

**Cedar Falls Planning and Zoning Commission
Regular Meeting
February 13, 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 13, 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, Oberle, Saul and Wingert. Leeper was absent. Karen Howard, Planning & Community Services Manager, David Sturch, Planner III, and Iris Lehmann, Planner I, were also present.

- 1.) Chair Oberle noted the Minutes from the January 23, 2019 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Mr. Wingert seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Oberle, Saul and Wingert), and 0 nays.
- 2.) The first item of business was site plan review for 2119 College Street in the College Hill Neighborhood Overlay District, which was deferred to the next meeting.
- 3.) The next item for consideration by the Commission was a Land Use Map Amendment at the southeast Corner of Union Road and West 12th Street. Chair Oberle introduced the item and Mr. Sturch provided background information. He discussed the reduction to the floodplain boundaries in this area since the adoption of the 2012 Comprehensive Plan and Future Land Use Map. These changes provide additional available area for development. He showed the proposed future land use map and stated that staff finds that it is reasonable to amend the Future Land Use Map to reflect the reduced area of the floodplain, such that land is now available for development. Given the development character of the area, staff finds that it is also appropriate to designate the developable area of the map as "Planned Development." Staff recommends discussion of this proposed amendment and to continue to a public hearing at the next meeting.

Jim Campbell, 3207 Waterbury Drive, stated that they currently have issues with water and voiced his concerns with the potential addition of more water due to a new development. He wants assurance that careful consideration will be given to the water issues.

Carmen Mason, 3108 Waterbury Drive, discussed flooding issues that she has encountered in her back year and noted that she feels that water studies should be done to ensure that no more water is added to the existing problems.

Mr. Sturch stated that as projects are proposed and development occurs, studies will be implemented as part of the platting and site plan approval process so that problems will be avoided.

Mr. Hartley asked for more clarification on the water runoff. He asked if there was a way to increase the ability to handle the water coming in. Mr. Sturch noted that in the platting process they will look at the water received and develop a plan to manage the water and release it at a controlled rate.

Ms. Howard stated that the surrounding properties currently have uncontrolled runoff from nearby farm fields. When the land is developed, a storm water management plan will be put in place to manage and control the water.

The land use map will be discussed again in a public hearing at the February 27 meeting.

- 4.) The Commission then considered rezoning from A-1 to RP at the southeast Corner of Union Road and West 12th Street. Chair Oberle introduced the item and Mr. Sturch provided background information, discussing the criteria for rezoning. He provided renderings and information concerning sanitary sewer and public utilities, roadway access, and other factors and requirements. He also displayed the development concept plan, describing the different buildings being proposed and amenities, as well as drawings of the proposed buildings. He noted that staff finds that a rezoning to RP is appropriate as shown and described in the submitted master plan. At this time staff would like to have discussion regarding the project and continue to a public hearing at the next meeting.

Melissa Tierney, CEO of NewAldaya Lifescapes, described the vision for the project and the company. She explained that the Terraces at West Glen would be a 55+ community with many amenities and greenspace to improve quality of life.

Mr. Hartley asked if the water retention plan would improve the runoff. Ms. Howard stated that it will have to be designed to manage the water draining from the site. The developer is required to retain 100 year storm and release it at a two year rate. Just like other stormwater basins in town, it wouldn't contain extreme flooding, but wouldn't make things worse for the surrounding areas. If those areas are currently having issues there may be something that could be done in their development to better handle the uncontrolled run-off from surrounding farmland.

Mr. Holst verified that at this time this discussion is with regard to the rezoning. The plat would be considered at a later date. Ms. Saul stated that she feels that the rezoning fits.

The item will be continued at the February 27, 2019 Planning and Zoning Commission meeting.

- 5.) The next item of business was the Greenhill Village Townhomes II Preliminary Plat. Chair Oberle introduced the item and noted additional correspondence received from the public. Ms. Lehmann provided background information, explaining that Panther Farms LLC is proposing to subdivide 5.3 acres of land near the southeast corner of the Greenhill and Hudson Road intersection. She noted that staff has been made aware that there is general confusion about the project and its background. She discussed the history from the beginning in 1994, starting with the rezoning, explaining that there was an error in the information on the county website. She discussed the original

master plan that was approved in 1998 and an amended master plan created in 2003. In 2018 a request was submitted to allow for a multi-unit residential development that included a corner for commercial development. She provided an explanation of staff's decision to support the request as well as detailed information regarding the proposed plan. She also provided details on the notifications for this project.

Ms. Lehmann explained that there were concerns expressed with the traffic flow that this new development would create. She provided information to show that the surrounding streets are designed to handle the anticipated traffic from this development. New street connections will help to distribute the traffic and provide additional routes for the neighborhood. She also described how parking would be provided for the proposed townhomes, with access to two-car garages from rear alleys, which will maintain the entire street frontage for additional on-street parking, if needed. This design will create more parking than would be provided with development where there are multiple driveways that reduce the possibility for on-street parking. Staff recommends approval of the proposed preliminary plat, subject to the resolution of the technical comments, including:

- Deed of Dedication to be finalized with the Final Plat
- Expansion of the utility easement on the west side of Outlot A to 20'
- Updating the legal description by replacing "Greenhill Village" with "Greenhill Village Second Addition"

Steve Troskey, planner with CGA Engineer, representing the developer, presented the project. He explained that there will be two buildings with a total of nine townhome units. At full buildout for the entire site there will be seven buildings with 34 units. The units are three-story houses, with three bedrooms, an office and two enclosed parking spaces. He noted that they would be built to single-family standards.

Chris Noland, 1510 Athens Court, stated that neither his neighbors nor he recall getting a letter in 2018 when the change to the master plan was first discussed. He also expressed concerns that the zoning was incorrect on the Black Hawk County website and had not been changed. Mr. Nolan asked Mr. Wingert about the potential number of units and Mr. Wingert stated that he could not discuss the matter as he is abstaining from the item. Mr. Nolan stated that he is firmly against the project.

Tim Tjarks, 1521 Athens Court, stated his residence is directly beside the future development. He reiterated his support for Mr. Nolan's comments and that he is opposed to the project.

James Denny, 4622 Hudson Road, stated his opposition to the project and his concerns about the notifications. He would like to see this deferred until they have the opportunity to discuss it further.

Nalin Goonesekere, 1518 Athens Court, stated that he feels that residents were not given notification and were not allowed due process.

Jessica Vickers, 1531 Andover Court, stated her concern with the additional traffic.

Robin Frost, 4718 Addison Drive, stated her concern with the proposed plans and would like for the process to go back to the beginning to give the neighborhood a chance for discussion.

Karmen Woelber, 4808 Algonquin Drive, Unit 6, lives in the townhomes to the north of this proposed development and has been surprised how many units end up being rentals for college students. She believes it has made a change to the feel of the neighborhood.

Mr. Troskey addressed some of the concerns raised by the neighbors. He noted that these units will be designed similar to single family homes, with the only difference being that they share a wall with the neighboring units. He stated that the developer plans to market these homes for sale. He also noted that at this time the focus is just on the first phase with the two buildings.

Ms. Howard reiterated that at this time the discussion is just in regard to the proposed preliminary plat. The site plan will be the next discussion.

Ms. Oberle asked staff about notification requirements. Ms. Howard stated that there is a legal requirement to send notification on any rezonings, and this was done in 1998. Subsequent changes to the master plan do not require notification, but the city does notify surrounding properties as good practice, but it is not a legal requirement. She stated that city records indicate that a mailing to surrounding properties was sent prior to the change to the master plan, as described by Ms. Lehmann. Ms. Saul asked about the small area (300 ft. from property) that the notifications are required to be sent to. Ms. Lehmann stated that the City increased that area for the mailings for the master plan update to ensure more of the neighborhood was aware of the project.

Mr. Holst stated that he doesn't feel comfortable moving forward with something until the community has a chance to voice their opinions. Ms. Giarusso stated her concern that the county website has had incorrect information for 20 years. Ms. Saul asked what the process would be to go back to discuss the Master Plan amendment. Mr. Larson stated that the matter at hand was not a change to the master plan, but consideration of a plat. Ms. Howard confirmed that the change to the master plan has already been adopted by the City Council and the City Council would have to approve any change to the currently adopted master plan and the regular process must be followed for any change. She reiterated that while it is unfortunate that the neighbors feel that there was not adequate notice about the change to the master plan, the Commission must consider the application before them, which is a preliminary plat, and that it must be considered according to the currently adopted master plan and the City subdivision standards.

Mr. Holst asked if the developer would consider modifying the plan. He stated his concern with the communication issues.

Mr. Hartley made a motion to defer the matter to the February 27th meeting. Ms. Adkins seconded the motion. The motion was approved with 7 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Oberle, and Saul), 1 abstention (Wingert) and 0 nays.

- 6.) The next item for consideration by the Commission was the Greenhill Village Townhomes II Site Plan. As the previous item was deferred, the Commission was given the option to defer this item as well.

Mr. Holst made a motion to defer the Greenhill Village Townhomes II Site Plan to the February 27th meeting. Mr. Hartley seconded the motion. The motion was approved with 7 ayes (Adkins, Giarusso, Hartley, Holst, Larson, Oberle, and Saul), 1 abstention (Wingert) and 0 nays.

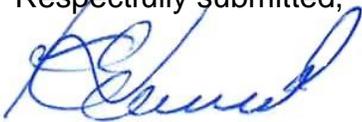
- 7.) The Commission then considered the Nomination and Election of Officers. Ms. Giarusso stated that the nomination committee has nominated Marty Holst for Chair and Brad Leeper for Vice-Chair. The Commission accepted that nomination.

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

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

The meeting adjourned at 7:22 p.m.

Respectfully submitted,



Karen Howard
Planning & Community Services Manager



Joanne Goodrich
Administrative Clerk