

**Cedar Falls Planning and Zoning Commission
Regular Meeting
October 27, 2021
In person and via videoconference
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on October 27, 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: Holst, Larson, Leeper, Lynch, Saul and Schrad. Hartley was absent. Karen Howard, Community Services Manager, Michelle Pezley, Planner III, and Chris Sevy, Planner I, were also present.

- 1.) Chair Leeper noted the Minutes from the October 13, 2021 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Mr. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Holst, Larson, Leeper, Lynch, Saul and Schrad), and 0 nays.

- 2.) The first item of business was the preliminary and final plat for Creekside Luxury Condos. Mr. Larson recused himself from this item. Chair Leeper introduced the item and Mr. Sevy provided background information. The intent of the petitioner is to develop the property with six 12-plex condominium buildings. The property recently went through the rezoning process and now needs site plan review. Easements will also need to be reconfigured as the existing lots will be combined into one lot. Mr. Sevy discussed changes to the plat including the building lines and details regarding tract A that is dedicated to the City for sidewalk. The item is being brought before the Commission for discussion only at this time. The site plan will be discussed later in the meeting.

James Meehan, 2403 Legacy Lane Unit 2, stated that he believes that a drainage easement berm was cut causing water issues in the neighbors' back yards. He wants to see that corrected and feels that the layout looks like it could create more water issues. He would like to be sure that the grading is done well to avoid those issues. He also noted concerns with the population density and how that will affect traffic.

Mr. Holst asked how the density fits within the RP District. Mr. Sevy explained that the area is medium density residential, which is the same as the properties to the West. What is proposed is a little denser, but very similar. Staff finds that it is consistent with the approved master plan and the designation on the Future Land Use Map.

Ms. Saul stated that she feels it is a reasonable request and should move forward. The item was continued to the next meeting.

- 3.) The next item for consideration by the Commission was a petition to renew the Downtown Self Supporting Municipal Improvement District (SSMID). Chair Leeper introduced the item and Ms. Howard provided background information. She discussed the minimum requirements for the five-year renewal and stated that staff recommends approval, and for the Commission to make a recommendation to City Council.

Mr. Schrad made a motion to approve staff recommendations. Ms. Lynch seconded the motion. The motion was approved unanimously with 6 ayes (Holst, Larson, Leeper, Lynch, Saul and Schrad), and 0 nays.

- 4.) The Commission then considered the preliminary plat for West Fork Crossing. Chair Leeper introduced the item and Ms. Pezley provided background information. She explained that the proposal would create 64 residential building lots and 29 outlots for future development on approximately 120 acres. She discussed the six phases for the subdivision, stormwater management plans, street plans and connections, sanitary sewer, trails, and parks. She spoke regarding public comments received regarding the additional street connection and a request to move the proposed trail. Staff recommends approval of the preliminary plat subject to conditions.

Tim Verheyen, 4818 Briarwood, from ISG, was available for any questions regarding the plat. Mr. Schrad asked how it is guaranteed that construction vehicles will not take certain routes. Ms. Howard stated that an agreement will need to be made regarding the appropriate locations for those vehicles to travel.

Mr. Larson asked if the bike path is rerouting as proposed or will it need to be included in the motion. Ms. Howard passed the question on to the applicant. Mr. Verheyen explained that they will have to amend the plat. He explained that one of the discussions was with regard to whether the bike trail would be in an easement or an outlot. It was decided to put it in an outlot so it would be an HOA responsibility to maintain the trail. The changes are currently being made.

Mr. Larson made a motion to approve the item with the bike path being adjusted at staff discretion. Ms. Saul seconded the motion. The motion was approved unanimously with 6 ayes (Holst, Larson, Leeper, Lynch, Saul and Schrad), and 0 nays.

- 5.) The next item of business was a site plan for the Creekside Luxury Condos. Chair Leeper introduced the item and Mr. Larson recused himself from the item. Mr. Sevy provided a rendering of the site plan and noted that it conforms substantially to the master plan that was approved as part of the rezoning process. The density requirements are also met. He discussed the landscape plan, building elevations, signage, neighborhood concerns, and solutions. He displayed a rendering of the stormwater management plan. The item is currently for discussion at this time.

Dan Levi, Levi Architecture, 1009 Technology Parkway, noted that they have been working with the city for several months and have had a chance to have the developer to have several meetings with the surrounding neighbors.

John Lane, 3909 Legacy Lane, stated that most of the people in his HOA were opposed to the rezoning that has passed. He explained that they would prefer that the project start at the north end instead of the south in case the project is not completed. They also prefer that the berm and foliage is completed before the rest begins.

James Meehan, 2403 Legacy Lane Unit 2, stated that the southern HOA in the Legacy Lane area shares the same concerns and joins with their recommendations.

Mr. Lane spoke again regarding the water issues.

Mr. Meehan stated that he doesn't believe that anyone has gone out to look at the drainage control berm and feels that it should be looked into further. He feels that the cut in the berm let the drainage come through.

Mr. Leeper asked Mr. Levi to explain what happens in the first phase with regard to the control of the water. Mr. Levi explained that as they're moving dirt when they build the first two buildings to the south, there will be a lot of excess dirt that will be left on the site north and

west of the parking lot. This will catch the water as it comes from the north to the south, directing it toward the southeast corner of the undeveloped remaining lots.

Mr. Lane spoke again regarding the phasing and retaining ponds.

Ms. Saul commented that the water problem that is being brought up is not on the property being discussed. The concern is that the project doesn't create more water issues. Ms. Howard confirmed that they have to show that they meet the stormwater management requirements for their site and how it will be routed from the site and not cause additional issues on the neighbors' property.

Mr. Holst asked if putting in the berm right away is an option so that it can adjust the water issues right away. Ms. Howard stated that this would be a question for the applicant.

The item was continued to the next meeting.

- 6.) As there were no further comments, Ms. Saul made a motion to adjourn. Mr. Holst seconded the motion. The motion was approved unanimously with 6 ayes. The motion was approved unanimously with 6 ayes (Holst, Larson, Leeper, Lynch, Saul and Schrad), and 0 nays.

The meeting adjourned at 6:25 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Assistant