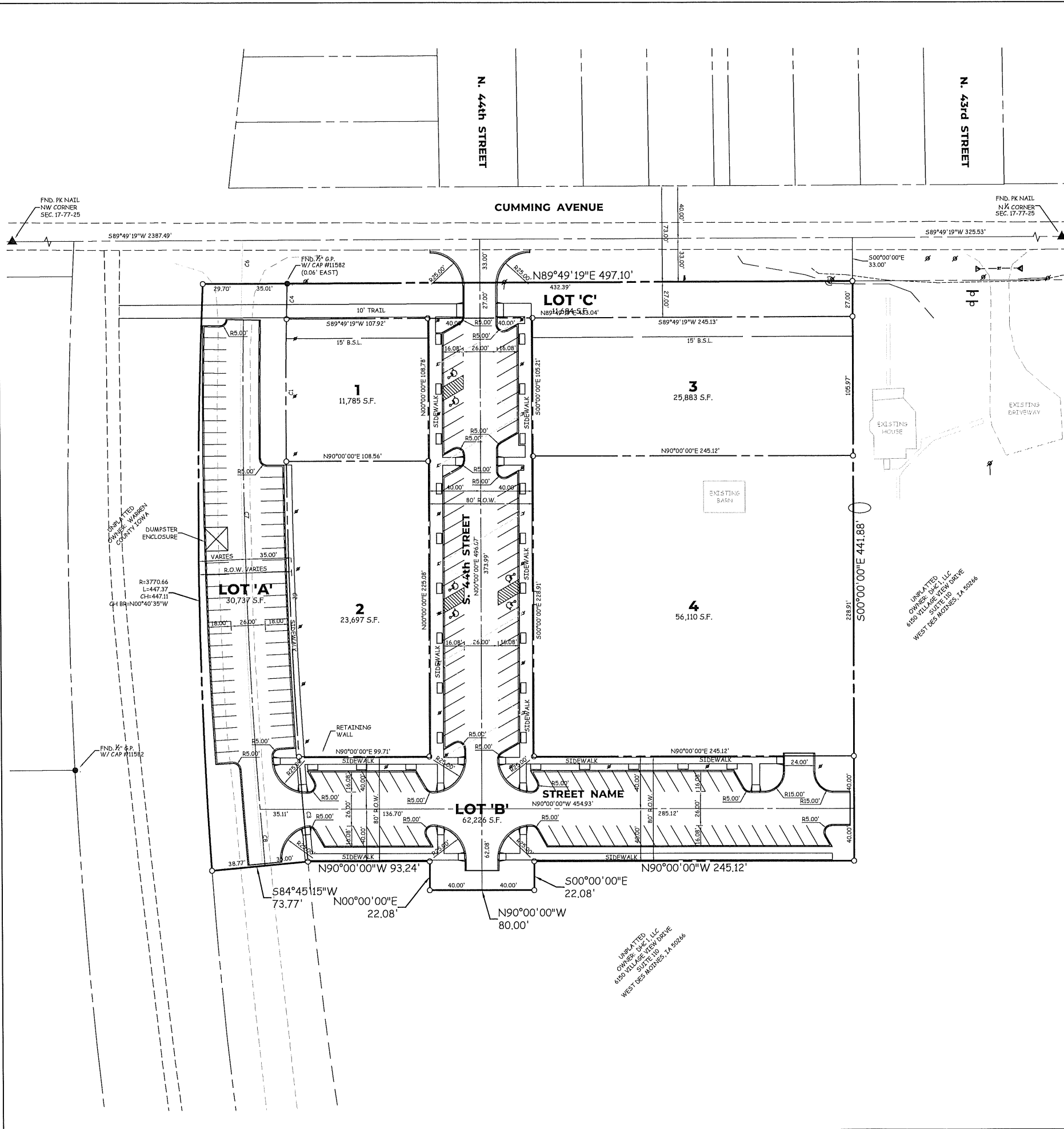
Upcoming PNZ Meetings

- Next Meeting at 10/24/2023 at 6:00 PM

Adjourn

- Karen B. Moves
- Meeting Adjourned

Shamus Shelley



VICINITY SKETCH NORTH SCALE: 1"=2,000'

SHEET INDEX

- 1 DIMENSION PLAN
- 2 GRADING/UTILITY PLAN

NOTES

- ANY P.U.E. IS SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENTS AND ANY USER OF THE P.U.E. MUST RELOCATE ITS FACILITIES AT NO COST TO THE CITY WHEN THE USE OF THE P.U.E. IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENTS.
- SIDEWALKS WILL BE THE RESPONSIBILITY OF EACH LOT OWNER AT THE TIME OF DEVELOPMENT.
- LOTS 'A', 'B' AND 'C' TO BE DEEDED TO THE CITY OF CUMMING FOR PUBLIC STREET.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARIN.
C1	001°41'01"	3690.66	108.45	54.23	108.45	S00°20'22"
C2	003°29'51"	3690.66	225.29	112.68	225.26	S02°15'04"
C3	001°14'46"	3690.66	80.26	40.13	80.26	S04°37'22"
C4	000°25'10"	3690.66	27.01	13.51	27.01	S01°23'28"
C6	000°30'28"	3725.66	33.02	16.51	33.02	S01°50'16"
C7	006°09'47"	3725.66	400.75	200.57	400.56	S01°29'51"
C8	000°40'01"	3725.66	43.36	21.68	43.36	S04°54'49"

PRELIMINARY PLAT
MIDDLEBROOK
MAINSTREET
Cumming, Iowa

OWNER / DEVELOPER

MIDDLEBROOKHB, LLC / LAND CONCEPTS, LLC
12119 STRATFORD DRIVE, SUITE B
CLIVE, IOWA 50325
515-309-0705

ZONING

EXISTING: A-1 AGRICULTURAL DISTRICT
PROPOSED: MIDDLEBROOK P.U.D.

SETBACKS

FRONT -0'
15' (ALONG CUMMING AVENUE)
REAR -10'
SIDE -5'

LEGAL DESCRIPTION

A part of the Northwest 1/4 of Section 17, Township 77 North, Range 25 West of the 5th P.M., city of Cumming, Warren County, Iowa, that is more particularly described as follows:

Commencing at the North 1/4 corner of Section 17, Township 77 North, Range 25 West of the 5th P.M., city of Cumming, Warren County, Iowa; thence S89°49'19"W, 325.53 feet along the North line of said Section 17; thence S00°00'00"E, 33.00 feet to the South right-of-way line of Cumming Avenue, as it is presently established, and to the Point of Beginning; thence continuing S00°00'00"E, 441.88 feet; thence N90°00'00"W, 245.12 feet; thence S00°00'00"E, 22.08 feet; thence N90°00'00"W, 80.00 feet; thence N00°00'00"E, 22.08 feet; thence N90°00'00"W, 93.24 feet; thence S84°45'15"W, 73.77 feet to the West right-of-way line of 25th Avenue, as it is presently established, and to a non-tangent 3770.66 feet radius curve concave to the East; thence Northerly 447.37 feet along said curve, and along said West right-of-way, said curve having a chord length of 447.11 feet and a chord bearing of N00°40'35"W, to the South right-of-way line of Cumming Avenue; thence N89°49'19"E, 497.10 feet along said South right-of-way line to the Point of Beginning.

Said tract of land contains 5.099 acres more or less.

Said tract of land being subject to any and all easements of record.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - ST 12" STORM SEWER & SIZE
 - SAN 12" SANITARY SEWER & SIZE
 - W 8" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - F.E.S.
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK

CERTIFICATION

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

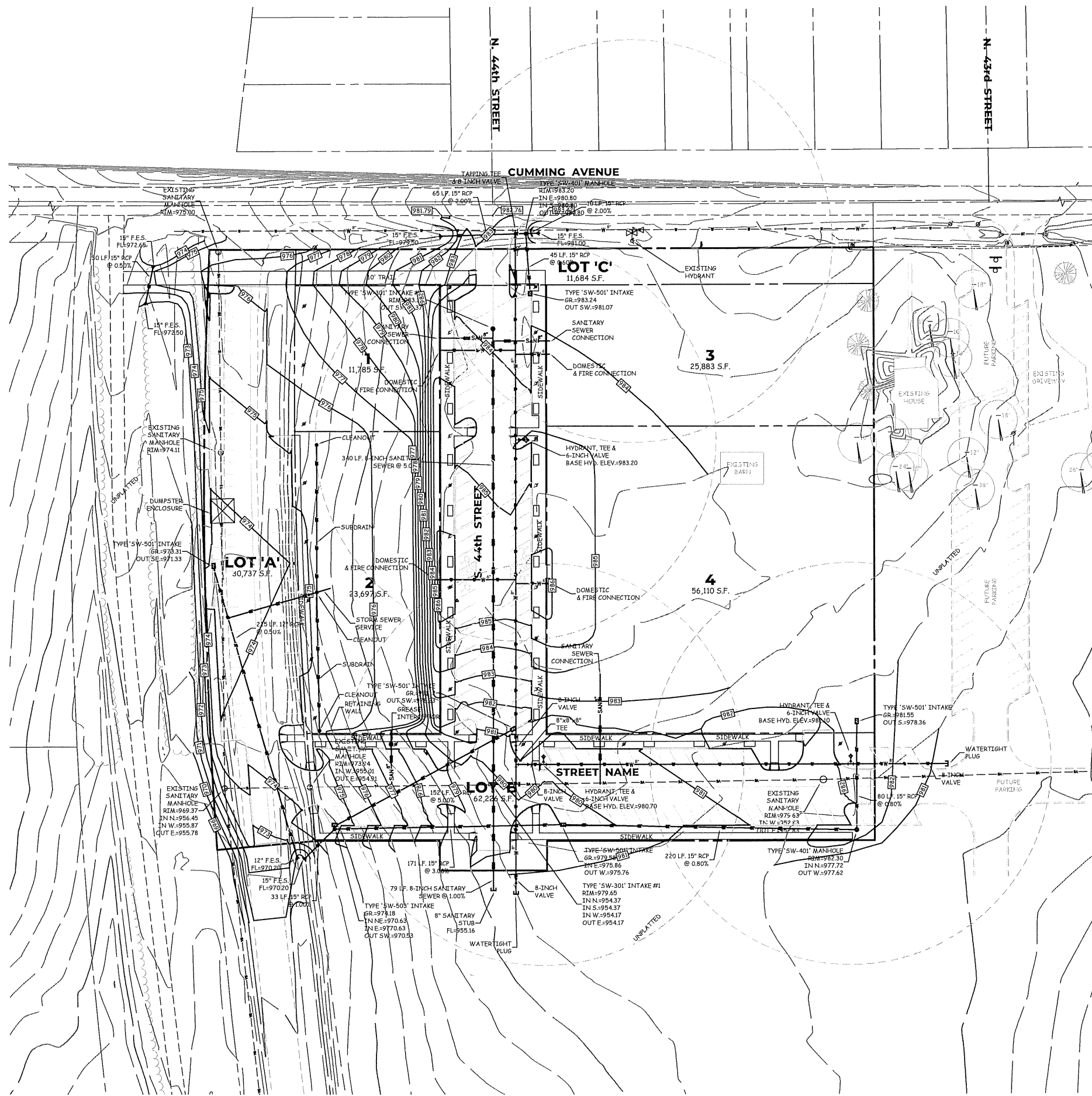
BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-2

COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-12-2023
REVISIONS: X-X-XXXX
JOB NUMBER
CC 2802
SCALE: 1"=40'
AS-BUILT: ---
PRELIMINARY PLAT
MIDDLEBROOK MAINSTREET
SHEET 1 OF 2



PRELIMINARY PLAT
MIDDLEBROOK
MAINSTREET
 Cumming, Iowa



LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - ST 18" STORM SEWER & SIZE
 - SAN 8" SANITARY SEWER & SIZE
 - W 15" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - △ FIRE HYDRANT
 - ▽ VALVE
 - ▲ F.E.S.
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AS-BUILT: ---

IOWA ONE CALL

PRELIMINARY PLAT
 MIDDLEBROOK MAINSTREET

SHEET 2 OF 2

P & Z Communication: Planning & Zoning Commission Meeting Items for December 19, 2023

SUBMITTED BY:

Rita Conner, City Administrator

SYNOPSIS:

The information below summarizes agenda items before the Commission for December 19, 2023.

PUBLIC HEARING (S): None

BUSINESS ITEMS:

Middlebrook Agrihood Preliminary Plat-Middlebrook Mainstreet

Summary: Diligent Development Group (Tim Portzen, Vice President, 12119 Stratford Drive Clive, Iowa 50325) is proposing the development of approximately 5 acres of land in this preliminary plat located south of Cumming Avenue/G-14, directly south of the Old Town Cumming district.

The preliminary plat proposes the southern extension of 44th Street for the development of a new mixed-use block containing four lots. Construction drawings for public improvements will be submitted for City review following action on this preliminary plat, with work to be initiated in spring 2024. Site plans for the individual lots will be submitted for review at an upcoming meeting of the Commission, estimated to be January 2024.

Background and general information:

In August-September 2023, Planning & Zoning Commission and City Council approved the rezoning of approximately 617 acres of land known as the Middlebrook Agrihood to a Planned Unit Development (PUD). The development is intended to provide new neighborhoods and districts to the City of Cumming that will be woven into the community's agricultural history and its existing framework.

This first block of development is essential in the community's efforts to retain the scale and feel of Old Town Cumming on N. 44th, extending and expanding upon the remaining elements of the historic downtown. Connectivity for vehicles, bicycles and pedestrians is critically important to the design and to the community's identity.

Points for consideration

- Compatibility with Comprehensive Plan, adopted 2023
- Consistency with goals and intentions of Middlebrook Agrihood Master Plan

- Access and circulation
- General Relationship to surrounding area

Review comments from staff and consulting engineer

The City of Cumming zoning ordinance, subdivision regulations, Iowa's Statewide Urban Design and Specifications (SUDAS) for public improvements and other planning and design sources are utilized for preliminary plat review.

- Staff, consultants and the design team have discussed a traffic study as part of the process to inform this preliminary plat's implementation, as well as the larger geography along Cumming Avenue generally between the interstate and Orilla Road. A proposal for study will be presented to City Council in January, with the intent that the review include micro and macro elements (eg. the connectivity and geometry of the full highway corridor, as well as targeted smaller area function in key locations like Old Town)
- Traffic and corridor studies are intended to help cities build out neighborhoods, business districts and street systems over time. Development can and will continue to occur, building toward the benchmarks a study would identify. Benchmarks would be where and when changes in the management of transportation and access may be warranted (turn lanes, stop signs, traffic signals). The study will be used to guide the City over the next 15-20 years of the buildout of the Agrihood.
- The extension of 44th Street as a collector street to the south is seen as an important connecting point for the community. In addition, its inclusion into the street grid system allows for the enhancement of the existing area where Cumming Avenue, N. 44th Street, S. 25th Street, a private driveway, a business driveway and the Great Western Trail/ trailhead access currently converge. The current configuration, while functional, is not optimum for the many movements that are occurring there.
- In the preliminary plat, the design team is proposing that S. 25th Street (LOT A) becomes a paved public parking lot. S. 44th Street will be constructed south to a new east-west block (LOT B). The remaining section of S. 25th (also labeled on some maps as S. 44th Place) will remain gravel until future plats of the Agrihood Master Plan are brought forward. Access from the south is provided from gravel to the new street, with access also remaining available from Clerk Street east to 30th Street.
- The provision of public parking adds to the current parking in the existing Great Western Trail trailhead to the north, as well as the N. 44th Street business district (American Legion Post 562, Cumming Tap, US Post Office

and Iowa Distillery). The parking will also be used by the new business and residential uses in the four lots of the preliminary plat. The City will also work with Warren County Conservation as needed to implement pavement markings and any additional wayfinding signage needed.

- The Master Plan for the Agrihood incorporates the intent for low impact design concepts for the management of stormwater. When applied, these tools (limiting drainage redirection, native plant establishment, protection of water features including ponds and creeks, and employing techniques that can lessen the impact of land development on soil and water). These tools will be evaluated and incorporated into the civil design for the project.
- The preliminary plat is still required to provide all applicable stormwater runoff and release rates, and calculations for pre and post development. The development will have water quality and water quantity management requirements under SUDAS.
- At the meeting, the design team will provide an overview of the initial stormwater management plan for the preliminary plat. Existing formal and informal drainage systems including culverts, overland flowage and ponds are part of the evaluation for the development, as it will be coming into systems that are already in place. The project design should incorporate the low impact design intentions, existing area and new impervious surface.
- This first block will include town center elements such as professional office/business, first floor retail storefronts with upper story housing, parking and will provide a walkable neighborhood that integrates well into the City of Cumming's existing small-town environment. Following review and any comments from the Planning & Zoning Commission, the preliminary plat will be sent to City Council



November 6, 2023

Rita Conner
City Administrator
City of Cumming
649 N. 44th Street
P.O. Box 100
Cumming, Iowa 50061-0100

CUMMING, IOWA
MIDDLEBROOK MAINSTREET
PRELIMINARY PLAT

Veenstra & Kimm, Inc. has reviewed the preliminary plat and offer the following comments:

Streets Plan

1. A traffic study should be conducted for the Middlebrook development to review projected traffic volumes with the proposed future layout, and to identify future collector corridors and needs for continuous turn lanes and left turning lanes onto Cumming Avenue, etc. The future layout proposes to add another street with parking between S. 43rd Street and S. 44th Street, with another connection to Cumming Avenue. For future planning, it is suggested that the street connections to Cumming Avenue be limited to alignment with N. 44th Street and N. 43rd Street.
2. Based on the future layout, it appears S. 44th Street will function as a collector street requiring a wider pavement and left turning lane at Cumming Avenue.
3. The right-of-way width shown for S. 44th Street would be sufficient for a collector street; however, the Subdivision Regulations would require a street and pavement width of 31-37 feet.
4. Show the corporate limits of Cumming on the plat.

5. The future streets plan shows how S. 44th Place would be abandoned to the south, and how S. 44th Street would align with existing Clark Street and 25th Avenue. It seems that S. 44th Street should be a more continuous street matching up with existing 25th Avenue to the south.

Sheet 1

1. Show graphically for each lot the building setback lines (BSL) width as shown under "Setbacks" label on Sheet 1.
2. Provide typical sections showing jointing and pavement thickness of the streets.

Sheet 2

1. For clarity, a separate grading plan and utilities plan for sanitary sewer, water, and storm sewer should be provided.
2. Show the connection point of the proposed sanitary sewer to the existing sewer.

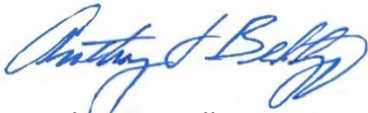
Stormwater Management Plan

1. The Stormwater Management Plan report provides an analysis estimating pre and post development runoff for evaluation of the existing 24" culvert capacity that crosses of existing S. 44th Place. The plan does not address stormwater detention.
2. The report indicates that the required storm water detention basin servicing the proposed development would be installed with the future development to the south. Typically, regional stormwater development is addressed with the first plat served by the regional system with detention and 100-year runoff conveyance facilities and easements to the proposed detention site. The stormwater management plan does not show the future site of the regional stormwater detention facility, nor provide any temporary stormwater detention associated with the development. The preliminary plat should address the stormwater detention including preservation of the site and easements necessary for conveyance.
3. SUDAS requires evaluation of the pre and post development 2-year storm as well as the 5-year and 100-year events for stormwater detention.
4. Explain the numbers generated in the paragraph starting with "Our total runoff..." on Page 5.

5. The proposed stormwater management section shows 38% of Area 1 as open space, which appears to be overestimated with full development of Area 1.
6. The evaluation of the existing culvert capacity shows the culvert does not have the capacity to convey the peak 100-year flow under inlet control. Justification for not addressing the culvert capacity based on the suggestion that the existing culvert is currently undersized under existing conditions is unacceptable. The capacity of the downstream drainage structures must be analyzed to determine their ability to convey the developed discharge. In this case, the culvert must carry the developed 100-year runoff, and should also be evaluated based on future development of the 5.22 Acres offsite included in the Middlebrook future plan.
7. It appears Area 3 will require on-site detention upon development, or detention off site from a separate facility, which should also be addressed.

If you have any questions regarding our comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read "Anthony J. Bellizzi".

Anthony J. Bellizzi, P.E.

AJB:rsb
41233-093