

**Cedar Falls Planning and Zoning Commission
Regular Meeting
5:30 PM, June 10, 2020
Meeting conducted via videoconference**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, June 10, 2020 at 5:30 p.m. via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Adkins, Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Saul. Karen Howard, Planning & Community Services Manager was also present.

- 1.) Chair Holst noted the Minutes from the April 27, 2020 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Ms. Lynch seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Saul), and 0 nays.

- 2.) The first item of business was a downtown site plan review for Community Bank and Trust. Chair Holst introduced the item and Ms. Howard provided background information. She explained that the property is located at 312 W. 1st Street and it is proposed to tear down the existing bank and build a new one, and the zoning requirements are met. In the Central Business District Overlay there is a maximum setback of 10 feet and it is proposed to have a 17 foot setback from the east lot line along Clay Street. Exceptions could be made provided an appropriate explanation were submitted showing why the standard can't be met. Evidence would also need to be provided as to how the building's unique design will fit in to the neighborhood and that it meets the intent of the CBD Overlay. The sloping topography and the location of the storm sewer easement make it difficult to meet the maximum setback standard. The bank provided an alternative design solution that provides a large terraced entrance with an accessible ramp along Clay Street to create a prominent, inviting and accessible means of access to the building. Staff recommends approval of this exception of the maximum setback standard. Ms. Howard noted that there are no parking requirements for commercial uses in the CBD Overlay District so parking requirements are satisfied. She also discussed open space and landscaping, as well as sidewalks and streetscapes, stating that those requirements are satisfied. Proportion, roof shape, pitch and direction and pattern requirements were also met. Ms. Howard explained the building composition requirements, noting they are met. She noted that the applicant has requested a minor exception with regard to window coverage, as well as to building entries. Staff recommends approval of those exceptions due to the corner location and sloping nature of the site. As all other requirements were met, staff recommends approval of the item.

Stacey Bentley, Community Bank and Trust, described the reasons for the redesign and stated they are excited to bring this project forward and continue to invest in downtown Cedar Falls.

David Selinsky, Kirk Gross Company, architect for the project, commented that it is pleasure to participate in the project and offered to answer any questions.

Kim Bear (3815 Union Road), Director of Community Main Street, thanked Community Bank & Trust for their continued investment in downtown. She stated that the CMS Design Review Committee had reviewed the proposed new design for the bank. The committee finds the new design will be a good fit with the traditional historic character of the downtown. She praised the bank for listening to their concerns from the last

meeting. CMS is in support of the project.

Ms. Prideaux stated that most of the concerns she had regarding the previous design have been addressed and expressed support for the new design.

Mr. Leeper praised the bank for the redesign and noted the improvement from the previous design, but indicated some continuing concern about how this fits into the longer term vision for downtown and questioned whether a denser development would be more appropriate, stating that this seemed to be more of a suburban solution for an urban site.

Mr. Holst also noted that it was a tough balance between the desire for more dense development in the downtown and the needs of the bank.

Ms. Saul commented that the review needs to be based on the current code.

Ms. Prideaux stated that she feels like the new design fills the space better than the previous design.

Mr. Leeper asked about the City position on how this fits with the long term vision for downtown.

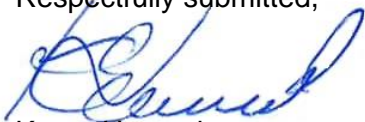
Ms. Howard noted the case was reviewed based on the current zoning standards and stated that it was balancing current needs of the bank with future vision for downtown. Staff considered that the proposed building does meet a number of the goals of the downtown vision by building closer to the corner with better pedestrian access, using a more traditional storefront design, and noted that staff also considered that the bank is proposing to further redevelop the southern portion of the property to help meet the downtown vision, which will create a more walkable environment along 2nd Street in the future.

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

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

The meeting adjourned at 6:04 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk