

**Cedar Falls Planning and Zoning Commission
Regular Meeting
August 14, 2024
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on August 14, 2024, at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Grybovych, Hartley, Johnson, Moser and Sorensen. Henderson and Stalnaker were absent. Karen Howard, Planning and Community Services Manager and Thomas Weintraut, Planner III, were also present.

- 1.) Chair Hartley noted the Minutes from the July 24, 2024, regular meeting are presented. Alberhasky made a motion to approve the Minutes as presented. Sorensen seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Grybovych, Hartley, Johnson, Moser and Sorensen), and 0 nays.

- 2.) The first item of business was a HWY-1 District Site Plan for a Golden China restaurant at 1150 Brandilynn Boulevard (Case #SP24-004). Chair Hartley introduced the item and Mr. Weintraut provided background information. He explained that the site is located at the corner of Brandilynn Boulevard and Prairie Parkway and is part of the Pinnacle Prairie Commercial South Phase V subdivision. All HWY-1 standards have been met except for the primary building elevation not facing the street as required, the refuse container is highly visible from the public right of way and the sidewalk connection does not provide convenient access to the main entrance. Mr. Weintraut discussed the view of the building from the street view and presented renderings of the different aspects of the proposal.

Staff recommends denial due to the following issues: the primary building façade does not face the street as required by the Pinnacle Prairie Design Guidelines and does not meet the architectural standards of the HWY-1 District; the refuse enclosure is highly visible from the public right-of-way; and the sidewalk connection from Brandilynn Boulevard does not provide a convenient, comfortable, or pleasant means for the public to access the main entrance from the public street. Alternatively, staff recommends deferral if the applicant is willing to work on an alternative proposal that would re-orient the building toward the public street frontage to meet code requirements.

Sorensen made the observation that the Veridian building does not have access from the Brandilynn side either. He also noted that it is easier to have windows on four sides of a bank building than a restaurant.

Dan Levi, Levi Architecture, 3228 Cedar Heights Drive, stated that the item was submitted knowing that there were some issues. He noted that they are willing to make some changes but wanted direction from the Commission. He also stated that they would not be able to relocate sidewalk as shown because of existing grade conditions.

Chair Hartley asked about the refuse area and what can be done to improve it. Mr. Levi explained the options available. Ms. Howard also provided other potential options. There was lengthy discussion about what options are most ideal.

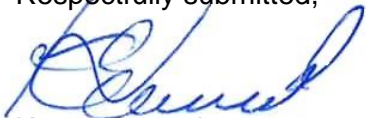
Ms. Alberhasky stated that she feels this is a great development and appreciates the cultural context with a north facing entrance. She feels it would be great to find some compromise with the façade and the refuse area.

Moser made a motion to defer to the next meeting to allow time for the applicant to make necessary changes to meet the standards in the HWY-1 District. Alberhasky seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Grybovych, Hartley, Johnson, Moser and Sorensen), and 0 nays.

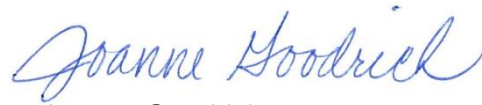
- 3.) Ms. Howard noted that there will be a special presentation at the next P&Z meeting of proposed changes to the Major Thoroughfare Map and street connectivity standards.
- 4.) As there were no further comments, Alberhasky made a motion to adjourn. Sorensen seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Grybovych, Hartley, Johnson, Moser and Sorensen), and 0 nays.

The meeting adjourned at 6:05 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant