

**Cedar Falls Planning and Zoning Commission
Regular Meeting
January 23, 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, January 23, 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, Hartley, Larson, Leeper, Oberle, and Wingert. Giarusso, Holst and Saul were absent. Karen Howard, Community Services Manager, David Sturch, Planner III, and Iris Lehmann, Planner II, were also present.

- 1.) Chair Oberle noted the Minutes from the January 9 regular meeting are presented. Ms. Adkins made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Hartley, Larson, Leeper, Oberle, and Wingert), and 0 nays.
- 2.) The first item of business was the College Hill Neighborhood Overlay District Site Plan Review for 2119 College Street. This item was deferred until the City Council considers proposed amendments to the College Hill Overlay Zoning District.
- 3.) The next item for consideration by the Commission was a Land Use Map Amendment and rezoning at the southeast corner of Union Road and West 12th Street. Chair Oberle introduced the item and Mr. Sturch provided background information. He explained that there is a request to rezone property 42.3 acres at the southeast corner of W. 12th Street and Union Road from A-1, Agriculture to RP, Planned Residential. It is proposed to build a 55 plus residential community for the NewAldaya campus with multi-unit dwellings. The project would include open space amenities, trails and sidewalks. He discussed right-of-way dedication, as well as sidewalk and future roadway improvements. He discussed the criteria required for rezoning and the need for a land use map amendment. He also spoke about the sanitary sewer and water mains throughout and around the site, as well as the fees that will go along with these. Mr. Sturch talked about roadway access requirements and future improvements, as well as subdivision platting and drainage. Staff would like to discuss the item, gather comments from the Commission and public and continue the discussion to the next meeting.

Scott Hagberg, representative of the Wild Horse Ridge Home Owners Association Board of Directors, stated that the neighborhood would have no issues with the NewAldaya residents moving there, but wanted to know why the project was being considered before FEMA floodplain review is done. There is also concern regarding how much hard space there would be that would create runoff as well as water drainage in the area.

Mark Sigwarth, 1028 Cherrywood Drive, had concerns with the stormwater management, as well as natural and man-made runoff. He questioned water from rain events from the golf course, Robinson Dressler, Wild Horse and Union Road ditch and Cherrywood drainage. He stated that groundwater levels have changed over the past 15-20 years. He also noted concerns with traffic, as well as concerns with the size of the buildings. He believes that the proposed plan does not fit with the surrounding neighborhood and that home values will decrease

Mike Goyen, 1712 Union Road, stated that he also has drainage concerns. Currently he already has issues due to farming practices in the area and feels this will only make them

worse.

Craig Schnathorst, 1120 Cherrywood Drive, also stated concerns with the drainage issues. He noted that he has issues with water in his basement and his lawn doesn't dry out. He also feels the building will be too big for the area.

Mike Girsch, 1608 West Union Road, wants to be sure that the existing drainage will function with additional building in that area.

Mr. Wingert noted that he will be abstaining from this item.

Mr. Leeper asked the developer if there is a broader review of the watershed being done than just on this property. Jon Biederman, Civil Engineer with Fehr-Graham Engineers, stated that they have reviewed the floodplain based on the existing ground. The profile was applied to the existing ground. He stated that there is no intent to reduce or remove the existing floodplain in the project. The developer will maintain the floodplain. The water from the west in those two locations will be transferred through and he sees no issue with it. He stated that they could look at ways to increase capacity to help with the water issues.

Mr. Leeper also asked about future roadway improvements and the affects they may have. He noted that the density at the corner is going to change and increase over time.

Ms. Oberle felt that the biggest issue with continued development is stormwater.

Ms. Howard stated that they will look into the concerns that were presented by the neighbors before the next meeting.

- 4.) The Commission then considered the Greenhill Village Townhomes II Preliminary Plat. Chair Oberle introduced the item and Ms. Lehmann provided background information. She explained that Panther Farms LLC is proposing to subdivide 5.3 acres of land southeast of the Greenhill and Hudson Road intersection. She displayed the approved concept plan tied to this location and explained that the area is considered medium density residential. The proposed Subdivision Plat is consistent with the concept plan. The proposal consists of one developable lot (Lot 1), tracts for future streets and stormwater basins, and two outlots as placeholders for future development. She discussed the proposed detention basin and the flow of the runoff, sidewalks, and a private alley that will service Lot 1. Utilities are available to the site. Ms. Lehmann noted that another Preliminary and Final Plat will be required before the two outlots can be developed. Staff recommends gathering comments from the Commission at this time and continuing discussion at the next Planning and Zoning meeting.

Mr. Wingert recused himself due to a conflict of interest.

James Denny, 4622 Hudson Road, stated that the area was supposed to be buffered with single-family houses and explained his concerns with traffic and safety issues it would cause.

Tim Hanson, 1517 Athens Court, noted his concerns with decreased property values and water runoff issues.

Ms. Lehmann noted that staff has looked into the water runoff issues and there will be two detention basins that will serve the site and one less proposed townhome than shown on the concept plan. The site will be graded so that no additional water will flow and hinder neighbors.

Mr. Leeper asked if traffic concerns had been looked into. Ms. Lehmann said that staff would look into it.

The discussion of this item will be continued at the next meeting.

- 5.) The next item of business was the Greenhill Village Townhomes II site plan. Chair Oberle introduced the item and Ms. Lehmann provided background information. She explained that this site plan will be contingent upon the previously discussed preliminary plat and the submission and approval of a final plat. The lot is at the southeast corner of Lloyd Lane and Norse Drive intersection. Two townhomes are being proposed on the site.. The proposal closely follows the approved concept plan. She discussed the site plan elements, including height, setbacks, parking, access, sidewalks, landscaping, trash, stormwater management, and signage. She displayed renderings of the proposed building layout and façade elements. Staff would like to bring this to the commission for discussion only at this time.

Mr. Wingert recused himself due to a conflict of interest.

Mr. Leeper asked if there is any percentage of masonry requirements. Ms. Lehmann noted that there is not. He stated that it seems to be consistent with the rules we have set in place. Mr. Hartley noted he would like to see more about the water retention and runoff at the next meeting. Ms. Oberle noted that she feels the porches make the front more interesting. Mr. Leeper asked about the parking calculations. Ms. Lehmann stated that they are meeting and exceeding the parking requirement. Mr. Leeper then asked about street parking and whether additional onsite parking could be considered in the alley. Ms. Lehmann will discuss the option with staff and the developer.

Discussion of this item will be continued at the next meeting.

- 6.) Ms. Howard noted that the nomination and election of officers will be on the agenda at the next meeting. She also noted that the Bylaws need some updates and they will be presented as well.
- 7.) As there were no further comments, Mr. Leeper made a motion to adjourn. Mr. Hartley seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Hartley, Larson, Leeper, Oberle, and Wingert), and 0 nays.

The meeting adjourned at 6:35 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk