

**Cedar Falls Planning and Zoning Commission
Regular Meeting
November 8, 2023
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on November 8, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Crisman, Grybovych, Hartley, Moser and Stalnaker. Thomas Weintraut, Planner III and Jaydevsinh Atodaria, Planner I, were also present.

- 1.) Acting Chair Hartley noted the Minutes from the October 25, 2023 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Ms. Moser seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Crisman, Grybovych, Hartley, Moser and Stalnaker), and 0 nays.

- 2.) The first item of business was a preliminary and final plat for Autumn Ridge 12th Addition for 1.06 acres of land located east of Golden Lane. Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that this is a replat of the area in lots 8-14 in Autumn Ridge 8th Addition that was approved in 2018. He noted that this area is part of the RP Master Plan for Autumn Ridge Development. It is proposed to re-subdivide lots 8-14 of Autumn Ridge 8th Addition to adjust the internal lot lines. No additional lots will be created. The intent of the proposal is to adjust the lot lines to fit the current and proposed residential units.

Mr. Atodaria provided an analysis of the proposed setbacks, lot sizes and provided a rendering of the proposal. He noted technical comments stating that if the proposed preliminary and final plats are approved, the new final plat will replace the previous final plat for these particular lots. All signed legal documents for this re-subdivision will be required prior to submittal for City Council approval. Staff recommends approval of the proposed preliminary and final plat and a re-subdivision of that portion of Autumn Ridge 8th Addition, subject to any comments or direction specified by the Planning and Zoning Commission.

Dennis Happel, BNKD, stated that this is just a housekeeping issue from when they built the duplex at 414 and 416 Golden Lane and it wasn't staked out properly.

Ms. Crisman made a motion to approve the item. Ms. Moser seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Crisman, Grybovych, Hartley, Moser and Stalnaker), and 0 nays.

- 3.) The next item for consideration by the Commission was a Land Use Map Amendment (LUMA) and rezoning request from R-1 and MU to RP for 54.79 acres of property located north of Aldrich Elementary and south of W. Greenhill Road. The LUMA request was from "Low Density Residential," "Greenways & Floodplain Use" and "Neighborhood Commercial and Mixed Use" to "Low Density Residential Use. Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that this is essentially two cases, a Land Use Map Amendment and a rezoning request. He provided a rendering of the area being discussed and discussed the changes that have taken place since 2016. He explained that the proposal is to rezone 54.79 acres of land from R-1 Residential District and MU Mixed Use Residential District to RP Planned Residential. It is also being requested to amend the Future Land Use Map in the City's Comprehensive Plan from "Neighborhood Commercial and Mixed Use" to "Greenways and Floodplain Use" and "Low Density Residential Use" to "Low Density

Residential Use.” He noted that the RP District requires the submittal of a Master Plan and Developmental Procedures Agreement.

Mr. Atodaria provided information regarding the different uses in the City’s Comprehensive Plan. He provided analysis of the proposal, stating that the subject property may not be ideal for commercial uses with the presence of neighborhood serving commercial uses nearby. He also noted the need for more residential development in the community and that taking the entire portion of “Greenways and Floodplain Use” may not be acceptable as per the City’s Comprehensive Plan and its significance.

Staff recommends changing the designation to “Low Density Residential Use” and adjusting the “Greenways and Floodplain Use” to align better with the stream corridor and enough space for a future public trail. They also recommend maintaining the greenway designation along the northern edge of this development. This will ensure an adequate buffer from the floodplain area.

With regard to zoning, the proposal is to rezone R-1 and MU to the RP District. Mr. Atodaria discussed the intended uses for the zoning and explained the benefits of changing the area to an RP District. He noted that the proposal is intended to restrict the development to detached single-family dwellings. The exact number of lots will be determined when the area is platted. He also provided information regarding the setbacks for the lots. The proposed plan would extend the existing critical connections into the proposed development. The street extensions will provide alternative routes and distribute traffic and much needed connections to West Greenhill Road and Aldrich Elementary School. The proposed Madeline Street will be extended westward to provide opportunity for future development. The proposed Master Plan would be done in four phases, with two of the critical street connections, including Arbors Drive and Ironwood Drive, being addressed in Phase 1. Mr. Atodaria explained the staff recommendations for phasing and noted other evaluations for rezoning requests, pointing out that considerations include consideration of environmentally sensitive areas, access to public services and access to adequate street networks.

He explained that the technical comments provided include a Development Procedures Agreement that must be finalized prior to public hearing at City Council. Staff also recommended adding a Richard Road connection to Arbors Drive and all lots north of Richard Road in Phase I. Staff would also like to see a future public trail denoted along the northern edge of the subject property. The update to the Land Use Map Amendment exhibit should also reflect the recommended land use change to “Low Density Residential Use” and readjust “Greenways and Floodplain Use.”

Staff recommended setting a public hearing for November 21, 2023, to discuss the future land use map request and the rezoning request.

Kevin Fittro, petitioner, Panther Builders/Panther Farms, was available for questions. He noted that it is tough to plan ten years ahead and they would like to readjust for what is currently in the neighborhood.

Todd Coulter, 4605 Eden Way, stated that his concern is with the water in the easement behind his house. Mr. Weintraut explained that this will be addressed further when the property is platted to ensure that drainage is away from the adjoining properties.

Paul Smith, 2311 Andy Avenue, asked about the math for the acreage and asked about the meaning of RP zoning and if there will just be single-family homes, as it now. Mr. Atodaria explained that there is a small lot that will be added with the proposal and that is where the difference in the numbers come in. He also explained that the RP District allows any type of

residential uses and at this time the developer is only planning to build single-family homes. Mr. Weintraut also explained that if there were to be any changes, they would have to come through the Commission again for an amendment to the RP plan.

Don Forsythe, 4611 Eden Way, stated that they were told that when they built their home that the waterway would stay there permanently.

Ms. Crisman is happy that there is a plan to connect Ironwood Drive to Greenhill and that it will be a great improvement. She also stated that she knows that many neighbors have had concerns about water runoff and noted that Cedar Falls has very high standards for runoff and the City will hold the developer accountable.

Ms. Grybovych asked the developer to please consider meeting with the neighbors about any concerns.

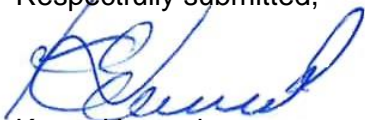
Acting Chair Hartley asked staff to give a brief overview on runoff water regulations. Mr. Atodaria explained there was no engineering staff available for a more in-depth explanation, but that generally those things are taken care of when the platting for the development begins. As a general rule of thumb, whatever site is being developed, the site will have to provide their own detention area or stormwater management facility for the entire site. He noted that more specific details can be answered when the plat is being discussed at a later date at P&Z.

Ms. Crisman made a motion to set a public hearing. Ms. Alberhasky seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Crisman, Grybovych, Hartley, Moser and Stalnaker), and 0 nays.

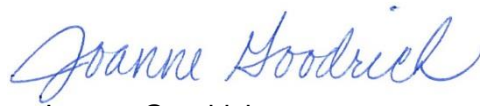
- 4.) Mr. Weintraut briefly summarized information provided by the City Attorney regarding the Commission's inquiry about fact finding requirements. He explained that the Commission is not required by law to provide formal findings of fact (providing the basis for your decision). It's welcomed, but not required.
- 5.) As there were no further comments, Ms. Moser made a motion to adjourn. Ms. Crisman seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Crisman, Grybovych, Hartley, Moser and Stalnaker), and 0 nays.

The meeting adjourned at 6:00 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant