

**Cedar Falls Planning and Zoning Commission
Regular Meeting
March 10, 2021
Via Videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on March 10, 2021 at 5:30 p.m. in person and via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Hartley, Larson, Leeper, Lynch, Schrad and Sears. Ms. Saul arrived via zoom later in the meeting. Holst and Prideaux were absent. Karen Howard, Community Services Manager and Chris Sevy, Planner I, were also present.

- 1.) Chair Leeper noted the Minutes from the February 24, 2021 regular meeting and the February 24, 2021 Work Session are presented. Ms. Sears made a motion to approve the Minutes as presented. Ms. Lynch seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Larson, Leeper, Lynch, Schrad and Sears), and 0 nays.
- 2.) The first item of business was a Central Business District Overlay Site Plan Review at 7th and Main Streets. Mr. Leeper noted that this item was recommended to be deferred to the next meeting.

Ms. Lynch made a motion to defer the item. Ms. Sears seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Larson, Leeper, Lynch, Schrad and Sears), and 0 nays.

- 3.) The next item for consideration by the Commission was a public hearing regarding a Land Use Map Amendment and Rezoning from M-1 to HWY-1 at 7009 Nordic Drive. Chair Leeper declared the public meeting open and introduced the item. Mr. Sevy explained that this will be a brief review of what was presented at the meeting on February 24. The applicant is requesting to rezone the property in order to accommodate an institution for human care, which is one of the uses that is prohibited in the M-1, Light Industrial district. The property is located in the Industrial Park close to the intersection of Highway 58 and Ridgeway Avenue. He showed a drawing with the area that would be rezoned to HWY-1 and designated as a commercial corridor. Staff recommends approval of the land use map amendment and rezoning subject to the condition that the property be brought into compliance with the HWY-1 landscape and setback standards. He noted that the developer may need more time to “crunch” numbers and work with the potential tenant on the property. At the applicant’s request, staff recommends keeping the public hearing open and continuing to the next meeting.

Lydia Brown, Skogman Commercial Realty, represented the property owner and they are currently looking at the financial impact of making the zoning change and they request to keep the public hearing open until that is finalized.

Mr. Hartley made a motion to continue the public hearing to the next meeting. Ms. Lynch seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Larson, Leeper, Lynch, Schrad and Sears), and 0 nays.

- 4.) The Commission then considered the Imagine College Hill Vision Plan. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that the item was presented to the Commission on February 10 and it has been available for public

review for the last month. She discussed the different meetings that have taken place since last January. She discussed the project priorities in the executive summary and the framework for the plan. The Big Ideas include:

- stabilizing and enhancing neighborhoods
- concentrating and intensifying student housing near campus
- reconnecting the Upper and Lower Hill
- treating natural areas as amenities
- better parking management
- improving walkability
- making biking easier
- increasing retail and dining diversity

Ms. Howard noted that Mary Madden and Geoff Ferrell from Ferrell Madden, the consultants on the project, were available for questions. Mary noted that the survey posted after the public presentation of the plan in February is still up online and will remain open until the end of the day. Then it will be taken down and the results summarized.

Kathryn Sogard, Executive Director of the College Hill Partnership, spoke about a letter submitted to the Commission on behalf of the Partnership Board. She explained that the Partnership supports the Vision Plan, noting that the organization is encouraged by the proposed plan which will hopefully lead to the code changes that will spur renewed excitement in the district and lead to additional improvements. She discussed the elements of the plan that they believe work well and stated that there are some things that she felt needed more work, including more inclusivity.

Andrea Geary, 1816 Tremont Street, stated that she has lived in the College Hill Neighborhood since 2007 and as a community member would like the Commission to consider the impacts of racism on the planning for the Hill. She brought forward questions about the role of other races in the planning process.

Stephen Jordan, 2510 Cottage Row Road, stated that he has seven properties with eight total units on College Hill. He feels that the current zoning code has some problems that prevent infill development. He feels the best use for the properties he has acquired would be for smaller multi-unit buildings and hopes that the plan will allow for that in the future.

Eashaan Vajpeyi, 3831 Convoir Lane, representing the Concerned Citizens of Cedar Falls, a group of investment property owners, stated that he has reviewed the plan in detail and while he feels like the sketches and the concepts look good, he feels that unless it will be sustained from the income of the college students who live on the hill, people from other areas will need to also come and enjoy this area and the amenities. He believes parking is an issue that needs to be addressed and feels that the vision plan does not cover it appropriately. It will potentially reduce parking requirements for tenants and does not take into consideration the number of vehicles owned by students and residents, which will congest public lots. He noted that he likes the idea of creating walkability and a more diverse area for different commercial uses like Iowa City, however Iowa City also has parking ramps to help with parking issues.

Ms. Howard asked for any direction from the Commission on anything they would like to be brought back for the next meeting. Mr. Leeper asked Mary and Geoff to provide more information on the issue of parking as there has been a lot of feedback on the matter. Mary stated that they did not attempt to re-do the parking study. They reviewed and incorporated it into their study but they can give more specific information on parking and recommendations for the next meeting.

Mr. Hartley asked for more information about the parking requirements in Iowa City and how

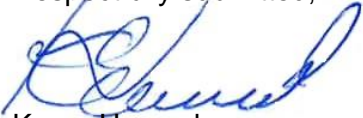
they differ from what is being proposed here.

Ms. Lynch made a motion to set a public hearing for the March 24 meeting. Ms. Sears seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Larson, Leeper, Lynch, Schrad and Sears), and 0 nays.

- 5.) As there were no further comments, Mr. Hartley made a motion to adjourn to the work session. Ms. Sears seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Larson, Leeper, Lynch, Schrad and Sears), and 0 nays.

The meeting adjourned at 6:20 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant