

**Cedar Falls Planning and Zoning Commission
Regular Meeting
November 21, 2023
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on November 21, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Crisman, Hartley, Moser and Stalnaker. Grybovyeh, Leeper and Lynch were absent. Thomas Weintraut, Planner III, Jaydevsinh Atodaria, Planner I, and Chris Sevy, Planner I were also present.

- 1.) Acting Chair Hartley noted the Minutes from the November 8, 2023 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Ms. Alberhasky seconded the motion. The motion was approved unanimously with 5 ayes (Alberhasky, Crisman, Hartley, Moser and Stalnaker), and 0 nays.

- 2.) The first item of business was a Land Use Map Amendment (LUMA) and rezoning from R-1 & MU to RP for 54.79 acres of property located north of Aldrich Elementary School and south of W. Greenhill Road. The LUMA would change from “Low Density Residential”, “Greenways & Floodplain Use” and “Neighborhood Commercial & Mixed Use” to “Low Density Residential Use and (a reduced) Greenways/Floodplain.” Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that the property is close to 55 acres and is currently being considered for rezoning. The parcel had an approved MU Master Plan and a preliminary plat for a 14-acre parcel, but no work was done, so the plat expired, and the land remains unplatted. And the remaining 40-acres parcel is unplatted as well. The proposal requests rezoning 54.79 acres of land from R-1 Residence District and MU Mixed Use Residential District to RP Planned Residence District. The request also includes an amendment to the Future Land Use Map in the City’s Comprehensive Plan from “Neighborhood Commercial & Mixed Use,” “Greenways and Floodplain Use” and “Low Density Residential Use” to “Low Density Residential Use.” The RP District requires the submittal of a Master Plan and development procedures agreement.

Mr. Atodaria discussed the Land Use Map Amendment, noting that a rezoning can only be approved if it is consistent with the Comprehensive Plan. He explained the significance of the land uses in the Comprehensive Plan. The analysis showed that the subject property may not be ideal for having commercial uses with presence of neighborhood serving commercial uses nearby. He noted the need for more residential development in the community. However, he also noted that removing the entire portion of “Greenways and Floodplain Use” from the Future Land Use Map may not be acceptable as per the Comprehensive Plan. Staff recommends changing the land use map as noted and adjustment of the “Greenways and Floodplain Use to align better with the stream corridor and leave enough space for a future public trail along the greenway/stream corridor. Maintaining the greenway designation along the northern edge of the development will ensure an adequate buffer from the floodplain area.

With regard to the zoning, the proposal is to rezone from R-1 and MU to RP District. He explained the allowed uses in those Districts and noted that the RP District allows more flexibility in the types of dwellings, lot sizes, building heights and setbacks. However, the applicant is proposing to restrict the development to detached single-family dwellings. The number of lots will be determined when platted. He discussed the setbacks and explained the proposed extension of existing critical connections. Street extensions will provide alternative routes and distribute the traffic to much needed connections to Greenhill Road and Aldrich Elementary School. Mr. Atodaria discussed phasing of the project and other factors

considered for rezoning including reviewing if the proposed rezoning is in environmentally sensitive areas, the subject property has access to public services and adequate street network. Mr. Atodaria noted that a developmental procedures agreement must be finalized prior to public hearing at City Council. Staff recommend approval with any comments and directions specified by the Commission. He mentioned calls and communications regarding the project.

Kevin Fittro, Panther Builders, was present to answer any questions.

Ms. Crisman stated that this should help with any water issues as the land starts to be developed, and we have some strict rules on managing water run-off. Also, this development would allow connection to Greenhill Road for the neighborhood, thus benefitting them.

Ms. Crisman made a motion to approve the item. Ms. Moser seconded the motion. The motion was approved unanimously with 5 ayes (Alberhasky, Crisman, Hartley, Moser and Stalnaker), and 0 nays.

- 3.) The next item for consideration by the Commission was a College Hill Neighborhood Overlay District site plan for modification of a parking area at 2704 College Street. Acting Chair Hartley introduced the item and Mr. Sevy provided background information. He explained that the request involves a proposal to modify the parking area and increase parking spaces while reducing the amount of unnecessary impervious surface. He discussed the important points for the project and explained that staff recommends approval of the project, including an exception request to exceed the 50% rear-yard coverage limit. 53.3% is proposed which is less than the current existing impervious. Code allows an exception of up to 55% if approved by P&Z and Council.

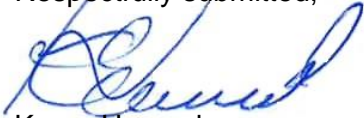
Mark lehl, 4201 Knoll Ridge, was available for questions as the petitioner. The Commission stated that they feel it would be a good improvement.

Ms. Crisman made a motion to approve the added 3.3%. Ms. Alberhasky seconded the motion. The motion was approved unanimously with 5 ayes (Alberhasky, Crisman, Hartley, Moser and Stalnaker), and 0 nays.

- 4.) As there were no further comments, Ms. Moser made a motion to adjourn. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Alberhasky, Crisman, Hartley, Moser and Stalnaker), and 0 nays.

The meeting adjourned at 5:55 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant