

**Cedar Falls Planning and Zoning Commission
Regular Meeting
October 10, 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, October 10, 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 and Saul. Wingert was absent. Karen Howard, Community Services Manager, and Shane Graham, Planner II were also present.

- 1.) Chair Oberle noted the Minutes from the September 12, 2018 regular meeting are presented. Mr. Holst made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle and Saul) and 0 nays.
- 2.) The first item of business was the HWY-1 District Site Plan review for the Fleet Farm Retail and Convenience Store. Chair Oberle introduced the item and Mr. Graham provided background information. He explained that the property is located at the southwest corner of Highway 58 and West Ridgeway Avenue and was brought before the Commission for rezoning recently. He also showed renderings of the proposed site that included the layout of the proposed buildings, parking, wetland and detention basins, etc. Mr. Graham provided another drawing that showed the full property buildout, as well as aerial photos of the area. He discussed the landscaping plan, open space, signage plan and stormwater management plan requirements, noting that they have all been met. The proposed building design and materials were presented, as well as the conditional zoning agreement items that have not yet been provided. He noted that staff has concerns about the design of the street-facing façade of the convenience store and suggest some additional design elements be added on this façade that will be visible from Ridgeway.

The Developer has proposed public roadway improvements along W Ridgeway Avenue that may impact the surrounding area, so a public informational meeting was held Monday, October 8 with surrounding property owners and the applicant and city staff to discuss the proposed roadway improvements. Mr. Graham indicated that the proposed roadway improvements shown by the developer on the site plan are a concept and may change as the City is still reviewing the traffic impact study. Of particular concern is the intersection of Nordic Drive and Ridgeway, since that intersection provides access to the existing businesses to the north. In addition, the sidewalk location between the easternmost drive and Highway 58 is problematic as it is right along the curb, which will be unsafe for pedestrians. A final concept of the proposed roadway improvements necessary to support the development of this property should be complete by the next P&Z Commission meeting on October 24th including the proposed sidewalk location.

Nicole Chimento of Midland Atlantic (developer) spoke to the changes and the feedback received from the public information meeting, provided background on Fleet Farm, and gave introductions to the team working on the project.

Mr. Holst asked about the design of the side of the convenience store that faces Ridgeway and noted that it appears to be a rather blank facade. Jennifer Buck with RSB Architects stated that they would look at the design and would add some additional features to create

more visual interest and some articulation to the façade that will tie into the main store to add depth and character to that side.

Ms. Saul asked what is preventing the sidewalk from being moved further south. Mr. Graham explained that there is a ditch with a wetland that makes it difficult to shift to the south but that staff has asked the developer to look at other options for locating the sidewalk. Ms. Saul asked if there is a reason the sidewalk needs to extend so far. Mr. Graham noted that staff would like it to connect to the existing trail network. Ms. Howard also noted that the area is transitioning from agricultural use to an area with urban development, so the design of the streets should be expected to transition to more of an urban condition rather than the farm field with ditch that is common in a rural context. Mr. Arntson noted his concern with safety for pedestrians and bicyclists and the community's expectation that there will be safe connections to the trail network.

Mr. Holst reiterated his concern with the design of the site as an entranceway to the City and would like to see an enhanced design for the convenience store. Ms. Saul stated that she likes the additional landscaping that has been added. Mr. Hartley asked if the gas station will be geared toward automobiles or if it will be a truck stop. The developer responded that it will not be a truck stop.

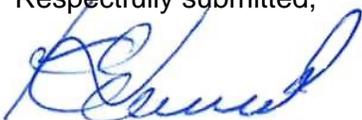
Mr. Arntson asked about the phasing plan and what order the work will be done. Mr. Graham stated that there is still discussion as to whether the construction of the roadway can be phased or not. The retail store and convenience store are the buildings that are being proposed at this time as the first phase.

The item will be continued at the October 24 meeting.

- 3.) The next item for consideration by the Commission was the Park Ridge Estates Preliminary Plat. It was deferred to the next meeting.
- 4.) Ms. Howard asked the Commission to let staff know in advance if they will be able to attend the December 26 meeting so a decision can be made with regard to possible rescheduling.
- 5.) As there were no further comments, Mr. Holst made a motion to adjourn. Mr. Leeper seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Arntson, Giarusso, Hartley, Holst, Leeper, Oberle and Saul) and 0 nays.

The meeting adjourned at 6:40 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk