

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
November 10, 2021  
In person and via videoconference  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on November 10, 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: Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul. Karen Howard, Planning & Community Services Manager, and Chris Sevy, Planner I, were also present.

- 1.) Chair Leeper introduced 3 new Commissioners: Crisman, Grybovych, and Moser. He noted the Minutes from the October 27, 2021 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays. Mr. Larson stated that he will be recusing himself from the remaining cases on the agenda and will therefore leave the meeting.
  
- 2.) The first item of business was the preliminary and final plats for Creekside Luxury Condos. Chair Leeper introduced the item and Mr. Sevy provided background information. He explained that the petitioner is proposing to create one large developable parcel by combining four lots from two existing subdivisions. He explained that the petitioner's intent is to develop the property with six, twelve-plex condominium buildings that will be owner-occupied. The property recently went through the rezoning process from C-1, Commercial to RP-Residential and is located on 6.38 acres of land. He discussed the easement changes that would need to be made as well as the building lines around the property. Setback requirements are met. A small tract at the corner of Cedar Heights Drive and Valley High Drive is being dedicated to the City for public ROW as part of the platting process. The developer will be constructing sidewalk on that dedicated portion. Staff recommends approval subject to comments or direction from the Commission and conformance to staff recommendations and technical requirements.

Mr. Holst made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved with 7 ayes (Crisman, Hartley, Holst, Leeper, Lynch, Moser and Saul), 0 nays and 2 abstentions (Grybovych and Larson).

- 3.) The next item for consideration by the Commission was a site plan for the Creekside Luxury Condos. Chair Leeper introduced the item and Mr. Sevy provided background information. He explained that site plan conforms substantially to the approved Master Plan. He explained that the buildings are set back appropriately and placed exactly as in the Master Plan as well. Requirements regarding access points and density have been met. Since stormwater drainage has been a topic of interest in the neighborhood, he described in more detail how it will be managed to direct the run-off toward detention basins along Cedar Heights Drive, which should significantly improve the situation versus the sheet flow run-off that is happening now from the undeveloped site. The developer has also modified the phasing plan, per the neighbors' request, to include completion of the entirety of the berm along the west property line in the first phase of the project. However, the landscaping on the berm will be completed in three phases as the site develops as originally proposed. The landscape plan, elevations and materials, and signage plans all meet City requirements. The stormwater management plan has been approved by the Engineering department and the flooding issue identified by

neighbors is anticipated to be significantly improved. A rendering of the plan was provided. Staff recommends approval subject to any comments or direction from the Commission and conformance with all staff recommendations and technical comments.

Dan Levi, Levi Architecture, 1009 Technology Parkway (project architect), explained that the developer has been working on this with the city staff and neighbors for some time to vet out any concerns and work out any issues.

John Lane, 3909 Legacy Lane, stated that he met with Mr. Sevy recently and most of his questions were answered at that time. He asked for clarification that once the site plan is approved no changes can be made by the developer. The Commission confirmed that was the case.


Ms. Lynch expressed her support for the project. Mr. Holst stated that his biggest concern was with the drainage and feels that constructing the berm in the 1<sup>st</sup> phase will be helpful. Mr. Leeper thanked the neighbors and the developer for working together to make it a better project.

Ms. Lynch made a motion to approve the item. Ms. Saul seconded the motion. The motion was approved with 7 ayes (Crisman, Hartley, Holst, Leeper, Lynch, Moser and Saul), 0 nays and 2 abstentions (Grybovych and Larson).

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

The meeting adjourned at 5:49 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Assistant