

Cedar Falls Planning and Zoning Commission
Regular Meeting
June 9, 2021
In person and via videoconference
Cedar Falls, Iowa

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on June 9, 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, Lynch, Prideaux, Saul, Schrad and Sears. Larson and Leeper were absent. Karen Howard, Planning & Community Services Manager and Michelle Pezley, Planner III, were also present.

- 1.) Acting Chair Holst noted the Minutes from the May 26, 2021 regular meeting are presented. Ms. Prideaux made a motion to approve the Minutes as presented. Ms. Lynch seconded the motion. The motion was approved unanimously with 7 ayes (Hartley, Holst, Lynch, Prideaux, Saul, Schrad and Sears), and 0 nays.

- 2.) The first item of business was the preliminary and final plats for 5909 Prairie Parkway. Acting Chair Holst introduced the item and Ms. Pezley provided background information. She explained that the site is located on the northeast corner of Viking Road and Prairie Parkway. The applicant proposes to re-plat Pinnacle Prairie Commercial South Phase II Lot 2 into four lots. The Deed of Dedication would be revised to allow access onto Prairie Parkway, which will allow a private street to be constructed from Prairie Parkway to Brandilynn. The access point at Brandilynn would align with the access to Menard's to the north, which will require a 25 foot access easement to be granted by the owner of Lot 3 within the original subdivision. The access to Prairie Parkway will be right-in / right-out only due to the median in Prairie Parkway. The streets are proposed to be private and will be maintained by the owner's association. Stormwater is proposed to connect to the regional stormwater system as approved with the previous subdivision. Final wording of the deed of dedication is being worked out with the applicant. Staff recommends continuing discussion on the preliminary and final plats to the June 23 meeting.

The applicant was available via zoom but was unable to speak due to technical issues. There was a brief discussion regarding the private street and right in/right out access to Prairie Parkway. Ms. Howard noted that it will be important to carefully sign the access to Prairie Parkway as "one-way."

The items will be continued at the next Planning and Zoning meeting.

- 3.) The next item for consideration by the Commission was a site plan review for the UnityPoint Clinic site at 5909 Prairie Parkway. Acting Chair Holst introduced the item and Ms. Pezley provided background information, noting that the clinic will be located on one of the new lots created with the previously discussed plat. The applicant is proposing to build a new 4,001 square foot building for a clinic with 27 parking at the location. Staff finds that the site meets the setbacks, open space, parking, landscaping, signage, and use requirements and recommends continuing the discussion to the June 23 meeting. This cannot be approved prior to approval of the preliminary and final plats.

Alex Bower, engineering consultant for the applicant, spoke on behalf of the applicant explaining that UnityPoint Clinic would like to find a location with easier access for their clients.

As they do not need as much land as the existing lot 2, it is proposed to split the property into four lots. This led to the decision to create the right-in / right-out entrance and the full access on to Brandilynn to allow for a traffic circulation pattern through the site that makes the fire apparatus access easier.

Mr. Schrad asked if there was any further consideration of a bike path on Viking Road. Ms. Howard noted that the trail has already been constructed along the Viking Road frontage of this property, but additional sidewalks will need to be constructed from Viking up to the roundabout at Brandilynn when the clinic is constructed. The Commission felt that it was a good project and had no concerns.

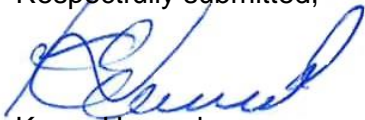
The item will be continued at the next Planning and Zoning meeting.

- 4.) Ms. Howard noted that meetings will continue to be held in hybrid fashion until the Governor's Health Emergency Proclamation is changed and City Council makes a change to the recommended format for public meetings.

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

The meeting adjourned at 5:51 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant