

**Cedar Falls Planning and Zoning Commission
Regular Meeting
February 27, 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, February 27, 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, and Leeper. Oberle, Saul and Wingert were absent. Karen Howard, Community Services Manager, David Sturch, Planner III, and Iris Lehmann, Planner I, were also present.

- 1.) Chair Holst noted the Minutes from the February 13, 2019 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson and Leeper), and 0 nays.
- 2.) Chair Holst opened up the public comment section of the meeting. He asked that anyone with comments regarding the changes made to the Greenhill Village Master Plan last year should address that issue during this part of the meeting as it is not what is being considered within the other Greenhill Village items on tonight's agenda.

Chris Noland, 1510 Athens Court, voiced his objection to the proposed high density homes. He claimed that neighborhood did not receive the notification in March of 2018 and has turned in statements from the neighbors. He noted his concerns with density and asked that it be reduced. He believes that it will lower home values.

Tim Tjarks, 1521 Athens Court, noted his opposition to the project and discussed his concern with the letters not received in March of 2018. He asked the Commission to consider the neighbors' comments and objections and to protect their neighborhood, property values, lifestyles and families.

Jessie Vickers, 1531 Andover Court, expressed her concerns with high density development in an area that already has traffic congestion, especially at the bus stop. . She stated that she would also like to know what is going to be tall enough for screening between the existing homes and the proposed townhomes.

Michelle Hanson, 1517 Athens Court, noted her issues with the notification and the county website errors, as well as concerns with the lack of privacy. She posed questions to the Commission regarding legal issues and their responsibilities.

Nalin Goonesekere, 1518 Athens Court, asked the Commission to consider their effect on the future of Cedar Falls when they make decisions like these.

Daniel Tesfa, 1523 Andover Court, discussed the many things he loves about the City, but stated his opposition to high density development and his concern with not receiving notification.

Deepan Goonesekere, 1518 Athens Court, stated that she opposes the project and asked the Commission to consider that this is a development that will work against all the neighbors' lifetime investments.

Robin Frost, 4718 Addison Drive, stated that she doesn't feel the proposed development fits in with the existing dwellings. She believes the process should be started over and is firmly opposed to the development.

Ms. Howard clarified that the Commission cannot act on any items that are not on the agenda.

- 3.) The first item of business was a public hearing regarding a land use map amendment for the southeast corner of Union Road and West 12th Street. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the property is 42.3 acres and it is proposed to amend the land use map to include Planned Development. Staff recommends approval to amend the future land use map from Greenways/Floodplain to Greenways/Floodplain and Planned Development. Chair Holst explained that the public hearing process.

Lisa Nelson, president of the Board of NewAldaya Landscapes, discussed the proposed neighborhood at Terraces at West Glen that will provide an active, healthy environment for its tenants.

Mark Sigwarth, 1028 Cherrywood Drive, stated his concerns with the amount of traffic that will come with the development, the three story building and storm water management. He suggested that the City wait for the FEMA review process to allow for proper study of the area and give the Commission the opportunity to view the water issues.

Bruce Adkins, 4201 Newland Drive, stated that there is a large water runoff issue. He asked the Commission to take their time and wait for the FEMA review to make their decision. He believes the multi-unit buildings are out of place and will only increase water issues.

Mr. Sturch provided more background information regarding the FEMA maps, stating that FEMA completed the study and provided the maps to the City to review.

Mark Sigwarth, 1028 Cherrywood Drive, stated he did not receive the most recent FEMA map as requested.

Kyle Larson had questions about which map is the most recent. Mr. Hartley asked why the flood area has been reduced. Jon Biederman of Fehr Graham explained that the topographic data has become much more accurate allowing the evaluation to be more precise.

Mr. Holst asked about the previous land use map. Mr. Leeper noted his concern with the water issues. Although they are not part of the discussion at this time, it should be considered. Mr. Holst stated that from a land use perspective this would be an appropriate use. The site plan will address the water concerns at a later time. Mr. Larson stated that he also feels that the land use makes sense.

Mr. Leeper made a motion to approve. Mr. Larson seconded the motion. The motion was approved with 5 ayes (Giarusso, Hartley, Holst, Larson, Leeper, Oberle, Saul and Wingert), and 1 nay (Adkins).

- 4.) The next item for consideration by the Commission was a public hearing regarding a rezoning request from A-1 to RP at the southeast corner of Union Road and West 12th Street. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that staff looks at certain criteria when considering a rezoning, including: consistency with the Future Land Use Map and Comprehensive Plan, accessibility to sanitary sewer service and adequate roadway access. He discussed each item and noted that all criteria have all been

met. He also discussed other factors and potential projects that will be proposed. Mr. Sturch displayed a rendering of the development concept plan and discussed each element. Staff recommends approval of the rezoning subject to the following conditions: conformance with all City staff recommendations, comments from the Planning and Zoning Commission and the execution of the RP Developmental Agreement.

Mr. Hartley asked about stormwater maintenance. Ms. Giarusso asked how a guarantee can be made that there won't be additional runoff further south of the property and asked what the fix would be if there is a problem. Ms. Howard clarified that there is a city ordinance for stormwater development that requires developers to meet the standards, prepare calculations and submit them to the city engineer for evaluation to ensure they are appropriate for the 100 year flood. The developer has to show that the code is met. This project will be going from an uncontrolled farm field to a controlled stormwater management plan with basins to hold the water and release it at a controlled rate. Ms. Giarusso was concerned about unintended consequences of the development. Mr. Leeper feels that this area contains major arterials and that a zoning change is appropriate, but would also encourage developers to listen closely to and consider public concerns.

Mr. Leeper made a motion to approve. Mr. Larson seconded the motion. The motion was approved with 5 ayes (Giarusso, Hartley, Holst, Larson, Leeper, Oberle, Saul and Wingert), and 1 nay (Adkins).

- 5.) The next item on the agenda was a site plan for 2119 College Street in the College Hill Neighborhood Overlay District. It was recommended to defer the item to the next meeting.

Mr. Larson made a motion to defer this item to the next meeting. Ms. Giarusso seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson and Leeper), and 0 nays.

- 6.) The next item of business was a preliminary plat for the Greenhill Village Townhomes II. Chair Holst introduced the item and Ms. Howard discussed the review and approval process for the subdivision of land, as well as the role of the Planning and Zoning Commission. The Commission can only take action on an item that is being brought before them at a particular meeting, which in this case is the preliminary plat. At this time the Commission cannot consider a change to the master plan, since it is not on the agenda. She also noted that the Commission cannot on its own motion consider a change to the master plan for a Mixed-Use District. Only the owner of the subject property or the City Council can request a change to the master plan.

Ms. Lehmann provided background information and noted that any correspondence received after the packet was prepared was printed and given to the Commission and will be made part of the public record. She explained that Panther Farms LLC is proposing to subdivide 5.3 acres of land near the southeast corner of the Greenhill and Hudson Road intersection in the Greenhill Village development. Ms. Lehmann provided the rezoning history of the site and master plan update. The proposed townhomes will have 7.7 units per acre with a total of 40 units and will be considered medium density. She discussed the courtesy mailing that was sent in March of 2018, noting that it is not a requirement but a courtesy notice. She displayed the proposed preliminary plat, showing the detention basin, alley and sidewalks. She addressed traffic concerns raised at the last meeting explaining that traffic will not exceed the capacity of the existing streets. She also addressed parking concerns, noting that the requirements have been exceeded, and noted that approval of a final plat and a site plan will be required before development can proceed. Staff recommends approval of the proposed preliminary plat.

Steve Troskey, CGA Engineers, stated that he would be happy to address any questions that the public and Commission may have.

Eashaan Vajpeyi, 3831 Convair Lane, commented on the notification procedure and stated that he feels the neighborhoods rely on them.

Ms. Holst clarified that the Commission does not have the power to amend the Master Plan. That can only be done by City Council.

Chris Noland, 1510 Athens Court, discussed his concerns with traffic and potential water issues, as well as the notification issue.

MaryAnn Noland, 1510 Athens Court, feels the neighbors have been cheated by not receiving notice about the Master Plan change.

Seth Vickers, 1531 Andover Court, stated his concerns with vehicle trips per day and potential rentals that will compound the issue.

Tim Tjarks, 1521 Athens Court, voiced concerns with on-street parking and the notification they did not receive in 2018.

Mr. Hartley discussed the proposal and, while it does fit with the MU zoning, he struggles with the proposal.

Mr. Leeper stated that it is unfortunate that there has been an issue with the notification, but also noted that this development is less dense than what was proposed in the 1998 and 2003 master plans.

Mr. Larson stated that he wasn't on the Commission when the Master Plan was proposed in 2018, but that he would have supported it at that time as well. He feels that the mistake on the County website and the notification issue is unfortunate and he understands the neighbors' are upset. As far as the plat is concerned, he feels that it makes sense for the zoning and the plan.

Mr. Larson made a motion to approve. Mr. Leeper seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson and Leeper), and 0 nays.

- 7.) The next item for consideration by the Commission was the site plan for the Greenhill Village Townhomes II. Chair Holst introduced the item and Ms. Lehmann provided background information. She explained that the site plan is at the southeast corner of the Lloyd Lane and Norse Drive intersection. She displayed the proposed concept plan and discussed the site plan and façade elements. She also showed renderings of the proposed building design, including elevations. Each townhome will be created to have the feel of a single-family home. All site plan elements meet requirements. Staff recommends approval of the site plan subject to the resolution of minor technical issues and the approval of the Greenhill Village Townhomes II Preliminary and Final Plats.

Tim Hanson, 1517 Athens Court, asked what the maximum height will be. Ms. Lehmann stated that the total height from the lowest point is 34 feet, which falls within the height limitation requirements. Adam Daters, CGA Engineers, explained that there are some cases where the lower level will be at or near existing grade. The units on the site plan application will be below the existing water tower grade.

Robyn Frost, 4718 Addison Drive, echoed concerns about the confusion with the height of the building and the two and three stories. She noted concerns with potential drainage problems and stated that she doesn't think the design fits into the neighborhood.

Mr. Larson stated that he likes the look of the project and thinks it makes sense to add a more homey look to a higher density area. He suggested that some larger trees be added to the plans to help with privacy concerns.

Mr. Holst stated that the site plan is consistent with the Master Plan, but feels that the exteriors are a little plain and he would like them to have better aesthetics.

Ms. Adkins asked about the potential for the 4th bedroom in the basement and the proposed size of the space. Ms. Lehmann stated that it is roughly 10" x 9". Mr. Troskey clarified that it is around 11 x 9. Ms. Adkins stated that she didn't believe based on the location right next to the garage and the mudroom and the fact that there was no bathroom in the basement that this would in most cases not be used as a bedroom.

Mr. Leeper made a motion to approve. Mr. Hartley seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson and Leeper), and 0 nays.

- 8.) Ms. Howard stated that she sent an email to commissioners regarding upcoming training through the Iowa State Extension. She asked that commissioners contact her if they are interested in attending.
- 9.) As there were no further comments, Mr. Hartley made a motion to adjourn. Mr. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Giarusso, Hartley, Holst, Larson and Leeper), and 0 nays.

The meeting adjourned at 8:04 p.m.

Respectfully submitted,


Karen Howard
Community Services Manager


Joanne Goodrich
Administrative Clerk