

**Cedar Falls Planning and Zoning Commission
Regular Meeting
August 14, 2019
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, August 14, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Adkins, Hartley, Larson, Prideaux and Saul. Holst, Leeper and Wingert were absent. Karen Howard, Community Services Manager and David Sturch, Planner III, were also present.

- 1.) Acting Chair Saul requested a motion to approve the Minutes from the July 24, 2019 regular meeting. Ms. Prideaux made a motion to approve the Minutes as presented. Ms. Adkins seconded the motion. The motion was approved unanimously with 5 ayes (Adkins, Hartley, Larson, Prideaux and Saul), and 0 nays.
- 2.) The first item of business was a façade review for 311 Main Street. The item was withdrawn at the request of the applicant and will be considered at a future meeting.
- 3.) The next item for consideration by the Commission was a College Hill Neighborhood Site Plan Review for 1809 College Street. Acting Chair Saul introduced the item and Ms. Howard provided background information. She explained that it is proposed to build a small house on an infill lot at 1809 College Street. She discussed the setback and parking requirements, noting that all have been met. She also displayed renderings of the proposed design and features, as well as landscaping requirements. Staff recommends approval of the item.

Mr. Larson stated that he feels the project would be a nice addition to the area.

Ms. Prideaux made a motion to approve the proposed site plan as presented. Mr. Larson seconded the motion. The motion was approved unanimously with 5 ayes (Adkins, Hartley, Larson, Prideaux and Saul), and 0 nays.

- 4.) The Commission then considered a downtown façade review for new signage at 100 E. 2nd Street, Suite 103. Acting Chair Saul introduced the item and Ms. Howard provided background information. She explained that a projecting sign is being proposed at the property and discussed the requirements for such signs. As all requirements are met, staff recommends approval.

Mr. Hartley made a motion to approve. Ms. Adkins seconded the motion. The motion was approved unanimously with 5 ayes (Adkins, Hartley, Larson, Prideaux and Saul), and 0 nays.

- 5.) The next item of business was the Prairie Winds 4th Addition Final Plat. Acting Chair Saul introduced the item and Mr. Sturch provided background information. He explained that the plat is off Hudson Road north of the Meadows subdivision and is located in the R-1 Zoning District on the east side of Ironwood Drive. He noted when the previous additions were platted and how they progressed, and stated that the 4th Addition contains 16.6 acres with 42 lots that will contain single family dwellings. He provided renderings of the stormwater plan and noted that the stormwater will be routed to direct flow along the rear lot lines into the existing basins and storm sewers. As the plat is consistent with the subdivision code and its corresponding preliminary plat, staff recommends approval.

Mr. Larson made a motion to approve. Mr. Hartley seconded the motion. The motion was approved unanimously with 5 ayes (Adkins, Hartley, Larson, Prideaux and Saul), and 0 nays.

- 6.) The next item for consideration by the Commission was the Pheasant Hollow 7th Addition Preliminary Plat. Acting Chair Saul introduced the item and Mr. Sturch provided background information. He explained that the property is along the east end of Apollo Street north of Pheasant Drive, with 14.2 acres that include 18 lots for single family units. He displayed a rendering of the stormwater plan explaining the drainage routes and noting that all requirements are met. He also noted that the property has significant stands of trees and that the applicant intends to preserve these groves to the extent possible, particularly along the west property line. The proposed plat is consistent with the RP zoning district and meets all standards of the City's subdivision code. Staff recommends approval of the item with any comments or direction from the Commission, submittal of details on where the required cluster of mailboxes will be placed and the addition of an added drainage swale and drainage easement to the plat along the southern boundary of the plat to address concerns expressed by neighboring property owners about drainage.

Willis Roberts, 4018 Wynnewood Drive, expressed his concern about preservation of the tree line to the west of the property and for property owners on the east end of Fieldstone. He noted that his questions had been answered.

Bruce Newendorp, 211 Sandahlwood Circle, asked if the west side tree line would be affected. Steve Trosky, CGA Engineers, stated that he can't guarantee that no trees will be removed, but the intent is to keep as many trees as possible.

Ms. Prideaux stated that she felt the project should move forward. Mr. Larson asked if there has previously been a preliminary plat on this tract. Mr. Sturch noted that this was part of the RP concept plan when it was rezoned in 2003 and that it has always been set aside for future development for another cul-de-sac or connection for additional lots.

Ms. Prideaux made a motion to approve. Mr. Larson seconded the motion. The motion was approved unanimously with 5 ayes (Adkins, Hartley, Holst, Larson, Leeper, Prideaux, Saul and Wingert), and 0 nays.

- 7.) The Commission then considered a land use map amendment to West Fork Crossing. Acting Chair Saul introduced the item and Mr. Sturch provided background information. He noted that staff would like to present this item for introduction and discussion at this time. He explained that the property is 119 acres off Union Road and north of 27th Street in the A-1 Zoning District. He displayed the current land use map and discussed the characteristics of the land use categories that could be used in the area. He also showed a rendering of the 2012 Cedar Falls Comprehensive Plan and existing floodplain, and the proposed future land use map that includes reduction of greenways/floodplain, creation of areas for open space and parkland, opportunity for a neighborhood park, etc. Staff would like to gather comments from the Commission and the public and schedule a public hearing for the August 28th Planning and Zoning Commission meeting.

Tim Verheyen from ISG commented that he feels that it would make sense to keep the entire area as R-1 and move all the higher density to the south. He also wanted clarity on the flexibility of the greenway and floodplain areas in the development.

Mike Goyen, 1712 Union Road, stated that there has been more water coming across the properties going to the north and he stated concern with the potential increase of water.

Ms. Saul clarified that the Commission is simply discussing amending the land use map as proposed. Ms. Prideaux asked how we are analyzing the water flow in the stormwater management. Mr. Sturch stated that will be addressed in the platting process.

Ms. Saul asked about the street design that was mentioned in public comments. Ms. Howard stated that those things will all be considered when they submit the design for the subdivision. As there was no further discussion, the item was continued to the next meeting.


- 8.) The next item of business was a rezoning request for West Fork Crossing from A-1, Agricultural to R-1, Residential. Acting Chair Saul introduced the item and Mr. Sturch provided background information. He explained that it is proposed to rezone the property discussed in the last item from Agricultural to Residential and discussed the criteria for rezoning. He explained that the Commission will need to approve the Land Use Amendment before a rezoning request can be approved. Mr. Sturch also provided information regarding sanitary sewer availability and public utilities, displaying a rendering of what is currently in place. He discussed adequate roadway access, noting that the existing arterial roadways support the proposed developments and that it is important not to be isolated from other existing and future developments, so when the subdivision connections to surrounding developed neighborhoods are expected. Traffic volumes will also need to be monitored for future improvements to W. 27th Street and Union Road. At this time staff is just looking for comments from the Commission and the item will be revisited at the next meeting.

Ms. Prideaux asked about the projected population growth in the next several years. Ms. Saul stated she was interested in the traffic flow and how it will work with a new school coming, as well as the potential stormwater drainage issues.

- 9.) As there were no further comments, Mr. Hartley made a motion to adjourn. Mr. Larson seconded the motion. The motion was approved unanimously with 5 ayes (Adkins, Hartley, Larson, Prideaux and Saul), and 0 nays.

The meeting adjourned at 6:12 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk