

**Cedar Falls Planning and Zoning Commission
Regular Meeting
June 23, 2021
In person and via videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on June 23, 2021 at 5:30 p.m. at City Hall and via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Hartley, Holst, Larson, Leeper, Prideaux, Saul, Schrad and Sears. Lynch was absent. Thomas Weintraut, Planner III and Michelle Pezley, Planner III, were also present.

- 1.) Chair Leeper noted the Minutes from the June 9, 2021 regular meeting are presented. Mr. Holst made a motion to approve the Minutes as presented. Ms. Saul seconded the motion. The motion was approved unanimously with 8 ayes (Hartley, Holst, Larson, Leeper, Prideaux, Saul, Schrad and Sears), and 0 nays.

Mr. Leeper noted that he will have to abstain from the first three items of the meeting.

- 2.) The first item of business was the preliminary and final plats for 5009 Prairie Parkway. Mr. Larson introduced the item and Ms. Pezley provided background information. She explained that the parcel is located at the northeast corner of Viking Road and Prairie Parkway, and that the applicant is proposing to replat the Pinnacle Prairie Commercial South Phase II Lot 2. The applicant will also need to revise the Pinnacle Prairie Commercial South Phase II Deed of Dedication to allow access onto Prairie Parkway by way of two private streets. The applicant proposes to connect stormwater to the regional stormwater plan as approved by the Pinnacle Prairie Master Plan. The property is in the HWY-1, Highway Commercial Zoning District and has 20 foot setbacks along the perimeter of the plat and public right-of-ways. A private street will be installed with the first building on the subdivision. As listed in the Deed of Dedication for this subdivision, the owners association will maintain private streets, private utilities, and common shared property. The north/south street will be aligned with the Menards access and the applicant proposes a 25' easement on lot 3 of Pinnacle Prairie Commercial South Phase II. The sidewalk along Prairie Parkway will be installed with the development of lot 2 and the sidewalk along Brandilynn Boulevard will also be installed at the time development for Lot 1 or 4 is proposed, whichever comes first. Staff recommends approval of the preliminary and final plats for the property.

The applicant, Alex Bower of Robinson Engineering Company, stated that the property owner, Merrill Oster, has a prospect to sell the proposed Lot 1 and they would require an additional 15 feet from Lot 4, which would move the shared lot line east. He requested that the approval include the ability to shift that lot line 15 feet to the east. Ms. Pezley noted that there are no minimum lot requirements, but recommends continuing discussion to the next meeting, so this requested change could be evaluated by staff. Mr. Larson clarified that the Commission can approve the preliminary plat as proposed with the revision subject to staff review.

Ms. Prideaux asked if the adjustment to the lot line would affect any easements or anything the Commission should be concerned. Ms. Pezley noted that it would alter the easement slightly on Lot 4. Mr. Bauer stated that Oster was made aware that if they make the adjustment as requested that they have to have an ingress/egress on the southerly portion of Lot 1 to accommodate Lot 4. Mr. Holst stated that it does change the layout concept considerably from what they are being shown currently. Ms. Pezley stated that staff feels that the item should be continued to the next meeting and have the applicant provide a revised plat.

Mr. Bauer stated that he believes that it would be best to approve the plat as it's shown and let the Oster Group work through the lot line adjustment at a later date. Mr. Holst stated he would be more comfortable approving it as is and making the adjustments later.

Mr. Holst made a motion to approve the preliminary plat as shown with the understanding that there may be a lot line adjustment at a later date. Ms. Saul seconded the motion. The motion was approved with 7 ayes (Hartley, Holst, Larson, Prideaux, Saul, Schrad and Sears), 1 abstention (Leeper) and 0 nays.

As there were no further comments regarding the final plat, Ms. Saul moved to approve the final plat and Ms. Prideaux seconded the motion. The motion was approved with 7 ayes (Hartley, Holst, Larson, Prideaux, Saul, Schrad and Sears), 1 abstention (Leeper) and 0 nays.

- 4.) The Commission then considered a site plan for the UnityPoint Clinic at 5009 Prairie Parkway. Mr. Larson introduced the item and Ms. Pezley provided background information. She explained that the applicant is proposing a 4,001 square foot building with 27 parking spaces, dumpster enclosure, and access on to a private street. The private streets will be built at the same time as UnityPoint Clinic and sidewalk will be installed along the western property all the way to the intersection with Brandilynn at the roundabout pedestrian crossing. The applicant proposes to cover 20% of the lot with landscaping, not including the required setbacks. The site meets the setbacks, open space, parking, landscaping, signage requirements and the use is allowed in the HWY-1 District. Ms. Pezley provided a rendering displaying the view of each side of the building to demonstrate that the design of the building meets the building design criteria. Staff recommends approval of the site plan with any comments or direction from the Commission and conformance to staff recommendations and technical comments.

Mr. Schrad made a motion to approve the item. Mr. Holst seconded the motion. The motion was approved with 7 ayes (Hartley, Holst, Larson, Prideaux, Saul, Schrad and Sears), 1 abstention (Leeper) and 0 nays.

- 5.) The next item of business was a site plan review for 703 Brandilynn Boulevard. Mr. Larson introduced the item and Ms. Pezley provided background information. She stated that it is proposed to build an 8,516 square foot building in Lot 3 of Pinnacle Prairie Commercial South Phase IV. She discussed the different proposed attributes of the property, including: dumpster closure, southern access onto Brandilynn Boulevard, two access easements on the north, bicycle stalls, and landscaping. She provided a

rendering of the proposed building and discussed the details in materials and colors. Staff recommends approval of the site plan subject to any comments or direction from the Commission and conformance to all city staff recommendations and technical requirements.

Ms. Saul made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 8 ayes (Hartley, Holst, Larson, Leeper, Prideaux, Saul, Schrad and Sears), and 0 nays.

- 6.) The next item for consideration by the Commission was a Land Use Map Amendment from Medium Density Residential to Community Commercial; and Rezoning from A-1: Agricultural District, C-2: Commercial District, and S-1: Shopping Center District to PC-2: Planned Commercial District. Chair Leeper introduced the item and Mr. Weintraut provided background information. He explained that the property is located on West First Street west of Magnolia Drive and gave a breakdown of the proposed zoning changes. He displayed an image of the area depicting where each of the districts are located. He also discussed the proposed amendment to the future land use plan if the zoning changes are approved. Mr. Weintraut discussed the master development plan for Thunder Ridge, listing the potential land uses for the property and showed renderings of the potential architectural plans. He spoke about the potential uses, easements, wetlands, stormwater and utility locations, and explained that the sewer and water lines will need to be relocated. He noted that sidewalks and crosswalks will be added for better pedestrian access. He also explained the phasing plan and displayed a drawing of the areas within each. Extensive intersection improvements are proposed. Mr. Weintraut also discussed unresolved issues associated with the rezoning of the property which include:
- Conflicts between the design guidelines and master plans
 - Concerns about pedestrian access, circulation and safety
 - Street connectivity to RP Zoned property
 - Proposed location and intensity of uses and traffic
 - Phasing of the development and timely connection of Lake Ridge Drive.

Staff recommends denial of the proposal as currently proposed due to the following reasons:

1. Placement of more intensive commercial uses directly adjacent to the RP, Planned Residential district to the west;
2. Plan does not include sidewalks along the W 1st Street and did not fully consider pedestrian access from the public sidewalks to all building entrances. This is inconsistent with the intent of the requested PC-2 Zoning.
3. Development phasing plan is problematic and creates uncertainty whether there will be development incentive enough to make the critical street connection of Lake Ridge Drive to the south.

Wendell Lupkes of VJ Engineering provided background on the property as well as the reasoning for proposing the change to the zoning. He explained the property owner would like to leave more options available for development as they don't currently know who might come in and want to place a business in that location. He discussed the stormwater detention and its placement, as well as the need to add a water quality feature to each lot. He also discussed the pedestrian access along 1st Street and the

ADA route. He stated that if the city requires that a sidewalk must be added they will make it work, but requests that it be stated in the design guidelines that it will not be required to be an ADA route to the building. He discussed the pedestrian access in other locations within the city and how they were set up with sidewalk only on one side of the street and not both. As they are not the developer they want to protect the city's interests as well as leaving the market share open. He discussed the extension of Lake Ridge Drive and how he feels it has been used as leverage to stop projects from being done. Mr. Lupkes went on to discuss an Agreement to Install Improvements from 1974 and the 1978 plat of the Cedar Crest Second Addition, as well as other information from the prior documents relative to the property.

Mr. Holst questioned the decision to change the zoning to PC-2, Planned Commercial as opposed to C-2, Commercial District. Mr. Holst explained that C-2 felt like the better option from the development standpoint. It was clarified that the item is just for discussion at this time and Mr. Lupkes is looking for feedback. There was further conversation regarding the sidewalks and the language of the agreement. Ms. Prideaux asked about buffering from the RP zoned residential area. Mr. Lupkes stated that the owner doesn't seem to have any concerns.

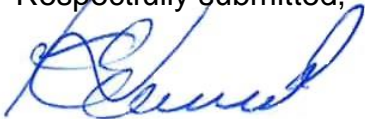
Mr. Lupkes stated that he felt the language in the design guidelines should set the details for building and parking locations rather than showing it on the Master Plan. He stated because the final use and site design were not yet decided, those items could be reviewed as development takes place. Mr. Leeper agreed the language of the design guidelines would be more important than showing the development on a plan.

Chair Leeper stated that it seems that a sidewalk wouldn't need to be installed that was going to nowhere, but in the interest of looking to the future, it needs to start somewhere as something to build from. He believes that it's a start to creating connectivity and sidewalks should be constructed as development occurs. Mr. Weintraut stated that walkability is something that has become more important to neighborhoods and believes that sidewalks are needed. There was further discussion with regard to the sidewalks and street connectivity, as well as the approach to such projects. The item will be continued at the next meeting.

- 7.) As there were no further comments, Ms. Prideaux made a motion to adjourn. Mr. Holst seconded the motion. The motion was approved unanimously with 8 ayes (Hartley, Holst, Larson, Leeper, Prideaux, Saul, Schrad and Sears), and 0 nays.

The meeting adjourned at approximately 7:10 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant