

**Cedar Falls Planning and Zoning Commission
Regular Meeting
February 28, 2018
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 28, 2018 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert. David Sturch, Planner III and Iris Lehmann, Planner I, were also present.

- 1.) Chair Oberle noted the Minutes from the February 14, 2018 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Mr. Holst seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert) and 0 nays.

- 2.) The first item of business was a Central Business District site plan review for the Hampton Inn. Chair Oberle introduced the item and Mr. Sturch provided background information. He explained that this item was discussed at the February 14 meeting and that the site plan is for a proposed hotel at the corner of Main and 1st Streets in the C-3 zoning district. He discussed the site details, site plan elements, landscaping, site access, building façade and design, lighting design, dumpster design, levee construction, stormwater management and easement vacation. Staff recommends approval with the following stipulations:
 1. Meet all technical review comments
 2. Relocate driveway in line with Washington Street
 3. The site will be used for the levee construction per the approved temporary construction easements.
 4. No private construction activity to occur outside the property line
 5. Any comments or direction specified by the Planning and Zoning Commission.

The petitioner, Om Patel, (420 3rd Avenue, Coralville, Iowa) came forward to discuss the changes that were made to the windows as well as a differential between the base and the rest of the stories to the building. Ms. Saul stated that she likes the new design. Mr. Arntson noted that he feels it has been customized to blend in well to the neighborhood. Mr. Patel explained that they have other downtown sites in places such as Des Moines, Nashville and Memphis.

Mark Kittrell, Riverplace Development, stated that this is the last piece of the Riverwalk Development and he is pleased with the hotel. He feels it is a great project and will enhance Cedar Falls.

Carol Lilly, Community Main Street, also noted that downtown businesses are excited about the addition of the hotel, stating that she hopes that the DOT ensures a safe crossing for guests.

Ms. Saul made a motion to approve. Ms. Adkins seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Saul and Wingert), and 1 nay (Leeper).

- 3.) The next item for consideration by the Commission was a Central Business District site plan review for the relocation of the former Chamber building. Chair Oberle introduced the item and Ms. Lehmann provided background information. She explained that this item was discussed at

the February 14 meeting and the site plan is a proposal to move the former Chamber building, currently located where the Hampton Inn is being proposed, to the south eastern corner of the River Place development by the Water Reclamation plant entrance. She provided renderings of the parking and landscaping, site plan proposal elements, and proposed façade (including architectural features). Staff recommends approval with the following stipulations:

1. Meet all technical review comments.
2. Provide one more parking space as approved in the River Place Master Plan.
3. Any comments or direction specified by the Planning and Zoning Commission.

Carol Lilly, Community Main Street, showed samples of the brick color palette, and discussed potential parking changes and improvements.

Mr. Kittrell, River Place Development, stated that most of the parking behind 300 State Street is daytime parking.

Mr. Holst noted that he will have to abstain from the item.

Ms. Saul asked if this was a transfer of land and Ms. Lehmann stated that it will be in the future, but not at this time. At this time, it is just an addition of a building on an approved plan.

Ms. Oberle asked about overall parking stalls for the development, as well as street parking. Ms. Lehmann outlined the current parking situation for the site and what was approved in the Master Plan. Ms. Lehmann added that ultimately the number of parking stalls in the River Place Development is what matters and if the applicant can show that additional stalls have been provided elsewhere staff would be open to reducing the number of stalls required at this specific location. The Commission agreed with staff's approach.

Ms. Saul made a motion to approve. Ms. Giarusso seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Leeper, Oberle, Saul and Wingert), 1 abstention (Holst) and 0 nays.

- 4.) The next item of business was a public hearing regarding zoning ordinance Chair Oberle introduced the item and Ms. Lehmann provided background information. These amendments are needed based on Iowa House File 134 in reference to familial or nonfamilial relationships. This includes amending the entire zoning ordinance by removing any "family" terms and exceptions for "family". The unrelated term will be replaced with individuals 18 years and over. Finally, the term "family unit" will now be described as a dwelling unit. She explained that this was brought before the Commission at the last meeting and discussed the changes being proposed.

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

- 5.) The next item of business was a vacation of public right-of-way on Dallas Drive. Chair Oberle introduced the item and Mr. Sturch provided background information. He explained that staff received a petition from Deery Motors to vacate a one block section of right-of-way on Dallas Drive between the office and the dealership lot. Removing the section will improve access management along Idaho Road, as well as eliminating vehicle and pedestrian conflicts and will divert traffic to other intersections. Staff recommends approval with the following stipulations:

1. Access and utility easements will be retained over the entire area of the proposed right-of-way vacation.

2. Maintenance and snow removal of the former roadway will be the responsibility of Deery Motors and their successors.
3. The petitioner will develop plans for the reconstruction of Dallas Drive for the City to review.

Mr. Wingert asked if the applicant has already agreed to everything as far as maintenance. Mr. Sturch explained that it is already agreed upon. Mr. Wingert feels it is a good plan and would like to see it move forward.

Mr. Arntson asked about the access coming in and off of Dallas Drive. Mr. Holst noted that it currently looks and feels like a driveway.

Nancy Lonergan, 2917 Dallas Drive, stated concerns about her mother's property on Dallas Drive. They believe it will limit access to their home and they are concerned with light and sound pollution, as well as potential for a larger portion of Idaho Street to be vacated for future expansion. The Commission sees Idaho remaining open.

Scott Grinstead, John Deery Motors, stated that they are not intending to close the road. They are just planning to make the road drain better to help with water issues. It is just being done to bring the properties together.

Mr. Leeper made a motion to approve. Mr. Wingert seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle, and Wingert), and 1 nay (Saul).

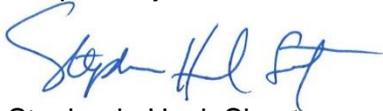
- 6.) The next item for consideration by the Commission was Pinnacle Ridge Minor Plat. Chair Oberle introduced the item and Mr. Sturch provided background information. He explained that the property is located at the south end of the Pinnacle Ridge Development and the developer would like to revise the former plat. Staff recommends approval of the plat.

Paul Helland, Helland Engineering, representing the applicant came forward for any questions. As there were no questions, Mr. Holst made a motion to approve. Mr. Hartley seconded the motion. The motion was approved unanimously with 9 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert) and 0 nays.

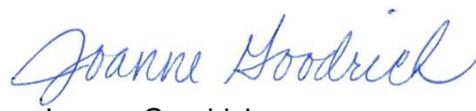
- 7.) As there were no further comments, Ms. Saul made a motion to adjourn. Mr. Hartley seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle, Saul and Wingert) and 0 nays.

The meeting adjourned at 6:25 p.m.

Respectfully submitted,



Stephanie Houk Sheetz
Director of Community Development



Joanne Goodrich
Administrative Clerk