



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MARCH 23, 2022
5:30 PM AT CEDAR FALLS COMMUNITY CENTER, 528 MAIN STREET

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes of March 9, 2022

Public Comments

Public Comments

2. Cedar Falls Bicycle Plan Update

Old Business

- 3. Amendment of RP Master Plan for Autumn Ridge Development (DEFERRED)**
Location: South of W. 1st Street and West of Union Road
Applicant: BKND, Inc., Owner; CGA Engineering, Engineer
Previous discussion: November 24, 2020, March 9, 2022
Recommendation: *Defer discussion to the next P&Z meeting*
P&Z Action: *None*
- 4. Preliminary Plat for Autumn Ridge 9th and 11th Additions (PP20-004)(DEFERRED)**
Location: South of W. 1st Street and West of Union Road
Applicant: BKND, Inc., Owner; CGA Engineering, Engineer
Previous discussion: November 24, 2020, March 9, 2022
Recommendation: *Defer discussion to the next P&Z meeting*
P&Z Action: *None*
- 5. RP Site Plan Review – The Cove at Spruce Hills (Case #SP21-013)(DEFERRED)**
Location: North of Greenhill Road and east of Spruce Hills Drive and Prairie Parkway
Applicant: Brian Wingert (Developer); The Cove at Spruce Hills LLC (Owner); Snyder & Associates (Engineer)
Previous discussion: March 9, 2022
Recommendation: *Defer discussion to the next P&Z meeting*
P&Z Action: *None*
- 6. MU Master Plan Amendment for Pinnacle Prairie Development**
Location: South of Greenhill Road, between Bluebell Road and Prairie Parkway
Applicant: Western Home Communities
Previous discussion: March 9, 2022
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

New Business

- 7. Zoning Text Amendment – Add a requirement for P&Z review of site plans in the CD-DT**
Location: Downtown Character District
Petitioner: City Council
Previous discussion: None

Recommendation: *Introduction and discussion*

P&Z Action: *Discuss and provide direction*

Commission Updates

Adjournment

Reminders:

- * April 13 and April 27- Planning & Zoning Commission Meetings
- * April 4 and April 18 - City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
March 9, 2022
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on March 9, 2022 at 5:30 p.m. at the Community Center. The following Commission members were present: Grybovych, Hartley, Holst, Leeper, Lynch, Moser and Saul. Crisman and Larson were absent. Karen Howard, Community Services Manager; Matthew Tolan, Civil Engineer II; Thomas Weintraut, Planner III; and Jaydevsinh Atodaria, Planner I were also present.

- 1.) Chair Leeper noted the Minutes from the February 23, 2022 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Grybovych, Hartley, Holst, Leeper, Lynch, Moser and Saul), and 0 nays.
- 2.) The first item of business was a public hearing on a petition to amend the zoning code to allow daycare uses in the M-1, Light Industrial District. Chair Leeper introduced the item and Ms. Howard provided background information. She noted that the staff analysis was presented at the last Planning and Zoning Meeting, but went over the highlights of the petition and the staff analysis. Staff recommends approval of the amendments to the zoning code to allow daycare uses in the M-1 District according to the standards outlined in the staff report.

Ms. Lynch stated that she feels daycare is a critical need for the community and it is a great opportunity to utilize this to provide that need. Ms. Moser agreed.

Ms. Lynch made a motion to approve the item. Ms. Saul seconded the motion. The motion was approved unanimously with 7 ayes (Grybovych, Hartley, Holst, Leeper, Lynch, Moser and Saul), and 0 nays.

- 3.) The next item for consideration by the Commission was an amendment of the RP Master Plan for Autumn Ridge Development. Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained that the item was discussed previously on November 24, 2020 and provided information about the previous proposal at that time. He discussed the history of the Autumn Ridge development and provided background on the area for the newer members on the Commission. He provided an aerial view of the entire Autumn Ridge development as currently developed and discussed the various phases that have been completed over the years. He displayed the proposed revised master plan explaining that it includes 92 units (34 single-family and 58 bi-attached units), and gave a summary of the number of lots and units as compared to the previously approved preliminary plat. He noted staff is supportive of the variety of housing types and additional density to meet market demand. Mr. Atodaria displayed photos of what the bi-attached units would look like. He discussed concerns with excessive paving along street frontages due to multiple double-wide driveways for the bi-attached units, which results in less room for on-street parking, compromised sidewalks, largely paved front yards and little room for landscaped front yards or street trees. In response to this concern, the developer proposes that all lots equal to or less than 60 feet in width be limited to a maximum of an 18 ft. driveway at the front lot line to reduce the paving areas on property.

Mr. Atodaria also mentioned that the developer will be adding sidewalks along Union Road and W. 1st Street in addition to sidewalks bordering platted lots to comply with the City's

ordinance. The City has agreed to construct a small segment of missing sidewalk along Union Road between Paddington Drive and the southern edge of proposed Autumn Ridge 11th Addition as a capital improvement project. City staff recommends that some usable open space be designated within the 9th and 11th Additions as originally agreed. The developer is proposing 1.15 acres of open space at the southeast of the proposed development. The land slopes toward the drainageway in this area, so will need to be graded and seeded carefully to provide usable park space. Staff outlined that they are working with applicant to make necessary revisions in the developmental procedures agreement, to be consistent with the proposed RP Master Plan. The applicant has submitted a rough draft of the agreement and deed of dedication for the preliminary plat and they are under review by City staff and the City Attorney. At this time, the matter is for discussion only and will be continued to the next meeting.

Adam Daters, CGA Engineers, engineer for the project, came forward to say he is available for any questions.

David Davis, 4407 Berry hill Road, stated concerns with the water drainage behind his house. He stated that the drainage area has not been maintained and that several times in the last two years the water has been running with the creek bed itself. He stated that he has concerns that the developer will not do the maintenance they have agreed to do.

Lyle Simmons, 207 Corduroy Drive, echoed Mr. Davis's concerns with the drainage. He also noted issues with on-street parking and the ability to drive down the street around parked cars. He explained concerns with the traffic on 1st Street and increased density.

Brad Pierschbacher, 4228 W. 1st Street, stated that his property backs up to the north property line on the proposed new Addition and he explained concerns with what is happening with density and storm water management.

Cynthia Luchenberg, 4322 W. 1st Street, stated concerns with increased traffic. She also discussed the original plan with regard to the number of lots and houses proposed and noted concerns about changes made to the original plan, so that now there are nearly double the number of units on the northern portion than what was originally proposed, which makes her neighborhood more dense than anticipated and more homes backing up to her lot. She spoke about the smaller lot sizes along the west boundary of her lot and how small and shallow they are and suggested that the lots be re-sized back to the four wider lots allowing more space for homes accounting for the shallow lot depth and a less congested area surrounding her property. She also noted the loss of a detention pond with trails that was originally proposed and the loss of greenspace from creating smaller lots.

Willis Roberts, 4018 Wynnewood, stated concerns with stormwater drainage and asked how surface water is going to leave the area. His interpretation of the packet suggested that the surface water through swales was to be delivered to the retention area on the west boundary. He doesn't understand how water is going to go down into a drainage area and back up to a retention pond.

Mr. Holst asked if the homeowners association maintains the drainageway in question. Mr. Tolan explained that with Autumn Ridge 5th Addition a maintenance and repair agreement that is required with all detention facilities throughout the City, was signed. It states that all benefited properties have the responsibility to maintain the drainage facility, including the area to the north proposed for development. The Autumn Ridge Stormwater Maintenance group was set up by the developer to maintain these facilities. Mr. Tolan noted that he had conversations with the president of the Homeowner's Association, who stated that the Stormwater Association exists in name only and that there has never been a meeting or vote

with anyone in that association. No stormwater maintenance has been done.

Ms. Saul noted concerns with the density and the parking issue on that street and issues with visibility due to all the vehicles. Ms. Howard confirmed that front-facing garages on narrow lots result in more paved areas along the street. There are various possible solutions, as noted in the previous staff report in 2020, including shared driveways or rear access to garages from an alley. The developer has proposed limiting driveway widths to 18 feet. The question for the Commission is whether the overall change to the master plan and whether the solutions proposed by the developer to address concerns are reasonable or if modifications should be made.

Ms. Grybovych asked about the reasoning for increasing the density and removing the pond that was originally proposed. Adam Daters, CGA, explained that the market demand was what drove that decision.

Ms. Moser stated concern with the traffic flow, particularly along Union Road and 1st Street. She asked if there has been any traffic study or any type of estimation of the impact. Mr. Tolan explained that traffic analysis was addressed with the developer's engineer. He noted that 1st Street is a state highway so must also be approved by the Iowa DOT. One concern was spacing from the adjacent intersection with Union and Highway 57. There have been talks with the developer's engineer and the DOT that the proposed location of the driveway was considered an acceptable according to the DOT and their guidance would be followed for the connection to their roadway. Ms. Howard noted that one positive aspect is that there are multiple connections that will help distribute traffic as opposed to the originally proposed cul-de-sacs.

Mr. Daters stated that they are willing to work with the neighbors on issues that have been brought forward.

Mr. Holst felt that there is a pretty big change in density from the original master plan, and while density is good, he does understand how that could create concerns with the water issues. He questioned how it's going to get better when there are already issues.

Ms. Saul asked if the stormwater infrastructure being put in place will help with the surface water runoff. Mr. Tolan explained that regional detention was established with the 5th Addition for the entire area, including the 9th and 11th Additions. There was a culvert structure under Union Road that conveys water from upstream to downstream. At the time the regional facility was set up, a modification was done to the culvert to bring it up to current stormwater code. There is a 100-year detention that releases at a two year rate that is metered out. The concerns with the increase in density were addressed with the developers engineer and they verified that the detention capacities from the 2012 model do meet the original design intent.

Mr. Leeper stated concern that master plans are meant to let people know generally what's happening and decisions are being made based on the plan. It seems that these are pretty significant changes to the plan. Ms. Lynch agreed and stated while she understands that the demand is there, she hopes the developer will have conversations with surrounding neighbors to provide clarity to come to an agreement.

The item will be continued to the next meeting.

- 4.) The Commission then considered the preliminary plat for Autumn Ridge 9th and 11th Additions. Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained the basic information regarding the proposed preliminary plat, including setbacks, drainage and utility easements, community space/shared usable open space and public

sidewalks. Mr. Tolan spoke about stormwater management in the area, which included the existing regional detention facilities, Union Road Culvert modifications and additions for the 9th and 11th Additions. The Engineering Division recommends that the developer be responsible to clear and grub the existing detention facility prior to final plat approval to ensure that the facility is working properly to manage the stormwater. Mr. Atodaria discussed proposed street connections, access points and mailbox locations. He noted staff concerns with the phasing as Phase 1 in the 9th Addition is topographically higher in elevation than the 11th Addition in Phase 2, which will require utilities to be installed through the Phase 2 area to serve Phase 1. This will require all utilities, including storm sewers, stormwater channels and sanitary sewer, be extended from existing infrastructure from the south to the Phase 1 area. Staff notes that with the proposed phasing, all necessary infrastructure must be installed from the south as necessary to serve the needs of the 1st Phase. Mr. Atodaria also addressed the outstanding issues with minor label corrections on the plat, and that the applicant has submitted a rough draft of the Deed of Dedication for review. Those will be revised as needed. He noted that the proposed plat cannot be approved prior to the approval of the revisions to the master plan.

Brad Pierschbacher, 4228 W. 1st Street, asked about the street connection and future construction. He asked how many houses are to be put in the new addition that will compound the density. He also noted concern with traffic coming out onto Highway 57.

Cindy Luchtenberg, 4322 W. 1st Street, spoke about the original exits on the master plan.

Willis Roberts, 4018 Wynnewood, asked if all the surface water and stormwater would come to the low drainage area and then east into the Fieldstone pond. Mr. Tolan stated that is correct and explained how it works. He also explained the silt control mechanisms.

Ms. Grybovych asked about open greenspace and the requirements for what percentage is needed to be set aside. She asked why the park area was reduced. Ms. Howard explained that the subdivision code requires open space to be provided to serve the needs of the development, but there is no formula in place to determine an exact amount. She confirmed that previous staff report in 2020 suggested a minimum of 2 acres.

The item will be continued to the next meeting.

- 5.) The next item of business was an RP site plan review for The Cove at Spruce Hills. Chair Leeper introduced the item and Mr. Atodaria provided background information. He discussed a rezoning in 2004 and an RP Plan amendment in 2014 and the changes made. He explained that in 2017 a final plat was approved and the proposed project will be the last development in the subdivision. It is proposed to build 30 units of 2-story townhomes within six buildings that would include four (4) five-unit townhome buildings, one (1) four-unit townhome building and one (1) six-unit townhome building. He discussed the proposed site plan layout with regard to garage and pedestrian access, facades and infrastructure. He noted that all infrastructure, including the internal streets and sidewalks would be private. He noted staff concerns about private streets and that long term maintenance and provision of services would fall to future homeowners. Mr. Atodaria spoke about the setbacks, easements, site access, stormwater management, landscaping and building elevations. It is noted that the sidewalks in the public right-of-way must meet city standards, including ADA compliance. The homeowners will be responsible for clearing snow, garbage removal and maintaining both the public and private sidewalks (installed within property boundary). He described the outstanding issues that included the need for lighting plan, approval of the minor plat prior to the site plan, and submission of the Deed of Dedication addressing responsibilities of maintenance of shared areas. He explained that future residents should note that the City will not provide any maintenance of private streets or sidewalks, or provide services such as snow removal and garbage pickup and the cost of such things will be the responsibility of the Home Owners

Association or the developer.

Brian Wingert, 2110 Flynn Drive, spoke regarding the project as the developer. He discussed the density issues and the compromise to reduce it. He also explained that there will be a lot of landscaping and beautification done in the area. He also noted that an on-site manager has been hired to be available for any issues in the neighborhood. Mr. Wingert explained that the units are at a sale point of \$250,000 and discussed affordable housing.

Ms. Saul feels it is a good use of space. Ms. Lynch stated her appreciation for not removing the forest area behind the properties. The item was continued to the next meeting.

- 6.) The last item for consideration by the Commission was an MU Master Plan Amendment for Pinnacle Prairie Development. Chair Leeper introduced the item and Mr. Weintraut presented information about the request. He explained that the proposal is to construct 19 two-family units, similar to what has been developed in the larger Western Homes development to the south. Units would be on two lots with shared common space and noted that there is no zoning change required. He provided information regarding the original master plan and the proposed uses at that time. He explained that there are not many commercial uses in the area and that commercial development due to the location may not be as viable further from the main arterials, so the change to residential would be reasonable. He discussed the proposed elevations and noted that staff recommends the discussion of the proposed amendments at this time and continuing to the next meeting.

Mr. Holst noted a conflict of interest on the item. Ms. Lynch noted that she also has a conflict of interest and will not be participating in the vote.

Ms. Saul felt like it was a good plan. As there was no further discussion, the item will be moved to the next meeting.

- 7.) As there were no further comments, Ms. Lynch made a motion to adjourn. Ms. Saul seconded the motion. The motion was approved unanimously with 7 ayes (Grybovych, Hartley, Holst, Leeper, Lynch, Moser and Saul), and 0 nays.

The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Karen Howard
Community Services Manager

Joanne Goodrich
Administrative Assistant



DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Chris Sevy, Planner I
 Matthew Tolan, Engineer
DATE: March 23, 2022
SUBJECT: Cedar Falls Bicycle Plan Update

INTRODUCTION

The Cedar Falls Bicycle Plan functions as a guiding document for infrastructure planning and is considered in the planning process when streets in the City are slated to be developed, reconstructed, or otherwise maintained. This ensures that opportunities for improving the network are not missed at the point when improvements make the most sense.

PURPOSE

In December of 2019, the Cedar Falls City Council requested an update to the Cedar Falls Bicycle Plan. Through collaboration with the Bicycle and Pedestrian Advisory Committee, the plan was updated and then further refined based on community input. At this time, City Staff is bringing forward the latest version of the plan for review by the Planning and Zoning Commission and recommendation to the City Council. As a goal for this update, the Bicycle and Pedestrian Advisory Committee chose to prioritize the daily commuting utility of the bike network while continuing to enhance the already excellent recreational aspects of the network.

HISTORY

The City adopted its first Bike Plan in 2009. It was developed with input from stakeholders throughout the community and with the help of the Iowa Bicycle Coalition and the Active Transportation Alliance as consultants to that project. That effort is also the origin of the Bicycle and Pedestrian Advisory Committee as currently constituted. After a few years of improvements a second iteration or update to that plan was made in 2015. That update was specifically to consider changes or additions to the plan map. Similarly, this update in 2022 is focused solely on the plan map.

PROCESS

The following is an outline of the process Staff and the Committee went through to produce this latest version of the plan map (events stated in chronological order):

1. Staff determined the limits and parameters of the project. The following understandings were the basis for all discussions:
 - a. No widening of streets or rights-of-way would be considered.

- b. Staff provided the Committee an array of design options for our most common street widths which provided guidance on what type of bicycle infrastructure would fit on any stretch they wanted to discuss.
 - c. Putting in bike lanes instead of currently existing on-street parking can be considered. However, prior to such a change, it would require a public process involving notification of adjacent property owners and a vote/approval by City Council. The Bike-Ped Committee would be responsible for conducting the public process along the street route where it is proposed on the plan.
 - d. While bikes are allowed on sidewalks in most parts of the City, sidewalks were not considered bike infrastructure for the purposes of this plan. For reference, sidewalks are less than six feet wide.
 - e. Multi-use trails are six to ten feet wide and for safety reasons are generally only placed along street frontages with limited driveways and/or cross-streets. Multi-use trails through parks and greenway corridors have few interruptions from traffic and are highly valued in the community, but may not be in convenient locations for people commuting to work or school by bicycle.
 - f. Along streets where more driveways and/or cross-streets are present, on-street facilities tend to be safer for bicyclists and pedestrians where motorists are more likely to see them.
2. Plan Map Version #1: As a starting point for discussion, staff presented an initial proposed plan map to the Bicycle and Pedestrian Advisory Committee. This map conservatively represented what staff determined to be the most likely to be built out based on parameters previously outlined.
 3. The Bicycle and Pedestrian Advisory Committee provided their analysis and proposed changes to the map.
 4. Considerations were also discussed in the Committee regarding how to present the maps for public input. Different map scenarios were discussed but the Committee settled on using a single map as a basis for public outreach.
 5. Plan Map Version #2: The map was refined and changed based on Committee input. The version intended for public review/input was presented to the Committee for their vote to move forward.
 6. A public outreach questionnaire was created and refined through internal staff discussions and discussions with the Committee.
 7. Public outreach events were advertised (channel 15, fliers, posters, WCF Courier, social media) and held at the Farmer's Market and the Public Library. The questionnaire was open for three weeks and garnered 430 responses.
 8. Staff synthesized and analyzed the data from questionnaire responses and identified the most prominent requests and recommendations provided by respondents.
 9. Plan Map Version #3: In response to public input, staff refined the map with several routes and notes that were reflective of all input and feedback received up to that point. This map was presented to the Bicycle and Pedestrian Advisory Committee on February

1, 2022, where they voted unanimously to recommend that the plan map be brought forward for consideration and adoption.

As illustrated by this process, the current proposed map is the culmination of a large body of work and input from a significant number of people.

Details of this presentation and public meeting have been published through various mediums to encourage public awareness and attendance in these final steps in the process.

READING THE PLAN MAP

Attached is the proposed plan map for review. All solid lines indicate what is currently built out and dashed lines indicate proposed or future routes yet to be built or added. For routes, here is what each color means:

- Red = Trail
- Blue = Bike Lane
- Light Green = Shared Lane (marked with painted “sharrows” or “Share the Road” signs)
- Dark Green = Paved Shoulder

RECOMMENDATION

Staff brings this forward for discussion and to note any final public comments in relation to the plan map.

Attachment: Proposed Bicycle Plan Map

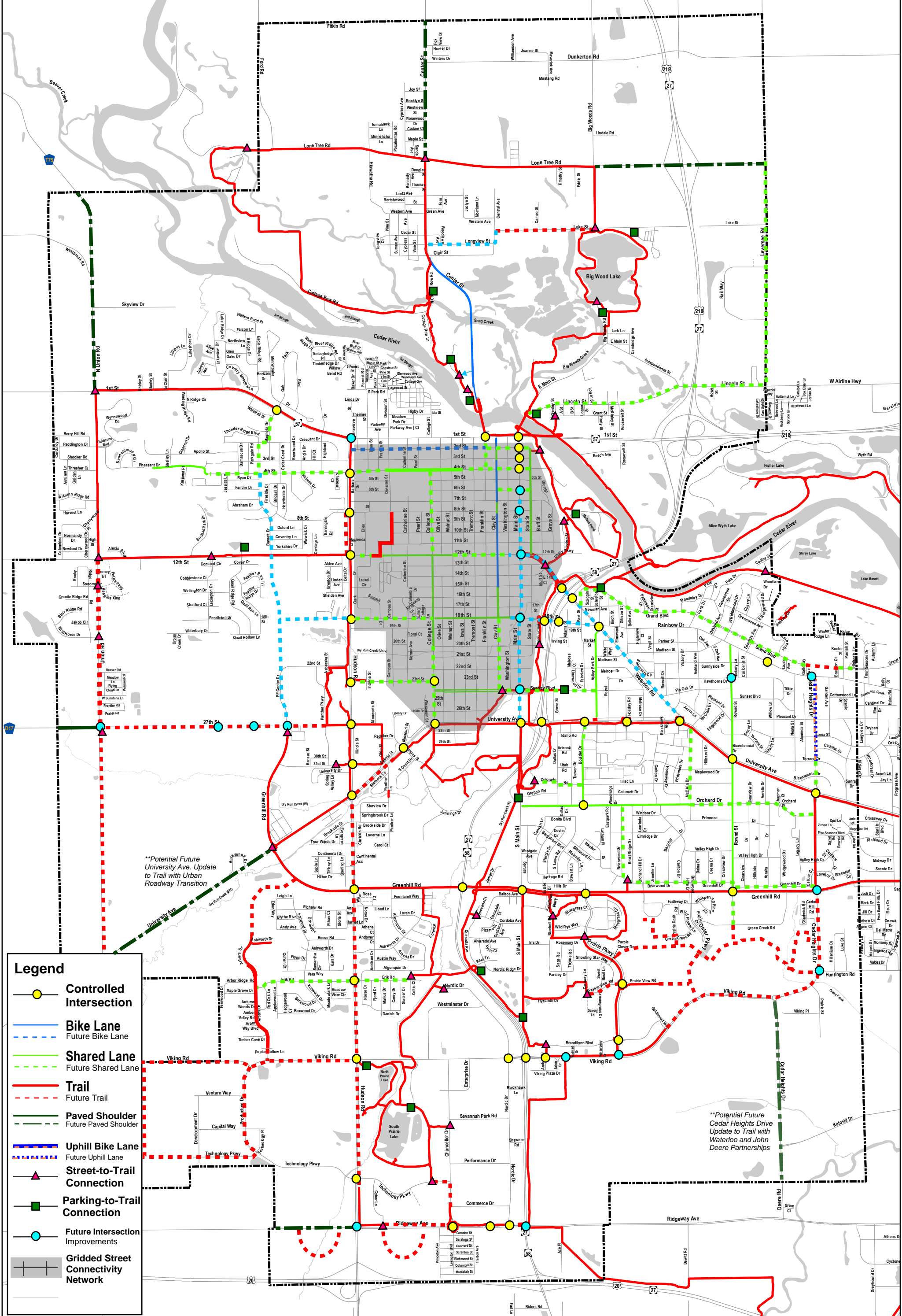


City of Cedar Falls, Iowa

Preliminary Recommendation

Bike Network

2-1-2022



**Potential Future University Ave. Update to Trail with Urban Roadway Transition

**Potential Future Cedar Heights Drive Update to Trail with Waterloo and John Deere Partnerships

Legend

- Controlled Intersection**
- Bike Lane**
- Future Bike Lane**
- Shared Lane**
- Future Shared Lane**
- Trail**
- Future Trail**
- Paved Shoulder**
- Future Paved Shoulder**
- Uphill Bike Lane**
- Future Uphill Lane**
- Street-to-Trail Connection**
- Parking-to-Trail Connection**
- Future Intersection Improvements**
- Gridded Street Connectivity Network**



DEPARTMENT OF COMMUNITY DEVELOPMENT
Mu

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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Thom Weintraut, AICP, Planning III
DATE: March 17, 2022
SUBJECT: Master Plan Amendment Request: Pinnacle Prairie Business Center North, Parcel 'B', Lots 16, and 21-31 (Wild Rye Way)

REQUEST: To amend the Pinnacle Prairie Master Plan from Multi-Family and Mixed Use to Western Home.

PETITIONER: Western Home Communities

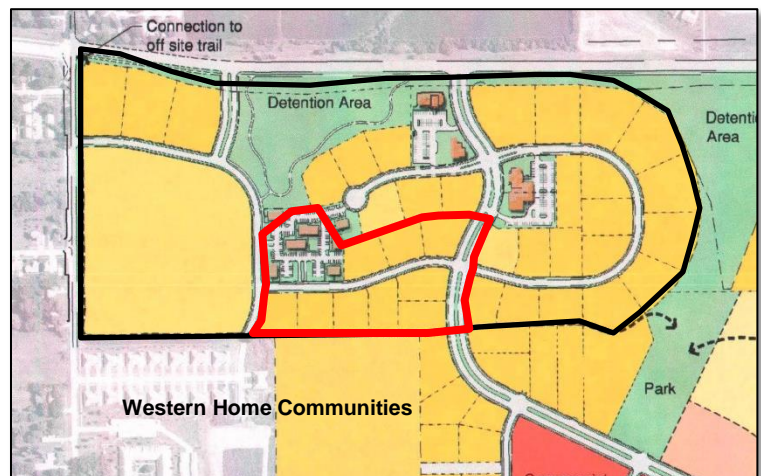
LOCATION: The north and south side of Wild Rye Way between Prairie Parkway and Bluebell Road

PROPOSAL

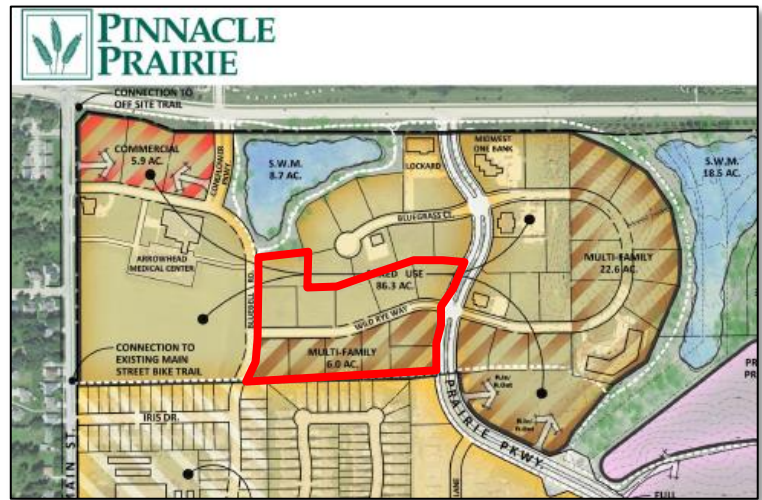
Western Homes Communities has requested to amend the Pinnacle Prairie Master Plan to allow the construction of 19 two-family dwellings on two lots. The applicant has submitted a concept plan for the area. The property is zoned MU Mixed Use Residential District which allows a wide range of residential use as well as "neighborhood commercial" types of uses, therefore a change to the underlying zoning will not be necessary. A request for a preliminary and final plat for the area will be coming forward to the Planning and Zoning Commission in the near future.

BACKGROUND

In 2004, a Master Plan for Pinnacle Prairie was approved for approximately 620 acres. The subject property was part of an area of approximately 64 acres designated as mixed-use at the southeast corner of the intersection of S Main Street and Greenhill Road. The Mixed Use portion is outlined in black and the subject property in the amendment request is red (see right).



In 2015 the Master Plan was revised with the lots along the south side of Wild Rye Way designated as Multi-Family and the area north of Wild Rye Way as Mixed Use, which includes multi-family and townhome uses. The mixed use portion is outlined in black and the subject property in the amendment request is red (see right). This area was not changed in the recently approved update to the Master Plan in 2021.



Western Home Communities

ANALYSIS

This area of development has had a mixed use land-use designation since 2004 and was amended in 2015 changing the lots south of Wild Rye Way to multi-family. The intent of mixed use is to provide a combination of neighborhood business uses to support a local residential population. Outside of the Fareway Market and Kwik-Star convenience store, most of the nonresidential development in the area has been office and medical uses. The area involved in the request has low visibility from Greenhill Road and limited visibility from Prairie Parkway, so may have limited viability for commercial development. Residential development in the community is in high demand, so changing the master plan to allow for additional residential development will help to meet the need and additional residents will provide support for the neighborhood-serving uses already located in the area.

The current Master Plan does allow multiple unit development; however, the amendment to the plan would allow Western Home Communities to continue the development with a housing type that appeals to many in the community and has proven to meet the needs and desires of market. The proposal will provide a cohesive and seamless transition within the development.

Amendment to the Pinnacle Prairie Master Plan

In a larger MU District, such as Pinnacle Prairie, which encompasses more than 600 acres, build out takes years and portions of the master planned area may be sold to other developers, who will prepare detailed site plans for their portion of the development. Therefore, in practice, our expectation is that the master plan would address each of these elements generally, with the specific requirements met during subdivision review and site plan review for specific building sites once development is imminent.

Western Home Communities is proposing an amendment to the Pinnacle Prairie Master Plan to allow a multiple-dwelling condominium development of 19 units on two lots. The 2015 amendment to the master plan identified Western Home as a specific land use within the Pinnacle Prairie development. This area remained unchanged in the 2021 updated Master Plan (see attached). In 2016, the Pinnacle Prairie Design Guidelines incorporated guidelines for Western Home Community. The amendment to designate this area as “Western Home” will allow this development to use the guidelines that are in place for the Western Home property adjacent to the south.

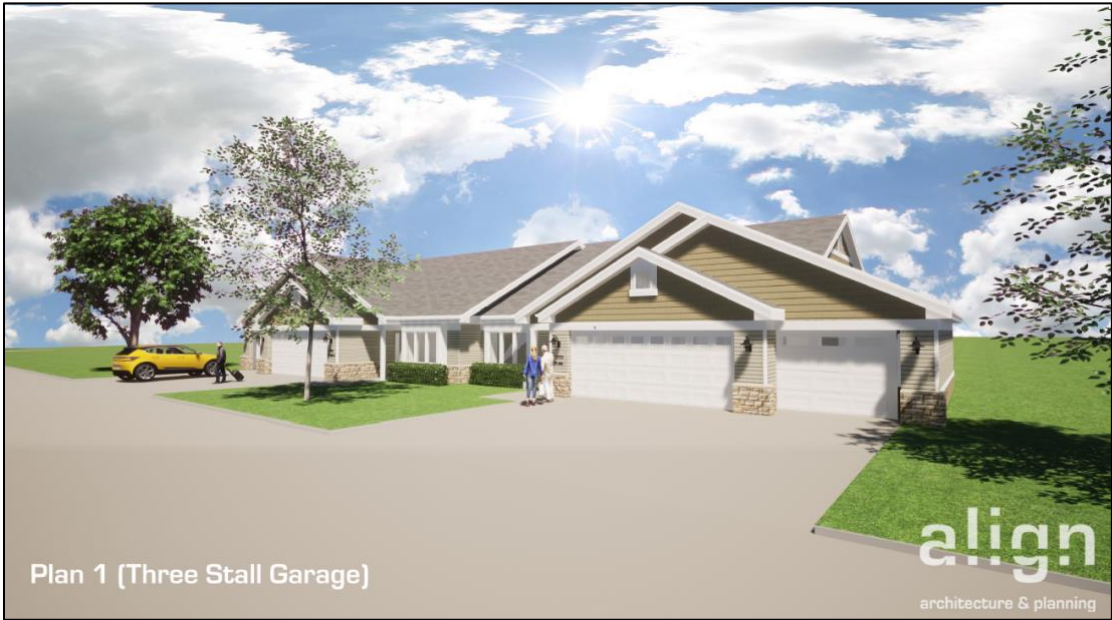
There are a number of elements listed in the zoning code that are required to be addressed in the master plan. A majority of these have been addressed as part of the overall development; however, the following items should be examined specifically to this amendment:

- (1) Building locations.
- (2) Streets, drives, accessways.
- (3) Pedestrian traffic plan, including sidewalks, bicycle paths.
- (4) Architectural renderings of all sides of each building, including accessory structures.
- (5) Residential recreation or park areas.

The proposal consists of two lots on each side of Wild Rye Way, one on the north side of the street with ten two-family dwellings and one on the south side with nine two-family dwellings. As with their other residential areas, Western Home Communities plans to retain ownership of the land. The design and layout of the proposed dwellings will be similar to and complement the existing Western Home Community. All of the dwellings will have driveway access to Bluebell Road or Wild Rye Way, which have been constructed; however, there are four units which will have a private, shared driveway/access to Wild Rye Way, in order to utilize the deeper lots originally platted for commercial development and to avoid individual driveway access to Prairie Parkway, a major street corridor. It should also be noted that driveways are placed at least 75 feet from the street intersections to provide for safer ingress and egress from these homes. The Coneflower Parkway Trail and the two sections of the Pinnacle Prairie Trail are adjacent to the proposed development, which provide good options for walking and biking for area residents.

The applicant has provided renderings of the proposed dwellings, which are similar to the product used in the Western Home Community. There are two models proposed, a plan with an extended garage and a plan with a three car garage (see next page).





Plan 1 (Three Stall Garage)



Existing Dwellings

The current land uses shown on the Master Plan are for multi-family and mixed use both of which would allow residential use. This area has limited visibility from both Green Hill Road and Prairie Parkway and may have limited viability for commercial uses. The demand for residential development in the community is high and the proposed housing type appeals to many in the community. The proposed land use change to Western Home would allow the new development to integrate into the existing community using the design guidelines established for the Western Home Community.

Technical Comments:

1. A preliminary and final plat will be required prior to any development within the planned area.
2. An amended Master Plan shall be provided before the public hearing at City Council.

PUBLIC NOTICE

City staff has sent letters to the surrounding property owners notifying them of the Master Plan Amendment.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the request to amend 12.39 acres in the Pinnacle Prairie Master Plan Business Center North Area along Wild Rye Way from Mixed Use and Multi-Family to Western Home Community land use.

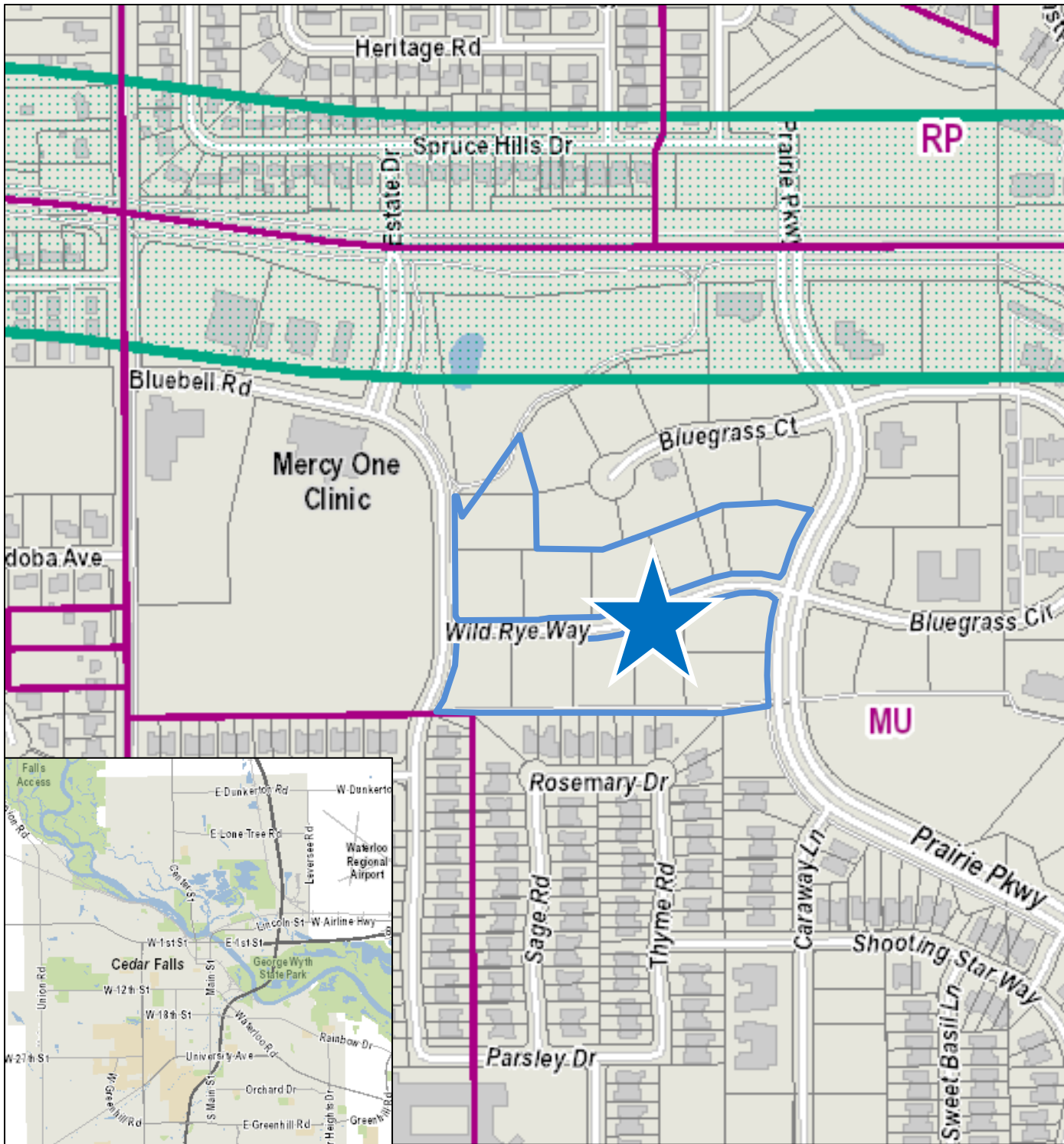
PLANNING & ZONING COMMISSION

Introduction 3/9/2022 Discussion & Vote Chair Leeper introduced the item and Mr. Weintraut presented information about the request. He explained that the proposal is to construct 19 two-family units on two lots and noted that there is no zoning change required. He provided information regarding the original master plan and the proposed uses at that time. He explained that there are not many commercial uses in the area and that commercial development would probably be a long way down the road. He discussed the proposed elevations and noted that staff recommends the discussion of the proposed amendments at this time and continuing to the next meeting.

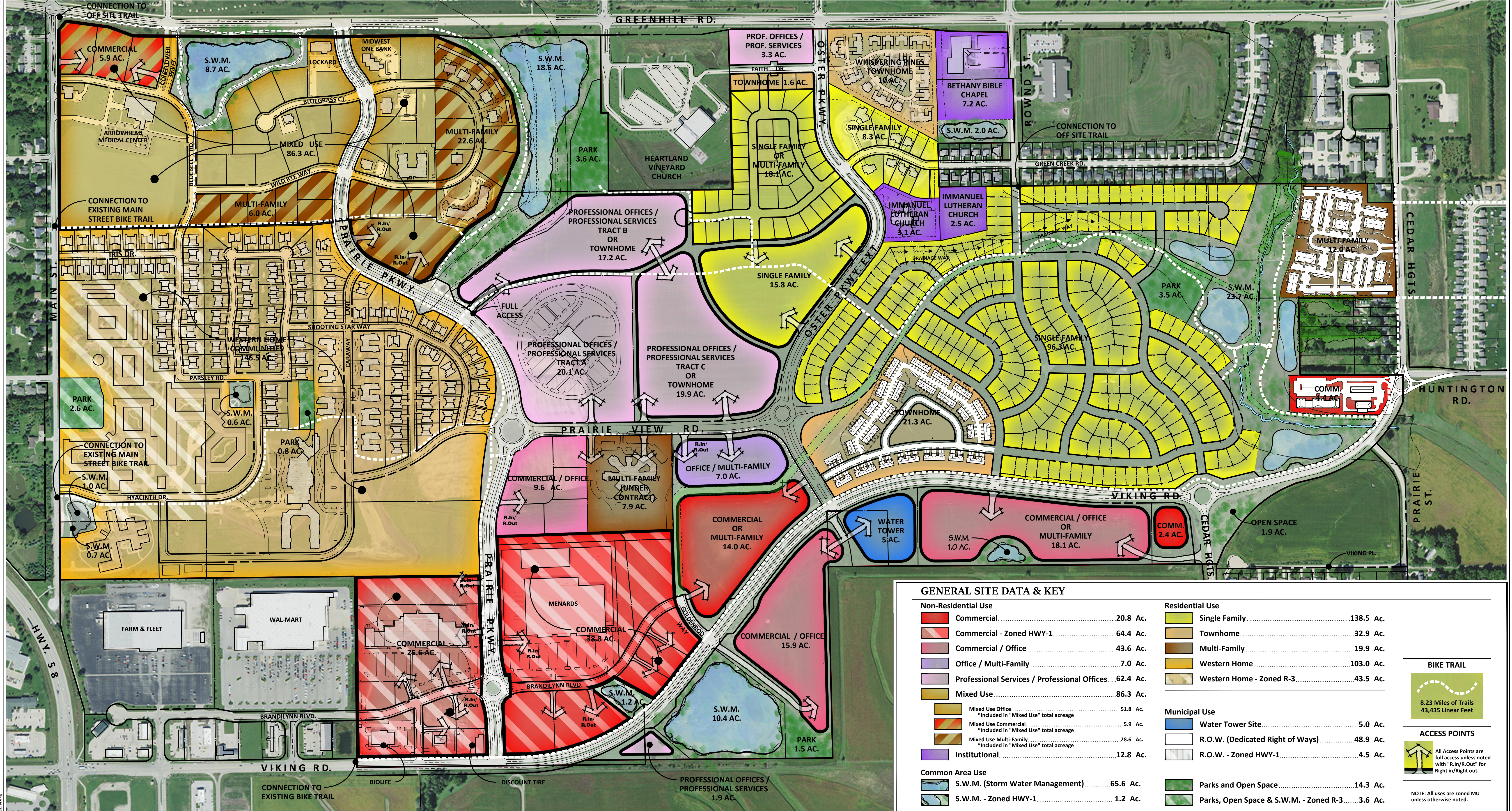
Mr. Holst noted a conflict of interest on the item. Ms. Lynch noted that she also has a conflict of interest and will not be participating in the vote.

Ms. Saul felt like it was a good plan. As there was no further discussion, the item will be moved to the next meeting.

- Attachments: 2021 Pinnacle Prairie Master Plan
Proposed concept plan for "Western Home Community"
Proposed Architectural Renderings for Dwellings
Applicant's letter requesting rezoning



**Pinnacle Prairie Master Plan
Amendment**



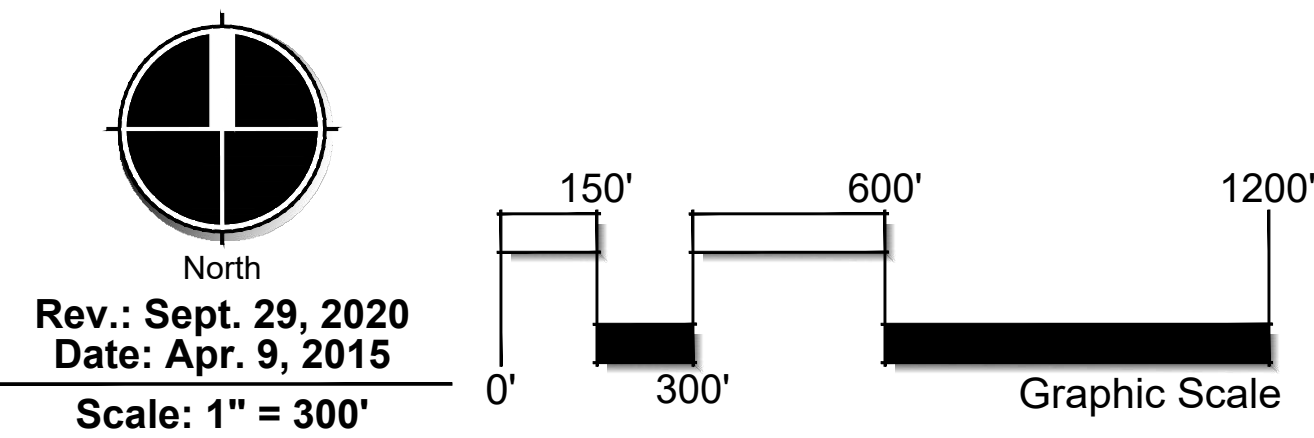
GENERAL SITE DATA & KEY

Non-Residential Use		Residential Use	
	Commercial..... 20.8 Ac.		Single Family..... 138.5 Ac.
	Commercial - Zoned HWY-1..... 64.4 Ac.		Townhome..... 32.9 Ac.
	Commercial / Office..... 43.6 Ac.		Multi-Family..... 19.9 Ac.
	Office / Multi-Family..... 7.0 Ac.		Western Home..... 103.0 Ac.
	Professional Services / Professional Offices..... 62.4 Ac.		Western Home - Zoned R-3..... 43.5 Ac.
	Mixed Use..... 86.3 Ac.		
	Mixed Use Office..... 51.8 Ac.	Municipal Use	
	Mixed Use Commercial..... 5.9 Ac.		Water Tower Site..... 5.0 Ac.
	Mixed Use Multi-Family..... 28.6 Ac.		R.O.W. (Dedicated Right of Ways)..... 48.9 Ac.
	Institutional..... 12.8 Ac.		R.O.W. - Zoned HWY-1..... 4.5 Ac.
Common Area Use			Parks and Open Space..... 14.3 Ac.
	S.W.M. (Storm Water Management)..... 65.6 Ac.		Parks, Open Space & S.W.M. - Zoned R-3..... 3.6 Ac.
	S.W.M. - Zoned HWY-1..... 1.2 Ac.		

BIKE TRAIL
8.23 Miles of Trails
43,435 Linear Feet

ACCESS POINTS
All Access Points are full access unless noted with "R.In/R.Out" for Right In/Right out.

NOTE: All uses are zoned MU unless otherwise noted.



MASTER PLAN

LOCKARD
4501 Prairie Parkway, Cedar Falls, IA 50613
(319) 277-8000

Oster Partners

sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551-3639
schoppedesign.net

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Item 6 309.001_MP



Plan 1 with Extended Garage

align

architecture & planning

Item 6.



Plan 1 (Three Stall Garage)

align

architecture & planning

February 7, 2022



Karen Howard, AICP
Planning & Community Services Manager
City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

Re: Master Plan Amendment - Pinnacle Prairie
Western Home Communities Villas Phase 10

Dear Karen,

We are requesting an amendment to the Pinnacle Prairie master plan to accommodate the proposed Western Home Communities Villas Phase 10 development. The Western Home has recently purchased this land on the northern border of their existing Pinnacle Prairie campus to expand their services in this area.

The requested amendment is for the lots on both the north and south side of Wild Rye Way between Bluebell Road on the west and Prairie Parkway on the east. These lot are currently identified as multi-family on the south and mixed use on the north side of Wild Rye Way. The proposed amendment is to change the use of these lots to residential to accommodate the development of independent senior living duplex units as depicted in the attached master plan for that area.

The Western Home has completely filled the areas on the existing campus designated for duplex Villas and would like to extend the Villas to the north. There is great demand for these units that meet a significant need for senior housing in our community. The land to the south is Villas currently and this site plan will be a natural extension of the existing neighborhood. The new villas will generally be the same as the existing ones to the south with some incremental design changes. A couple renderings of the typical Villa design is attached to this submission for reference as well.

The existing land was originally designated for multi-housing and mixed use. There has not been much market demand for those uses. The use of this area for additional Western Home Villas will be compatible with all the surrounding uses. The additional population created in this area will only enhance the demand for the commercial services in this area and hopefully create more demand for commercial development on the remaining properties of this development.

Please let me know if you need any additional information regarding this master plan amendment for Pinnacle Prairie.

Sincerely,
Align Architecture & Planning, PLC



Martin P. Holst, AIA

enclosures: Rezoning Application Form
Western Home 10th Addition Concept Plan
Western Home Villa Rendering Examples



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8606
 Fax: 319-273-8610
 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: March 18, 2022
SUBJECT: Petition from City Council to amend the Downtown Character District (TA22-003)

The City Council has directed staff to forward to the Planning and Zoning Commission their request for additional amendments to the recently adopted Downtown Character District code. They request that the Planning and Zoning Commission reconsider their previous recommendation to have all site plans reviewed administratively by staff without additional Planning and Zoning Commission review.

Background

The Downtown Character District regulations were adopted by City Council on November 1, 2021. These new zoning regulations are intended to implement the *Imagine Downtown! Vision Plan* adopted in November of 2019. The second phase of the project was to draft zoning regulations to encourage future development that is consistent with the adopted Vision. The draft code was presented to the public in February, 2021. The Commission considered the new code at four special work sessions and held 3 public hearings to consider public comments and suggestions for changes to the code. The Commission discussed all proposed changes to the draft and made decisions on each one before forwarding a final draft to the City Council for consideration in May 2021. The Planning & Zoning Commission's recommended draft was reviewed at five City Council Committee of the Whole/ Work Session before a public hearing was scheduled. The draft was debated at three separate readings before being adopted on November 1, 2021.

Council Petition: Re-establish Planning and Zoning Commission review of site plans for development in the Downtown Character District.

During the review of the new code, the Planning and Zoning Commission discussed the pros and cons of continuing the practice of P&Z review of all site plans for development in the downtown. After discussion, the Commission decided to keep the new code as proposed without additional Planning and Zoning Commission Review. The following pros and cons are excerpted from the decision matrix, which was the tool used to carefully consider all requests for changes to the draft code (see item #8 in the attached decision matrix from April 2021).

Issue: Include a design review process/role for P&Z

Pros:

- *Provides for more public scrutiny of development projects in the downtown area.*
- *Provides additional reassurance that a project will be consistent with the vision for downtown.*

Cons:

- *One of the goals of the Downtown Zoning Code update was to streamline the development review process and move toward by-right approvals for those projects that meet a set of objective form-based standards. The benefits of this approach are to a) provide a greater level of predictability for property owners, developers, and neighbors; b) move away from the time and expense of negotiating individual projects in the Downtown district, particularly if it requires project redesign or additional legal fees; and c) remove the subjectivity of the public review process, where individual opinions can cause projects that otherwise meet the standards to be redesigned adding cost to the project.*
- *From a fairness and equity standpoint, [review at P&Z] can also give undue influence to particularly persuasive or well-connected applicants or to those who may simply want to prevent development from occurring.*
- *The purpose of establishing the staff Zoning Review Committee is to ensure that development projects meet the adopted standards, but also to assist applicants in their understanding of the intent of the provisions of the code, so they can achieve a more cohesive design, so in essence will serve as an administrative design review.*

Staff notes that site plans in previous zoning districts that surrounded the Central Business District Overlay (R-3, R-4, C-2, C-1, etc.) did not require Planning and Zoning Commission and City Council review and approval. It was only within the Central Business District Overlay where all improvements to existing buildings and all new buildings proposed were subject to P&Z and Council review.

Staff forwards this petition from the City Council for discussion. Following is a non-exhaustive list of potential options for discussion ranging from least P&Z oversight to full review by P&Z and Council. This list is not exhaustive, so Commissioners are welcome to bring forward other ideas for consideration.

1. Maintain the currently adopted process for site plan review – administrative review by staff. If a proposed project meets the code requirements it will be approved. If it does not, it will be denied.
2. Maintain the currently adopted process for site plan review, but for an initial period of time (one year? two years?) have staff provide a monthly report to the Commission on the site plans under administrative review in the Downtown Character District, so that the Commission can monitor, ask questions, discuss concerns, and if necessary initiate code amendments if problems arise. This would also provide an opportunity for staff to note any code provisions that may not be working as intended and to suggest solutions.
3. Require new buildings in the Urban General, Urban General 2, and Storefront frontages to be reviewed by P&Z to confirm staff administrative review decisions.
4. Require all new buildings in the Downtown Character District to be reviewed by P&Z to confirm staff administrative decisions, including in the Neighborhood frontages.
5. Require all site plans (including all new buildings, all changes to existing buildings, projecting signs, site changes) to be reviewed by P&Z and approved by City Council (as was previously done in the CBD Overlay).

RECOMMENDATION: Staff recommends that the Commission discuss and provide direction to staff.

PROPOSED AMENDMENTS TO THE PUBLIC REVIEW DRAFT OF THE DOWNTOWN ZONING CODE

26-193 – Building Form Standards

	Proposed Amendment	Explanatory Notes	Consultant/Staff Recommendation	P&Z Discussion (Date)	P&Z Decision
1	<p>Requestor: Consultant/staff</p> <p>Change Building Form Standards (BFS) Section 193.5 Neighborhood Small Frontage B. Placement 4. Buildable Area to allow Private Open Area to be above grade for lots with less than 70 ft of depth.</p>	<p>Technical Fix: This better accommodates rowhouses on especially shallow lots (such as many of the lots along 2nd Street, as shown in the Vision Plan) with their 66ft width/depth. This will make Neighborhood Small consistent with Neighborhood Medium.</p>	<p>Consultant/staff are in support of this amendment.</p>	<p>Commission directed staff to make the change.</p>	<p>Amendment Approved</p>
2	<p>Requestor: Consultant/staff</p> <p>Change Required Building Line (RBL) on the Downtown Regulating Plan, on the north side of W 2nd St. from Franklin St. to the western border of the District. The RBL should be moved forward an additional 5ft, from 15ft to 10ft off the front property line.</p>	<p>Technical Fix: This is for consistency with the RBL to the east of Franklin (Urban General 2) and better accommodates rowhouses fronting 2nd Street (as shown in the Vision Plan) within the shallower (66ft) depth of many of those lots.</p> <p>This keeps the building form and scale consistent with the Neighborhood Small designation, but allows room for both parking and for usable ground floor space within the buildings.</p>	<p>Consultant/staff are in support of this amendment to the Downtown Character District Regulating Plan.</p>	<p>Commission directed staff to make the change.</p>	<p>Amendment Approved</p>
3	<p>Requestor: Staff</p> <p>a) Insure consistency of terms between new proposed Section 26-140. Use-Specific Standards, Category Descriptions, and Definitions and proposed Section 26-197. Building Functions;</p> <p>b) Clarify language in Character District Use Table introductory paragraph concerning additional standards that apply</p>	<p>Technical Fix:</p> <p>a) Because drafting was an iterative process, additional revisions were made to Section 26-140, Use Classification, after the public review draft of Downtown Character District Code (Section 26-197) was released. This is a simple clean-up to make sure terms are internally consistent. Also to correct the Code Section number of the Use Classification to Sec. 26-140 (not 26-132).</p> <p>b) Make clear that additional development and performance standards apply above and beyond the broad permitted use categories.</p>	<p>Consultant/staff are in support of these amendments</p>	<p>Commission directed staff to make these changes.</p>	<p>Amendment Approved</p>

<p>4</p>	<p>Requestor: Staff Correct outline format, as needed</p>	<p>Technical Fix: Some outline numbers are out of sequence and need correction</p>	<p>Consultant/staff are in support of this amendment</p>	<p>Commission directed staff to make these changes.</p>	<p>Amendment Approved</p>
<p>5</p>	<p>Requestor: Historical Society and Planning Staff Add Civic Building designations to Regulating Plan</p>	<p>Technical Fix: The Cedar Falls Woman’s Club and Cedar Falls Historical Society Victorian House Museum and Museum Buildings in Sturgis Park should be identified as Civic Buildings.</p>	<p>Consultant/staff are in support of this amendment</p>	<p>Commission directed staff to make these changes.</p>	<p>Amendment Approved</p>
<p>6</p>	<p>Requestor: Consultant/Staff Change to Section 26-140. Use-Specific Standards, Category Descriptions, and Definitions for clarity, etc.</p>	<p>Technical Fix: Clarification concerning categorization of commercial assembly uses as large or small based on size and the other classification criteria in Section 26-140(a)(3) This will help in classifying uses appropriately in different zoning districts. Examples include small commercial assembly uses, such as theaters that fit into a main street area, like the Oster Regent Theater downtown versus large commercial assembly uses, such as a large metroplex theater complex located in a suburban shopping center.</p>	<p>Consultant/staff are in support of this amendment</p>	<p>Commission directed staff to make these changes.</p>	<p>Amendment Approved</p>

<p>7</p>	<p>Requestor: P&Z Member Larson</p> <p>Change the Regulating Plan designated building frontage on west side of Overman Park from Neighborhood Small to Urban General 2 to accommodate existing businesses located in buildings along Franklin Street;</p> <p>or alternatively:</p> <p>Requestor: Tom and Dorinda Pounds They own a house on Franklin Street that was converted to office space for their business. They want assurance their business can continue, but also have maintained many of the historic residential features of the home, so it could be converted back to residential use in the future, if desired.</p> <p>They would like an approach to better accommodate existing businesses, while maintaining the residential character and scale of the area</p>	<p>As drafted, all existing businesses can remain as non-conforming uses. The new code requires no changes unless/until the owner makes a significant change to their business or building, at which time the standards identified in Section 26-38 Proportionate Compliance would apply, based on the [level/degree] of proposed change.</p> <p>The intent of the proposed limitations on new businesses in the Neighborhood frontage areas is to encourage their concentration in the core of Downtown for the synergy it creates and to stabilize and encourage reinvestment in the surrounding residential areas and preservation of the historic character of these areas.</p> <p>Options for change:</p> <p>Option 1: Change the regulating plan along west side of Franklin Street to Urban General 2.</p> <p>Pro: Insure existing business are not made non-conforming</p> <p>Con: Change in building frontage designation affects more than use; it would also change the physical scale and character of permitted new buildings, potentially incentivizing the demolition of other houses in the neighborhood. This could potential affect the historic residential character along Franklin Street. Most businesses are located within existing residential structures.</p> <p>Option 2: Language could be added to state that all existing businesses at the time of code adoption are considered conforming, so can continue and even expand, but that no new businesses are permitted in the Neighborhood frontages. This is a similar approach we took for manufacturing businesses on the far east side of the study area.</p>	<p>Consultant/staff are in support of Option 2, as it achieves the goal of keeping existing businesses conforming, but doesn't have the unintended consequences noted with Option 1.</p>	<p>Commission directed staff to make the changes per Option 2.</p>	<p>Amendment Approved Option 2.</p> <p>(Note: add a parking requirement for non-residential uses in Neighborhood Frontages).</p>
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<p>8</p>	<p>Requestor: P & Z Chair: Include a design review process/role for P&Z</p>	<p>Commission expressed concern that it is difficult to legislate good design and that some additional design guidance may be needed, at least for some projects; and this process should be conducted through a public review process at P&Z and/or Council.</p> <p>Pros: Provides for more public scrutiny of development projects in the downtown area. Provides additional reassurance that a project will be consistent with the vision for downtown.</p> <p>Cons: One of the goals of the Downtown Zoning Code update was to streamline the development review process and move toward by-right approvals for those projects that meet a set of objective form-based standards. The benefits of this approach are to a) provide a greater level of predictability for property owners, developers, and neighbors; b) move away from the time and expense of negotiating individual projects in the Downtown district, particularly if it requires project redesign or additional legal fees; and c) remove the subjectivity of the public review process, where individual opinions can cause projects that otherwise meet the standards to be redesigned adding cost to the project.</p> <p>From a fairness and equity standpoint, it can also give undue influence to particularly persuasive or well-connected applicants or to those who may simply want to prevent development from occurring.</p> <p>The purpose of establishing the staff Zoning Review Committee is to ensure that development projects meet the adopted standards, but also to assist applicants in their understanding of the intent of the provisions of the code, so they can achieve a more cohesive design, so in essence will serve as an administrative design review.</p>	<p>Consultants/staff do not recommend adopting a public design review process at this time.</p> <p>If a majority of the Commission would still like to move forward with a public design review process, the consultants and staff will continue to work to determine a workable approach.</p>	<p>Commission directed staff to keep the draft the same and not require a separate design review through P&Z and Council.</p>	<p>No change recommended</p>
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<p>9</p>	<p>Requestor: Kevin Harberts (owns two residential properties along 2nd Street).</p> <p>Change the Regulating Plan so that the General Urban frontage designation goes from the 1st Street frontage to 2nd Street frontage</p> <p>The requestor would like the option to create larger through lots for commercial uses that extend the full depth of the block from 1st to 2nd Street.</p>	<p>The regulating plan designations between 1st and 2nd Street are already set up to provide more lot depth for Urban General along 1st Street to accommodate the larger footprint of many commercial buildings, leaving a shallower depth for the neighborhood frontage designation along 2nd Street, which can accommodate smaller footprint residential building types, such as rowhouses.</p> <p>Pros and Cons of making this change:</p> <p>Pro: Uniform building form standards for the entire parcel (with considerably more buildable area)</p> <p>Con: This would undermine the scale transition from the higher intensity, mixed-use 1st Street down to the less intense Overman Park neighborhood to the south.</p> <p>The code provides considerable flexibility for parcels with more than one frontage designation to shift the frontage designation to accommodate specific needs of the development. However, it is important for the buildings along both sides of 2nd Street to relate to one another, rather than having residential buildings facing the backs of 1st Street businesses. The regulating plan designations ensure buildings of similar scale and character along both sides of a street.</p>	<p>Consultant/staff are <u>not</u> in support of this amendment.</p> <p>The regulating plan already establishes Urban General deeper into the block (from north to south) and leaves a rather shallow area along 2nd Street that will accommodate residential building forms, such as townhomes, as shown in the <i>Imagine Downtown! Vision Plan</i>.</p>	<p>Commission directed staff to keep the regulating plan the same. No change recommended.</p>	<p>No change recommended</p>
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<p>10</p>	<p>Requestor: Planning & Zoning Commission and questions from several members of the public.</p> <p>Consider the inclusion of vinyl siding as an approved wall material in Neighborhood Frontages</p>	<p>There is concern that prohibiting vinyl siding in the Neighborhood Frontages could be cost prohibitive and encourage disinvestment in existing residential properties.</p> <p>The intent of the proposed prohibition was to promote more durable and environmentally sustainable building materials. (The issue is not one of aesthetics).</p> <p>Pro: Reduce the up-front cost of building construction and maintenance</p> <p>Con: Higher long-term costs for maintenance and upkeep; concerns related to durability and fire-resistance; environmental impacts of PVC, i.e. produces toxic smoke when it burns and melts at a fairly low temperature; damaged or melted siding often ends up in the landfill and is not biodegradable. While it is possible to recycle it, there are often issues of contamination from dirt, nails, and mixed-in aluminum flashing. In contrast, wood, brick or stone have a life cycle of more than 100 years. The life span of vinyl is 15 to 20 years before it becomes brittle from ultraviolet light and is easily damaged.</p> <p>If change to the ordinance is desired, following are some options:</p> <ol style="list-style-type: none"> 1. Maintain the prohibition of vinyl siding for new construction. 2. Permit the use of vinyl siding to replace or repair existing vinyl siding. 3. Permit use of vinyl siding that meets higher minimum standards for quality, maintenance, and durability, based on industry standards to replace or cover over other types of siding on existing single family dwellings. 4. Delete the prohibition on vinyl siding from the code altogether, so it would be allowed on all existing and new buildings in the Neighborhood Frontages. 	<p>Consultant/staff are particularly concerned about the long term consequences of allowing vinyl siding related to the noted environmental concerns, so recommend prohibiting vinyl siding for new construction.</p> <p>With regard to the second bullet point, the current draft already allows replacement of like material with like material for maintenance purposes. Consultant/staff would be in support of adding some additional language to make sure this is clear.</p> <p>Consultant/staff are <u>not</u> supportive of allowing vinyl siding to replace existing environmentally sustainable building materials, such as wood, stone, or brick. We feel that the long term costs outweigh the short term savings.</p> <p>Consultant/staff strongly recommend against listing vinyl siding as a generally allowed building material.</p>	<p>Commission directed staff to move forward with making changes consistent with 1, 2, and 3, but did not support option 4.</p> <p>Bullet points 1 and 2 were supported unanimously. Bullet point 3 was supported by a majority.</p> <p>With regard to bullet 1, the Commission requests that the language be clarified to indicate that for additions to existing buildings that have vinyl siding that vinyl siding can be used for the addition. We will need to discuss how to fit that into the trigger chart.</p> <p>Bullet point 4 was rejected by a majority.</p>	<p>Amendments Approved according to bullet points 1, 2, and 3. Majority of the Commission does not support 4.</p>
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<p>11</p>	<p>Requestor: Jesse Lizer, Emergent Architects</p> <p>Permit the use of higher quality foam products for architectural detailing</p>	<p>There is concern that the prohibition of “all other foam-based products” in Sec. 26-194.C.5. would limit options for restoration of historic buildings. That was never the intent of this prohibition, but rather to limit the use of flimsy, easily damaged building materials, particularly at the street level. Potential change:</p> <ul style="list-style-type: none"> • Delete “all other foam-based products” from the prohibited list and add a new item to the secondary materials list in Sec. 26-194.C.4. as follows: “Durable foam-based products, such as Fypon, may be used for architectural detailing.” 	<p>Consultant/staff are in support of this amendment,</p>	<p>Commission directed staff to make this change.</p>	<p>Amendment Approved</p>
<p>12</p>	<p>Requestor: Staff</p> <p>Provide more direction for ADUs</p>	<p>Concern that there is insufficient enforceability of owner-occupancy requirement following the development of an ADU. Consider including a requirement for an affidavit/legal agreement with the City in Sec. 26-193.1.G (p.24) to be filed and recorded, so that it is clear to future owners or prospective buyers that the dwelling is not considered a duplex, so that the limits on size and occupancy for ADUs continue to be enforceable over time.</p> <p>The allowance for ADUs is intended to make home ownership more affordable and encourage investment and reinvestment that will help stabilize existing older neighborhoods surrounding downtown.</p>	<p>Consultant/staff are in support of this amendment.</p>	<p>Commission directed staff to make this change.</p>	<p>Amendment Approved</p>

13	<p>Requestor: Staff</p> <p>Prohibit conversion of existing single unit dwellings into duplexes or multi-unit dwellings.</p>	<p>The new code opens up the possibility for new types of housing, but in a manner that ensures that new housing fits into the context of the neighborhood with quality design and a logical configuration of the dwelling units. However, the new standards and allowances are not intended to encourage existing single unit dwellings to be chopped up into additional units in a manner that reduces the functionality and livability of the dwelling and makes it less desirable for those seeking a long term rental opportunity or homeownership. As is often experienced in college towns this is a common practice to provide short term rentals for college students by converting living rooms, dining rooms, and other spaces to maximize the number of bedrooms. While providing rental housing for students is important, this particular practice often creates units that are not very conducive to long term renters and cannot be easily or cost-effectively adapted or converted back to the original condition in response to market fluctuations, such as a drop in enrollment.</p> <p>Staff notes that making this change will keep the new code consistent with the City's current conversion prohibition in the R1 and R2 Districts.</p>	Staff is in support of this change.	Commission directed staff to make this change.	Amendment approved.
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Item 7.