

**Cedar Falls Planning and Zoning Commission
Regular Meeting
December 4, 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, December 4, 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, Holst, Larson, Lynch, Prideaux, Saul and Wingert. Hartley and Leeper were absent. Karen Howard, Community Services Manager and David Sturch, Planner III, were also present.

- 1.) Chair Holst noted the Minutes from the November 20, 2019 regular meeting are presented. Ms. Prideaux made a motion to approve the Minutes as presented. Ms. Adkins seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Holst, Larson, Lynch, Prideaux, Saul and Wingert), and 0 nays.

- 2.) The first item of business was the preliminary and final plats for Greenhill Village Estates. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the plats were presented at the last meeting and stated that the two would be discussed together as they are similar. The plat is located near the northwest corner of Ashworth Drive and Algonquin and is approximately 8.66 acres. The lot is intended to accommodate a new senior living facility and all easements have been provided. He discussed the current stormwater conditions, explaining that there will be an overland flow to the drainage easement and storm sewer. The sewer will carry the stormwater to Ashworth Drive and eventually to an area-wide detention basin. Staff recommends approval of the plats. Mr. Wingert recused himself from the item.

Ms. Saul made a motion to approve the item. Ms. Prideaux seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Holst, Larson, Lynch, Prideaux and Saul), 1 abstention (Wingert) and 0 nays.

- 3.) The next item for consideration by the Commission was a mixed use zone site plan for Greenhill Village Estates. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that this item was also discussed at the last meeting. The property is at the corner of Ashworth and Algonquin and is currently proposed for a senior living facility with 121 units and 104 parking stalls. He displayed the site plan to show the proposed features and noted that the setbacks meet requirements. Mr. Sturch also provided a rendering of the landscaping plans and noted that requirements have been met. He discussed building design elements for each aspect of the building, as well as utilities, lighting, signage, dumpster and traffic. Staff recommends approval of the site plan.

Robin Frost, 4718 Addison Drive, stated that she realizes that the developer is well within their right to build the facility, but stated that at the time she purchased her home she was under the understanding that the area would only have single-family homes. She stated that there has been some confusion with the Master Plan. She presented a list of requests for the developer and the City to consider.

Jacob Wolfgang (developer), 4727 40th Street, Des Moines, stated that he feels the concerns of the neighbors are well noted. A SWPP plan will be submitted as part of the approval process, and that they would repair any damage done to adjacent properties.

Mr. Holst asked if there has ever been single-family shown on that property on the master plan. Mr. Sturch stated that the plan has been adjusted from time to time, specifically along the north side of the development and recently along the north side of the Loren Drive extension, but this 8 acre parcel has remained the same from the 2003 plan.

Debbie Lee, 1415 Ashworth Drive, stated that she has concerns about parts of the project. She noted that one is with the access drive and its proximity to her home. She requests that the access drive be moved. She also noted concern with the main entrance for the parking lot in proximity to the park. She feels there is a substantial safety issue, and suggests that the drive be moved further north, away from the park area. Ms. Lee questioned whether the elevation will stay lower, causing traffic light to come into their windows. She also noted concerns with the lights on the property and potentially lowering them. She asked if the access road will be one or two way and noted her concern with traffic utilizing the road.

Nalin Goonesekere, 1518 Athens Court, stated his appreciation for the developer's thoughtfulness to the concerns of the residents. He also noted his concern with the size of the trees being planted and their ability to shield the neighbors to help alleviate psychological trauma of having new buildings come up. He urged the developer to plant large trees.

Mr. Wolfgang stated that they had looked at multiple ways of doing the service drive, but the current plan is the most functional. He also addressed the delivery truck traffic and stated that the road will be two-way traffic.

Nick Bettis, Action Consultants, 60 East Court Street, Iowa City, Iowa, added that in the design process they did several iterations with regard to the access point in an attempt to balance comments from neighbors.

Ms. Lee noted her continued concern with the access location.

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

Mr. Larson thanked the developer for making the adjustments and updated drawings so quickly. He asked about the process for making adjustments to signage and the parking signage near the park. Ms. Howard stated that staff could look at it if it were to become an issue. Mr. Sturch explained that staff receives petitions from the public with regard to on-street parking and they have given consideration to changes and adjustments.

Ms. Saul doesn't feel that traffic calming is the issue. She is concerned with semis trying to get through the entrance with cars parked on each side of the street and children getting in and out. She believes that will be a safety issue.

Mr. Larson didn't feel that an adjustment would not be worthwhile. His concern is for keeping Algonquin clear of traffic, etc.

Mr. Larson made a motion to approve the item. Ms. Saul seconded the motion. The motion was approved unanimously with 6 ayes (Adkins, Holst, Larson, Lynch, Prideaux and Saul), 1 abstention (Wingert) and 0 nays.

- 4.) The Commission then considered the final plat for the Terraces at West Glen First Addition. Chair Holst introduced the item and Mr. Sturch provided background information. He explained that the property is located at the corner of Union Road and West 12th Street where a NewAldaya facility is proposed. Rezoning and a preliminary plat were done earlier this year for the property. He provided renderings for the proposal and explained that four single-unit

dwellings and four two-unit dwellings are being proposed. He also displayed a stormwater drainage drawing and explained how the water runoff will be collected. Staff recommends approval of the plat, as the final plat is consistent with the preliminary plat.

Mike Girsch, 1608 Union Road, noted that the addition is along his whole property line and he has concerns with the dirt that was brought in next to his property to build up the area is an issue. He also noted issues with the drainage ditch that was dug out and is concerned with inability to keep it dry and mowed. He asked how it will be maintained. He also noted that he is not against the project.

John Biederman of Fehr Graham, 128 South Pine Street, West Union, Iowa, stated that they are aware there is water that continually runs through that area and they may eventually add a tile line to pick up some of the low flow in an attempt to make it as maintainable and attractive as possible.

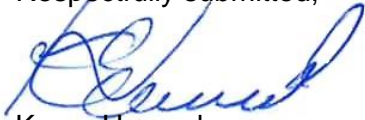
Ron Bock, 1602 Rocky Ridge Road, noted his concern with the weeds in the ditch along Union Road. He would like the owner to maintain this. Mr. Biederman stated that the maintenance will not be done by the individual residents, but as a group by NewAldaya. He also mentioned that a trail is proposed that will eventually build up the ditch.

Mr. Wingert made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Holst, Larson, Lynch, Prideaux, Saul and Wingert), and 0 nays.

- 5.) As there were no further comments, Ms. Lynch made a motion to adjourn. Ms. Adkins seconded the motion. The motion was approved unanimously with 7 ayes (Adkins, Holst, Larson, Lynch, Prideaux, Saul and Wingert), and 0 nays.

The meeting adjourned at 6:40 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk