

**Cedar Falls Planning and Zoning Commission
Regular Meeting
September 9, 2020
Via Videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on September 9, 2020 at 5:30 p.m. via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Schrad. Adkins and Saul were absent. Karen Howard, Community Services Manager and Jaydevisinh Atodaria, Planner I, were also present.

- 1.) Chair Holst noted the Minutes from the August 26, 2020 regular meeting are presented. Mr. Schrad made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Schrad), and 0 nays.
- 2.) The first item of business was a Central Business District Overlay design review for façade at the Blue Room Lounge. Chair Holst introduced the item and Mr. Atodaria provided background information. He explained that the building is located at 201 Main Street and a request has been made to restore and repair the facades of the building, remove the existing mansard roof and awning projecting over the sidewalk and preserve the projecting vintage neon sign. The restoration work would be carried out through a grant from the State Historic Tax Credit Program in conformance with the program. It will restore the façade to the way it looked in the 1950's when the Blue Room Lounge was established. He noted the building was originally built in the 1890's, but was significantly altered in the 1950's and again in the 1970's. Mr. Atodaria discussed the aspects considered in the analysis of the project and how the applicant plans to address each item. Staff recommends approval of the façade review.

Jim Trunnell, spoke for the owner, stating that the drawings are ready to submit to the building department and the form is filled out and ready to be turned in. He noted that the restoration has to meet the State Historic Preservation Office requirements. For instance, they require the vintage 1950's sign to be preserved as it is intrinsic to the period significance. Mr. Leeper asked how much brick is anticipated to be saved as it appears in poor condition. Mr. Trunnell stated that the goal is to save as much as they can once the brick is able to be examined. Mr. Schrad asked how the new bricks will match the old. Mr. Trunnell stated that there is a company out East that can manufacture a very close match to replace current bricks. It is estimated that 40 – 60% may be saved.

Ms. Lynch made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 7 ayes (Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Schrad), and 0 nays.

- 3.) The next item for consideration by the Commission was a site plan review for the new high school. Mr. Holst introduced the item and Mr. Atodaria provided background information. He explained that it is proposed to build a 305,000 square foot high school building along with associated parking for staff, students and visitors north of 27th Street and west of PE Center Drive. He displayed renderings of the proposed site plan and explained the different components of the site and discussed parking requirements. Mr. Atodaria also provided the plan for landscape, sports fields, truck dock and dumpsters, reserved future areas for an addition, pool, field house and tennis court. He also discussed site circulation, future street

connection and bus accessibility. A rendering displayed access routes and future planned trail connections. He showed the proposed elevations for the building and discussed the planned materials, as well as the signage and detention basin plans. He explained that there is no sanitary sewer available at the site and it will need to be extended from the line located south of West 27th Street. The school will be responsible for street improvements to PE Center Drive and the city will be contracting for engineering design and construction services for the sewer project and road improvements along West 27th Street. At this time, staff recommends review and discussion of the site plan.

Brian Sanderman, developer, explained how the different aspects of the plan were organized, including parking, traffic flow, etc. The idea was to create a "school in a prairie" and he discussed the plans to achieve that with prairie grasses and bio-swales. Bike connections will also be made and parking is above the requirements.

Ms. Prideaux stated she is excited for the project and feels that it has been well planned.

Discussion was continued to the next meeting.

- 4.) The Commission then considered a land use map amendment and rezoning request on Huntington Road. Chair Holst introduced the item and Ms. Howard provided background information. She explained that the property is located along Cedar Heights Drive north of Huntington Road and discussed the proposed zoning from A-1, Agriculture and R-1, Residential to MU, Mixed Use. It is proposed to incorporate the subject property into the larger Pinnacle Prairie Mixed Use District and update the master plan accordingly. Ms. Howard gave some background information regarding the 2015 Master Plan for Pinnacle Prairie and the development that has occurred in that area. She discussed compliance with the Comprehensive Plan and the zoning designations, noting that staff feels that it is a reasonable proposal to amend the future land use map to support the rezoning request. With regard to the refined Master Plan for Pinnacle Prairie East, the proposed new concept indicates the proposed street layout, shared open space and regional stormwater management facilities. The proposed distribution of housing types and land uses, as well as the delineation of the floodplain will also be included.

Ms. Howard displayed the Concept Plan for Pinnacle Prairie East and described the areas being discussed. The proposed land uses include single-family homes, townhomes, multi-family dwellings and neighborhood commercial. The owner is proposing to use the same Pinnacle Prairie Design Guidelines that apply to the larger development. These address building design, landscaping, signage and envision a prairie-style aesthetic. The townhomes will focus on alley-loaded design, however the current layout needs further refinement to ensure adequate vehicular and pedestrian access. She discussed the area proposed for rezoning, explaining that there would be approximately 12 units per acre and would be clustered outside the floodplain. The buildings would be oriented toward the street with parking located behind, under or to the side of the buildings. She also discussed the street network and traffic circulation in the area and displayed an illustration of the major roadway alignments, access locations and proposed intersections. She also discussed the trail access and a proposed park, and noted that the open space in the area is well-distributed. One of the issues that needs to be addressed is the lack of an east-west street connection to Cedar Heights Drive. She noted that collector street connections should be provided approximately every ¼ mile and there are currently no street connections in the approximately 4000 feet between Greenhill Road and Viking Road. She noted that a considerable upzoning is proposed from single family and agriculture zoning that would allow medium to high density multi-family. Such an upzoning causes a need for the area to be well-connected for vehicular and pedestrian access. The 2015 plan indicates that a street connection would be provided. Staff recommends that this proposed street connection remain in the master plan to serve the area.

She noted that it is important to maintain the critical connection between the eastern area and the larger Pinnacle Prairie development to the west. Per City policy and public safety purposes there should be more than one means of access for any development with more than 30 units dwelling units. The proposal is for approximately 180 units. Ms. Howard covered the staff recommendations and their impact on the proposal, and noted that there is good access to public services. She discussed the stormwater management system, open space, parks and trails.

There were several technical comments, including the requirement of preliminary and final plat submission prior to any land sales within the master plan area. Previous development procedures agreement provisions also need to be addressed, such as a plan for reconfiguration of the Goldenrod street stub, submittal of a plan for landscaping amenities and the payment of funds into an escrow account that is equivalent to the cost of the improvements. At this time the item is being brought forward for discussion and for future discussion at upcoming meetings.

Mike Schoppe, Schoppe Design Associates, provided some background and additional information about the proposal, explaining that they have been working with the development team for about six years and have reviewed plans and projects as they have come through. He noted that Carrie Hansen and Wendell Lupkes, members of the team, are also available for questions. He discussed the desire to incorporate a sliver of single-family land into the multi-family area to allow for the best use of the property. He noted that there is still some disagreement about the creek area and that they should try to limit the amount of road crossings over the floodplain and open space corridors. He looks forward to coming up with a successful resolution.

Wendell Lupkes, VJ Engineering, addressed street issues and stormwater management. He explained that they may have to consider realigning the drainage way between Immanuel Lutheran and where Green Creek goes north and south. Mr. Holst asked if they think there could be a connection from Huntington into the development. Mr. Lupkes responded that he believes that it is being considered by the city and another engineering firm. Mr. Schoppe stated that they are considering that, but thinks they would still plan on not crossing the greenway. He feels the traffic pattern on the west side provides good traffic circulation and intersection flow without the crossing.

Carrie Hansen, Schoppe Design, discussed the trail system and its connections, as well as the open space provided. She noted that there is extensive pedestrian connectivity within the project and they would like to maintain and preserve the natural features and open space corridors.

Daniel Fencl spoke in objection to the project. He delivered signatures from the neighbors along Green Creek Road who are also in objection and stated that he feels that the plan destroys the expectations they had when they moved into the area. They purchased their homes based on the master plan that was in place at that time. He feels it could reduce the value of their property and remove some of the amenities and the things that were part of the original plan. They aren't opposed to multi-family housing, just to having it put in the greenspaces and into their backyards. They feel the rezoning will corrupt the original promises made in the master plan.

Jill Hansen, neighborhood resident, voiced her support of Mr. Fencl's points.

Mr. Schoppe appreciated the correspondence and feedback from the neighbors and stated that Ms. Howard forwarded on the neighborhood petition to him. He addressed a note on the petition that proposed all of the yellow area on the map remain all single-family only, and

stated that they agree and are proposing that. Carrie Hansen stated that they would be happy to speak with the neighbors to discuss concerns and solutions.

Ryan Hansen, neighborhood resident, noted his concern with the potential for the plan to change again down the road and bring in more commercial use.

Mr. Leeper asked for clarification from the neighbors and if they are concerned with the multi-family development east of the greenway. Mr. Fencil clarified that the continuation of the multi-family units by Chadwick is not a problem. He noted that it would be nice to leave some open space.

Mr. Schrad asked how many acres are in the floodplain. Ms. Hansen clarified that there are three acres in the floodplain. Ms. Hansen also clarified that everything east of the floodplain is the only area proposed for multi-family. Everything west of the greenway corridor is single-family.

Mr. Larson asked if the road connection issue is pertinent to the map update and the zoning. Ms. Howard stated that the mixed use zoning designation requires a master plan that includes streets, as well as other details.

After further brief discussion, the item was continued to the next meeting for further discussion.

- 5.) Ms. Howard provided an update for an upcoming College Hill Design Charrette in October that will be conducted via Zoom. She also noted the planning effort for the Cedar Falls Resilience Plan is kicking off and there will be a number of opportunities for community input and engagement.
- 6.) As there were no further comments, Mr. Leeper made a motion to adjourn. Ms. Lynch seconded the motion. The motion was approved unanimously with 7 ayes (Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Schrad), and 0 nays.

The meeting adjourned at 7:46 p.m.

Respectfully submitted,


Karen Howard
Community Services Manager


Joanne Goodrich
Administrative Assistant