

**Cedar Falls Planning and Zoning Commission
Regular Meeting
April 24, 2019
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, April 24, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Oberle, Saul and Wingert. Shane Graham, Planner II was also present.

- 1.) Chair Holst noted the Minutes from the April 10, 2019 regular meeting are presented. Mr. Leeper made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 9 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Oberle, Saul and Wingert), and 0 nays.
- 2.) The first item of business was the College Hill Neighborhood Overlay District site plan review for 2119 College Street. The item was deferred to the next meeting.
- 3.) The next item for consideration by the Commission was the Furn Subdivision preliminary and final plat. Chair Holst introduced the item and Mr. Graham provided background information. He explained that he would go through the plat and site plan (the next item on the agenda) items at the same time. He noted that the property is located in the former Younkers store at College Square Mall and it is proposed to subdivide the store and the parking area. He stated that all requirements have been met in the plats and discussed easement relocation since the last meeting. He also addressed stormwater management. Staff recommends approval of the plats with the following stipulations: two signed deeds of dedication, two signed certificates of survey and six full size signed copies of the final plat prior to City Council submittal, as well as any comments or direction from the Planning and Zoning Commission.

Mr. Graham then discussed the proposed site plan for Ashley Homestore, noting the site details and that all requirements have been met. He again discussed the relocation of the easement as well as parking lot repairs that will be required. He provided a rendering of the required landscaping details and noted that the developer is requesting an amendment to the landscaping plan that was included with the Development Agreement with College Square Realty, LLC. The proposed landscaping plan provided by the developer would replace the landscaping shown on the original landscape plan for the mall for this site only. This request to amend the development agreement will be reviewed by City Council. He also displayed the proposed sidewalk area and stormwater management details. Mr. Graham showed building and façade renderings as well. Staff recommends approval of the site plan subject to any additional comments or directions specified by the Commission.

Troy Eichmann, COO for Ashley Homestore, stated that the variation on the landscaping would allow for better visibility, as that is an important factor to success.

Ms. Saul made a motion to approve the preliminary and final plats. Ms. Adkins seconded the motion. The motion was approved unanimously with 9 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Oberle, Saul and Wingert), and 0 nays.

Mr. Hartley stated that he is very excited for the project. Ms. Prideaux asked about the landscaping variance, and asked if one additional tree could be planted in order to meet the

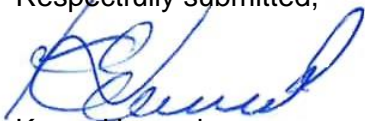
parking lot landscaping requirement. Mr. Eichmann indicated that it was an oversight on his part and that he would add an additional tree to the site per Ms. Prideaux's request. Mr. Leeper noted that he was also happy about the project but feels that the development agreement with the mall should still be upheld. Mr. Graham indicated that the development agreement with College Square Mall would still be in tact.

Mr. Hartley made a motion to approve the site plan. Mr. Wingert seconded the motion. The motion was approved unanimously with 9 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Oberle, Saul and Wingert), and 0 nays.

- 4.) As there were no further comments, Ms. Saul made a motion to adjourn. Mr. Hartley seconded the motion. The motion was approved unanimously with 9 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Leeper, Oberle, Saul and Wingert), and 0 nays.

The meeting adjourned at 5:57 p.m.

Respectfully submitted,



Karen Howard
Planning and Community Services Manager



Joanne Goodrich
Administrative Clerk