



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, FEBRUARY 10, 2021  
5:30 PM AT CITY HALL VIA VIDEO CONFERENCE**

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**To protect against the spread of the COVID-19, the meeting will be held via Videoconference. The public may access/participate in the meeting in the following ways:**

- a) By dialing the phone number +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 and when prompted, enter the meeting ID (access code) 886 2008 9534.
- b) iPhone one-tap: +13126266799,,88620089534# or +19292056099,,88620089534#
- c) Join via smartphone or computer using this link: <https://us02web.zoom.us/j/88620089534>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press \*9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

#### **Call to Order and Roll Call**

#### **Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of January 27, 2021.

#### **Public Comments**

#### **Special Presentation**

2. Presentation of the draft Imagine College Hill! Vision Plan

#### **Old Business**

3. **College Hill Neighborhood Overlay Review (Case #DR20-008)**  
**Location:** 704-706 W 28th Street  
**Applicant:** Wes Geisler  
**Previous discussion:** January 27, 2021  
**Recommendation:** *Recommend Denial*  
**P&Z Action:** *Review and make a recommendation to Council*

#### **Commission Updates**

#### **Adjournment**

#### Reminders:

- \* February 17(special meeting) and February 24 - Planning & Zoning Commission Meetings
- \* February 15 and March 1 - City Council Meetings

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
January 27, 2021  
Via Videoconference  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on January 27, 2021 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: Hartley, Holst, Larson, Leeper, Lynch, Prideaux, Saul, Schrad and Sears. Karen Howard, Community Services Manager and Chris Sevy, Planner I, were also present.

- 1.) Chair Leeper noted the Minutes from the January 13, 2021 regular meeting are presented. Mr. Holst made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 9 ayes (Hartley, Holst, Larson, Leeper, Lynch, Prideaux, Saul, Schrad and Sears), and 0 nays.
  
- 2.) The first item of business was a College Hill Neighborhood Overlay Review for 704-706 W. 28<sup>th</sup> Street. Chair Leeper introduced the item and Mr. Sevy provided background information. He explained that the request is to remodel an existing duplex on the southwest corner of 28<sup>th</sup> and Walnut Streets in the R-2 district in the College Hill Neighborhood Overlay. The proposal is to add bedrooms and other appropriate updates in order to double the rental occupancy of the property. Parking would have been an issue, but the applicant has already constructed a second driveway with a permit. However, it should have been brought before the Commission for review. The overlay defines the addition of bedrooms to a duplex as a substantial improvement, which requires approval by the Commission and City Council. Currently, each unit has two bedrooms and it is proposed to add an additional two to each unit.

Mr. Sevy discussed the criteria for review, such as change in density. He noted factors that detract from the neighborhood character, including:

- increased number of cars associated with the property,
- traffic increase from those cars and visitors,
- increased parking accommodations causing a loss of mature trees and usable outdoor space,
- and wear and tear of increasing the occupancy in a modest sized property.

He also discussed minimum on-site parking requirements, noting that the requirement is one parking space per bedroom for a duplex. The Code allows tandem parking for duplexes to count toward this requirement; however it is important to consider the practical logistics for eight roommates and their visitors. With regard to open space and landscaping requirements, the maximum driveway width is 18 feet with front and side yards landscaped with grass, shrubbery and trees. The current parking expansion has decreased outdoor living space and landscaping was lost and will need to be replaced.

Staff recommends denial of the proposal; however, if the Commission should choose to approve it, staff recommends that approval be subject to the condition that maintenance items in the staff report be included in the renovation. These include cleaning the face of gutters, touching up paint as needed at the windows, repairing and replacing rear siding, which is intended based on a letter from the applicant. Stairs at the rear door will also need to be replaced. Staff also recommends approval retroactively of the second driveway subject to the condition that landscaping be replaced to restore what was removed. The placement and design of the plants should screen the paved vehicular areas from the view of neighbors and help soften the view of the new paved area from the street.

Mr. Holst asked what the intent for the item is at this time. Does the Commission discuss at this meeting and continue to the next meeting or should a decision be made at this time? Ms. Howard stated that this is up to the Commission. Mr. Holst asked if there has been any contact with surrounding homeowners. Mr. Sevy noted that there has not. Mr. Holst felt that it would be good to inform neighbors before making this decision.

Mr. Larson asked when the driveway was done. Mr. Sevy explained that it was done in October. Mr. Larson then asked if there have been any complaints with regard to the expansion. Mr. Sevy stated that there has not. Mr. Larson asked how far the driveway is out of compliance. Mr. Sevy stated that it is two feet beyond the regular requirement and that staff is recommending approval of the driveway. Mr. Larson asked if this kind of case is potentially setting a precedent. Ms. Howard explained that this would typically have gone through the Commission for approval; however, this one was missed in the approval process as needing to be reviewed as part of the College Hill Overlay.

Wes Geisler, petitioner, stated that the majority of the houses in the area are already rentals. He also noted that he purchased the property from the owner and said he would complete the paving of the gravel approach the City was asking to be done. He also added the other driveway, and did take out bushes to do that, however the other two trees were removed by the previous owner. He noted that he will also complete the maintenance items mentioned, noting that he intends to remove the door at the back, making the stairs unnecessary.

Mr. Holst again noted that he feels the neighbors should be notified and the item continued to the next meeting.

Mr. Holst made a motion to defer the item to the February 10, 2021 meeting as the notice should have been sent to neighboring properties. Ms. Lynch seconded the motion.

Ms. Prideaux asked about the density of the surrounding homes. Ms. Howard stated that staff can provide that information. Mr. Sevy noted that he did look into the immediate surrounding homes and found that generally they are approved for four individuals on those lots.

Mr. Larson felt that it sets a bad precedent to deter a homeowner from improving their property. Ms. Saul agreed. Ms. Howard clarified that the issue is with adding density,

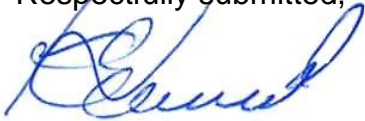
not making improvements. Ms. Lynch reiterated that she would like more information on the density in the neighborhood. Mr. Schrad agreed. Mr. Hartley asked if it is allowed on this property, would it then set the precedent for other properties to do the same.

The motion to defer was approved unanimously with 9 ayes (Hartley, Holst, Larson, Leeper, Lynch, Prideaux, Saul, Schrad and Sears), and 0 nays.

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

The meeting adjourned at 6:00 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Assistant



## DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
 Phone: 319-273-8600  
 Fax: 319-273-8610  
 www.cedarfalls.com

### MEMORANDUM

#### Planning & Community Services Division

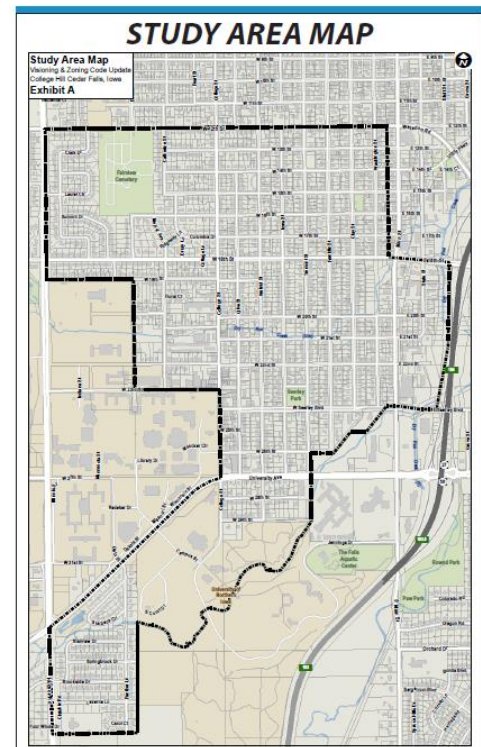
**TO:** Planning & Zoning Commission  
**FROM:** Michelle Pezley, Planner III  
**DATE:** February 3, 2021  
**SUBJECT:** Presentation of the Public Review Draft of the *Imagine College Hill!* – Vision Plan

On Wednesday, February 10 at 5:30 PM, beginning of the regularly scheduled Planning & Zoning Commission meeting, there will be a presentation of the public review draft of the *Imagine Downtown!* Vision Plan, followed by Q&A. The public has been invited and encouraged to attend.

#### Project Background

College Hill is one of the older, more diverse, and densely populated areas within Cedar Falls. This area is another area, like the Downtown core, that has had many ongoing discussions about the importance of stabilizing and revitalizing the area. The last study done within College Hill was the 1993 College Hill Neighborhood Plan. The College Hill Overlay District was adopted in November 8, 1993

There was a recognition that more needed to be done to guide future growth in the College Hill and the surrounding neighborhoods to meet the current and future needs of the community. Therefore, the City initiated the *Imagine College Hill!* Visioning Project. The project has two phases, an extensive community visioning effort, followed by development of zoning tools to implement the vision. The study area includes the College Hill Overlay District, extends to the north to 12<sup>th</sup> Street, and extends to the neighborhood directly south of the University of Northern Iowa (see map to the right)



#### Project Summary

Similarly to the *Imagine Downtown!* Vision Plan, the *Imagine College Hill!* Vision Plan is the result of an extensive public engagement process that kicked off January 2020 with a priority-setting session with the City Council, followed by a public workshop, stakeholder interviews, focused group sessions, and a study of the existing character of the study area, the market, and transportation network. Due to Covid-19, the Community Design Charrette was delayed to October of 2020 and held virtually. The intensive week long Community Design Charrette, was

kicked off with a videoconference workshop where the public was invited to share their aspirations for the future to ensure that the plan would be grounded in reality. The design team held three drop-in lunch videoconferencing meetings to update the public of their process and hold informal conversations. The design team presented to the Planning and Zoning Commission at their November 11, 2020 meeting on the big ideas gathered during the Community Design Charrette. Over the last several months, the consultant team, led by Ferrell Madden, has refined and fleshed out the plan and it is now ready for public review.

The *Imagine College Hill!* Vision Plan will provide a road map for growth and development in and around College Hill and surrounding neighborhoods in Cedar Falls. It will establish a general framework for public policy decisions and investment, in tandem with clear aspirations for the scale and character of future development of College Hill, which will be reflected in new zoning standards that will be developed in phase two of the project.

### **Next Steps**

The presentation of the public review draft of the plan will be on February 10, 2021. On February 11, 2021, the Plan will be posted on-line for public review at [www.ourcedarfalls.com](http://www.ourcedarfalls.com). Comments questions, and overall feedback can be submitted to the City. A survey will be posted in an effort to obtain feedback as well. Paper copies will be mailed to the Planning and Zoning Commission and be available for the public at the Library and City Hall. There will be a public hearing at the March 10, 2021 Planning & Zoning Commission meeting to gather any additional feedback. It is anticipated that the Planning & Zoning Commission will make their recommendation to the City Council at their March 24 meeting with consideration and adoption at City Council meetings in April.

If you have any questions, please contact staff .



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### MEMORANDUM

#### Planning & Community Services Division

**TO:** Planning and Zoning Commission  
**FROM:** Chris Sevy, Planner I  
**DATE:** February 4, 2021  
**SUBJECT:** Remodel review of property in the College Hill Neighborhood Overlay District

**REQUEST:** Request to approve a College Hill Neighborhood Overlay District floor plan for the addition of bedrooms at 704-706 W 28<sup>th</sup> Street (Project #DR20-008)

**PETITIONER:** Owner: Wes Geisler

**LOCATION:** 704-706 W 28<sup>th</sup> Street

#### PROPOSAL

This request involves a remodel of a duplex at 704-706 W 28<sup>th</sup> Street. For each unit this proposal includes: adding two bedrooms, adding a second bathroom, remodeling the kitchen, relocating the upstairs bathroom, and providing additional common living space. The property is located in the College Hill Neighborhood Overlay Zoning District and a review by the Planning and Zoning Commission and City Council is required for adding bedrooms to a duplex in the district.



#### BACKGROUND

The College Hill Neighborhood Overlay District was established for the preservation of neighborhood character and the stabilization of its neighborhoods after a long history of changes and updates to properties that typically increased occupancies and detracted from the original intent of those properties and neighborhoods. This trend and the establishment of the Overlay called for more scrutiny when reviewing changes that may affect the character of the neighborhood.

This property is located within the R-2, Residence District of the College Hill Neighborhood Overlay Zoning District (Section 26-181). The Overlay defines the adding of bedrooms to a duplex as a *substantial improvement*. A *substantial improvement* requires review and approval



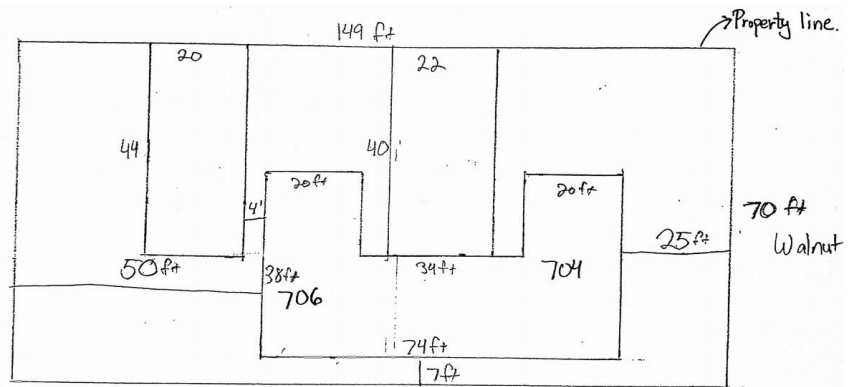
by the Planning and Zoning Commission and the City Council. The criteria listed in the Overlay requires that the Commission consider the following: change in density, minimum on-site parking requirements, parking lot standards, stormwater drainage, open space/ landscaping requirements, and other provisions as applicable in the code.

The property in question has been a registered rental since May 2001. The petitioner purchased this property in October 2020 with the intent that it continue as a rental but is seeking to double the occupancy of the property by adding two additional bedrooms to each unit. Currently, each unit has two bedrooms and 760 square feet of finished floor space. The proposed remodel would bring the number of bedrooms to four per unit (eight total) and 1520 square feet of finished floor space per unit (3040 total).



**ANALYSIS**

The existing building at 704-706 W 28th Street is a single story structure. The building is 74 feet wide by 38 feet deep and resides on a lot that is 149 feet wide by 70 feet deep (10,430 ft<sup>2</sup>). No changes to the building envelope are being proposed aside from window wells that are required for basement bedrooms. There are two driveways: one that is 22 feet wide by 40 feet deep which leads to two one-stall garages, and another that is 20 feet wide by 44 feet deep which was paved recently and runs along the west side of the house. The following is an evaluation of the proposed remodel according to standards outlined in the College Hill Neighborhood Overlay Zoning District and other applicable codes:



- 1. Change in density: The properties in the surrounding neighborhood are predominantly rental properties. However, several of the properties within view of this one are owner-occupied. While it is perfectly appropriate for this property to be a rental, doubling the occupancy may not be appropriate given the increased traffic, activity, and changes in neighborhood character that would result.

The disposition of the Technical Review Committee was that the original design and carrying capacity of the property was not intended to serve 8 persons aged 18 years or older. The original building was constructed as a one-story ranch-style duplex. Each dwelling unit contains two modest-sized bedrooms, one bathroom, a small kitchen and a modest sized living room. The garage spaces are recessed from the front façade with one garage space for each unit and room for one car parked behind that space in the driveway, so as originally designed the dwelling provided two parking spaces per unit to match the number of bedrooms in each unit. The building is situated so that each unit had usable outdoor space accessed from a side door out to a small patio space. Until recently, each of these outdoor patios was screened by mature shrubbery to provide a semi-private outdoor space for each unit. At 760 square feet of finished space each



dwelling unit as it currently exists is a modest space for two adults or a small family to occupy.

The additional finished space in the basement, as proposed by the applicant, can certainly accommodate more people. However, this review is not necessarily to consider the appropriateness of the internal changes but to consider the external effects. Preserving neighborhood character is a priority of the College Hill Neighborhood Overlay District. Staff finds that the addition of bedrooms and associated increase in residential occupancy may have a negative effect on this particular neighborhood’s character for a number of reasons. Doubling the residential occupancy of this property will result in an increase in the number of cars parked on the property, associated traffic from those cars and visitors, increased parking accommodations causing the loss of mature trees and usable outdoor space, and wear and tear of higher occupancy on this modest-sized property.

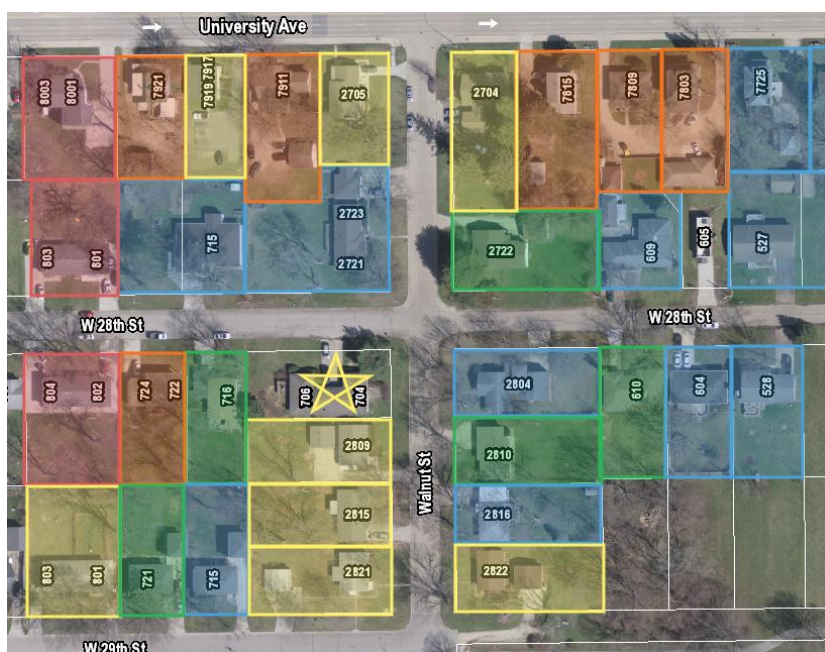
Additional density may be appropriate, even desirable, in other areas of College Hill closer to campus and the mixed-use business district, but this is a lower-scale residential neighborhood that still has a marked residential character of modest-sized single family homes and duplexes with generous yards and mature landscaping and trees. That residential character is still possible to preserve.

In the January 27<sup>th</sup> Planning and Zoning Commission Meeting the consensus was to request that staff provide more detail regarding the current density of properties within the neighborhood.

Before examining this detail, it is important to take into account that current occupancy levels are not guaranteed to continue indefinitely. Current code and required reviews will cause many of these occupancy levels to decrease when these properties are sold or transferred. It has been the intent of the most recent rental housing ordinance to gradually reduce occupancy levels so that the rental burden on neighborhoods is moderated.

To the right is a color-coded map of the immediate neighborhood. Each property in this graphic sits at least 350 feet from the intersection where the subject property sits. The following is what each color means:

- Blue = Owner-occupied
- Green = less than four occupants
- Yellow = four occupants
- Orange = five to seven occupants
- Red = eight occupants



Here are some important highlights:

- The occupancy of those immediately adjacent to the subject property have low to moderate occupancy levels (four or less).
- Several owner-occupied properties are within close proximity.
- Those in red with eight occupants are significantly larger parcels than the subject property.

Below is the occupancy detail for each rental property noting which ones are duplexes and which ones will be subject to review and potential occupancy reduction upon sale or transfer. Some properties at sale or transfer have already been reduced as staff has applied the current rental housing regulations intended to stabilize neighborhoods. Staff finds that adding density at this time is contrary to the goals of those regulations.

<b>Street Address</b>	<b>Housing Type</b>	<b>Occupancy</b>	<b>Notes</b>
802-804 W 28th	Duplex	8	Subject to review/reduction at sale or transfer
801-803 W 28th	Duplex	8	Subject to review/reduction at sale or transfer
8001-8003 University Ave.	Duplex	8	Subject to review/reduction at sale or transfer
7911 W University Ave.	Duplex	7	Subject to review/reduction at sale or transfer
722-724 W 28th	Duplex	6	
7921 W University Ave.	Duplex	6	
7815 W University Ave.	Duplex	5	
7809 W University Ave.	Duplex	5	
7803 W University Ave.	Duplex	5	
801-803 W 29th	Duplex	4	
7917-7919 University Ave.	Duplex	4	
2821 Walnut	Single-Family	4	Subject to review/reduction at sale or transfer
2815 Walnut	Single-Family	4	Subject to review/reduction at sale or transfer
2809 Walnut	Single-Family	4	Subject to review/reduction at sale or transfer
2705 Walnut	Single-Family	4	Subject to review/reduction at sale or transfer
2704 Walnut	Single-Family	4	Subject to review/reduction at sale or transfer
2722 Walnut	Single-Family	4	Subject to review/reduction at sale or transfer
2822 Walnut	Single-Family	4	Subject to review/reduction at sale or transfer
716 W 28th	Single-Family	3	
2810 Walnut	Single-Family	3	
610 W 28th	Single-Family	3	
721 W 29th	Single-Family	2	
513 W 28th	Single-Family	2	
7715 W University Ave.	Single-Family	2	

2. Minimum on-site parking requirements: The College Hill Neighborhood Overlay District requires one parking stall per bedroom for duplexes. The required dimension of one parking stall for residential uses is 8' by 18'. While tandem parking is not optimal for all situations, Section 26-220 outlines general parking requirements and allows tandem stalls to be counted for duplexes. Tandem means no more than two stalls arranged one in front of the other. By this standard, the property has enough parking to accommodate eight persons (four cars on each driveway). Therefore, the site technically meets the requirement. However, with potentially eight cars associated with this property it is important to note that the logistics of tandem parking may cause several tenants to park

on the street.

3. Parking lot standards: A parking lot is defined as an area designated for parking three or more vehicles. However, the standards for parking lots do not apply to driveways servicing duplexes even where tandem parking is intended/allowed.
4. Stormwater drainage: Stormwater detention requirements do not apply to duplexes.
5. Open space/ landscaping requirements: This criterion regulates the width of driveways in the required front and side yards to no more than 18 feet wide. The recently constructed driveway exceeds this limit. The driveway technically should have gone through a mandatory review and approval by the Planning and Zoning Commission and City Council. A recent code review by staff brought this requirement to light.

Also, the front and side yards are required to be landscaped with grass, shrubbery, and trees in a manner consistent with the residential neighborhood. The recently constructed second driveway has already detracted from the residential character of the neighborhood and significantly reduced the amount of accessible outdoor living space for prospective tenants.

On the west side of the duplex there was a patio screened with bushes and a fence that were removed as part of that project. To the right you'll see a picture that shows a view from the street prior to the project and another picture of the parking area showing all landscaping removed. Neighborhood decline due to unsightly exterior issues is a primary reason these reviews are required in the Overlay. Fortunately, the patio and landscaping serving the other side of the duplex were preserved. The applicant is required at minimum to replace the grass but it makes sense for the Commission to require that trees and shrubs be replaced as a condition of retroactive approval for the driveway.



### TECHNICAL COMMENTS

There was concern by CFU about the placement of egress windows too close to the gas meters outside; a 3 foot setback was requested. The applicant has indicated that this setback will be maintained.

With regard to the current condition of the property, staff has visited the site and found the below maintenance items and potential code issues that need to be addressed. These maintenance items will be a condition of receiving their rental permit.

1. Clean face of gutters
2. Touch up paint as needed at windows
3. Repair/replace rear siding

#### 4. Stairs need to be replaced at the rear door if the rear door is to remain

Notification of this case was sent to adjacent property owners on 2/1/2021. As of this writing, we received one public comment indicating concern about the increase in density and the anticipated effects. That correspondence is included as an attachment to this staff report.

#### STAFF RECOMMENDATION

To preserve neighborhood character and maintain consistency with the original carrying capacity of this dwelling as appropriate to its context, staff recommends that the request to add bedrooms to the building be denied.

Staff also recommends that the Planning and Zoning Commission retroactively approve the second driveway subject to the following condition:

- Landscaping must be replaced to restore what was removed, including a minimum of two overstory trees, front yard plantings, and shrubs to screen the parking from the abutting property. The design and placement of plants should screen the paved vehicular areas from view of the neighbors and help soften the view of the new paved area from the street.

#### PLANNING & ZONING COMMISSION

Discussion 1/27/2021 The first item of business was a College Hill Neighborhood Overlay Review for 704-706 W. 28th Street. Chair Leeper introduced the item and Mr. Sevy provided background information. He explained that the request is to remodel an existing duplex on the southwest corner of 28th and Walnut Streets in the R-2 district in the College Hill Neighborhood Overlay. The proposal is to add bedrooms and other appropriate updates in order to double the rental occupancy of the property. Parking would have been an issue, but the applicant has already constructed a second driveway with a permit. However, it should have been brought before the Commission for review. The overlay defines the addition of bedrooms to a duplex as a substantial improvement, which requires approval by the Commission and City Council. Currently, each unit has two bedrooms and it is proposed to add an additional two to each unit.

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Staff recommends denial of the proposal; however, if the Commission should choose to approve it, staff recommends that approval be subject to the condition that maintenance items in the staff report be included in the renovation. These include cleaning the face of gutters, touching up paint as needed at the windows, repairing and replacing rear siding, which is intended based on a letter from the applicant. Stairs at the rear door will also need to be replaced. Staff also recommends approval retroactively of the second driveway subject to the condition that landscaping be replaced to restore what was removed. The placement and design of the plants should screen the paved vehicular areas from the view of neighbors and help soften the view of the new paved area from the street.

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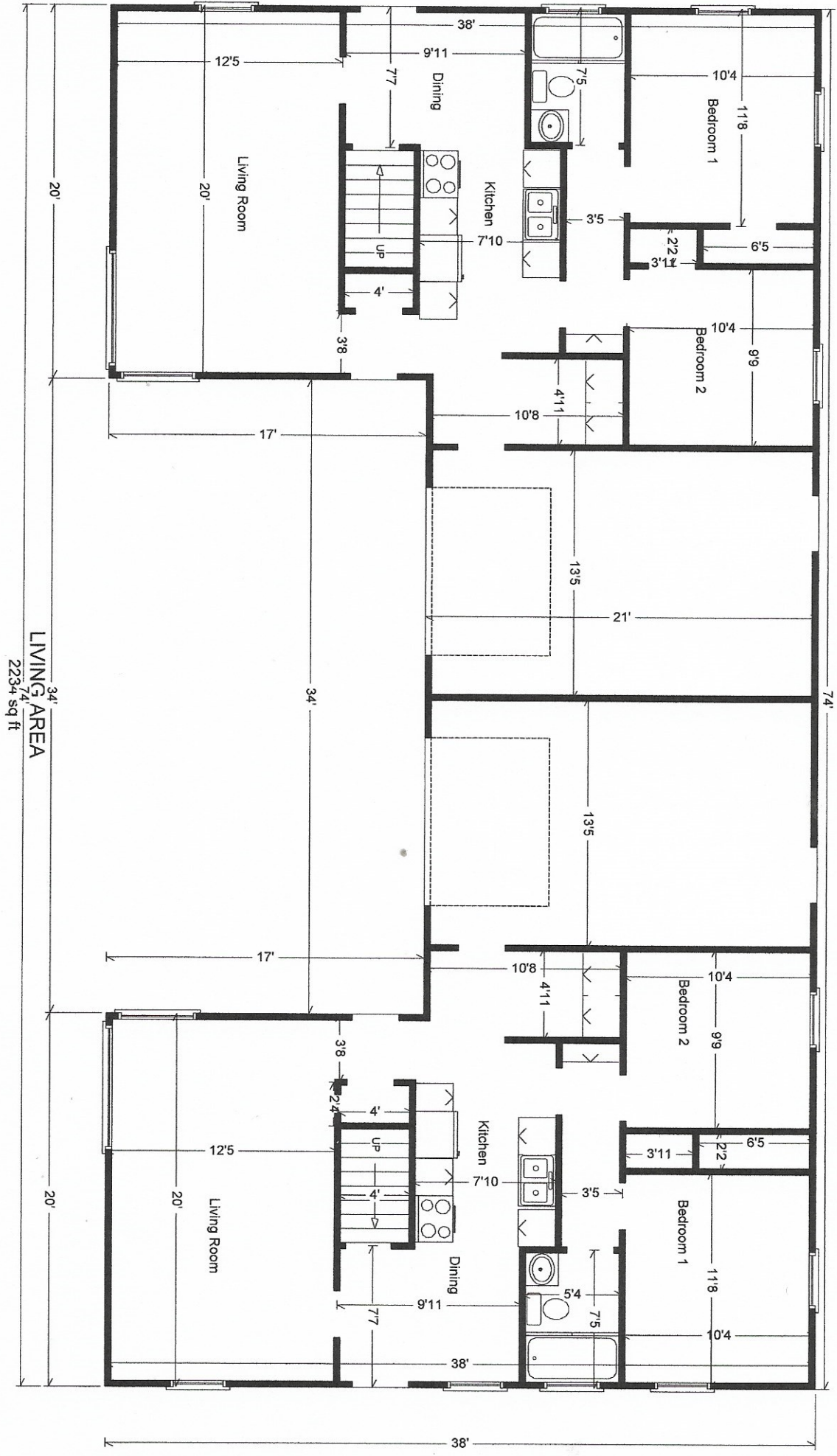
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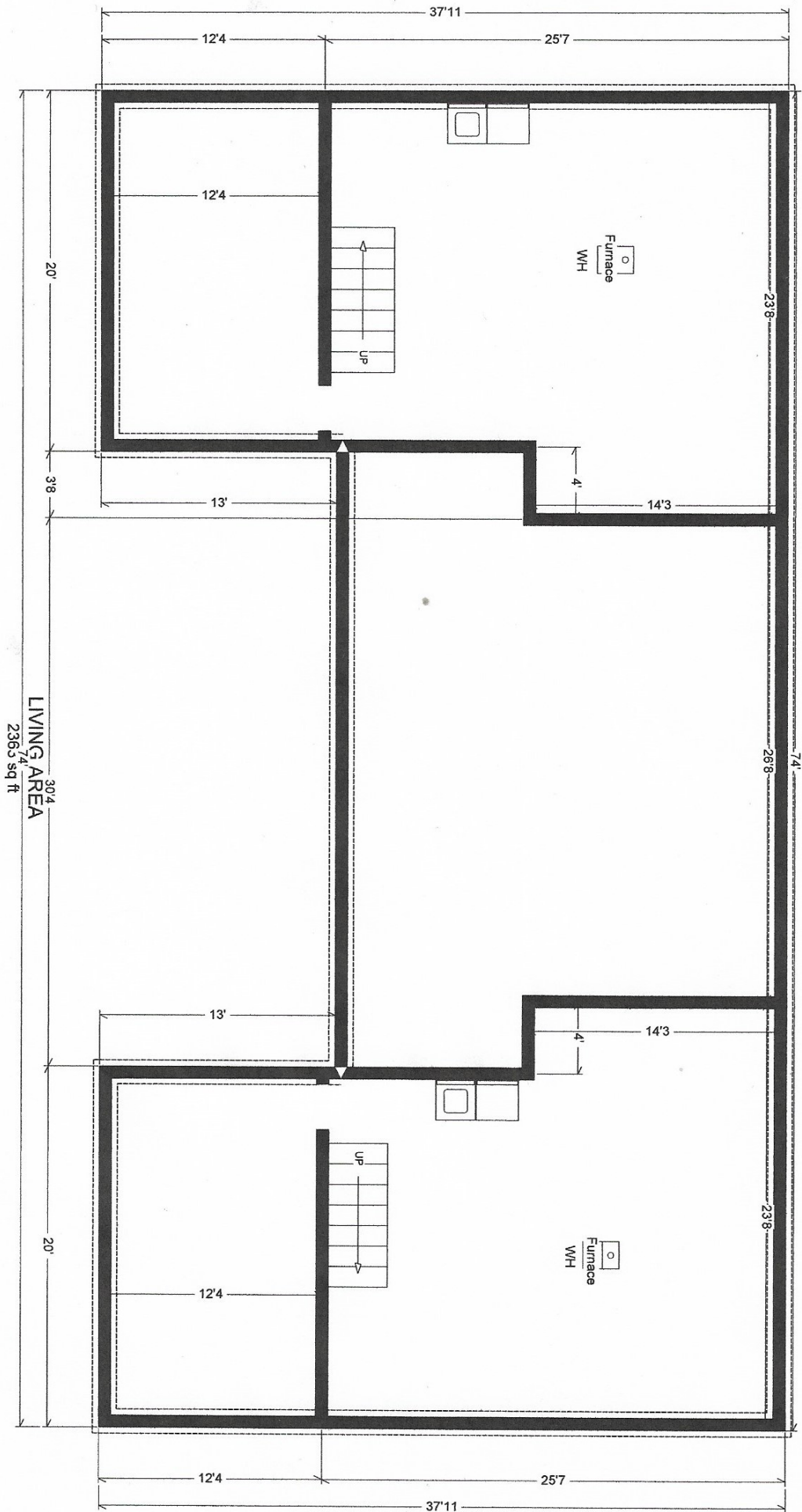
Discussion  
and Vote  
2/10/2021

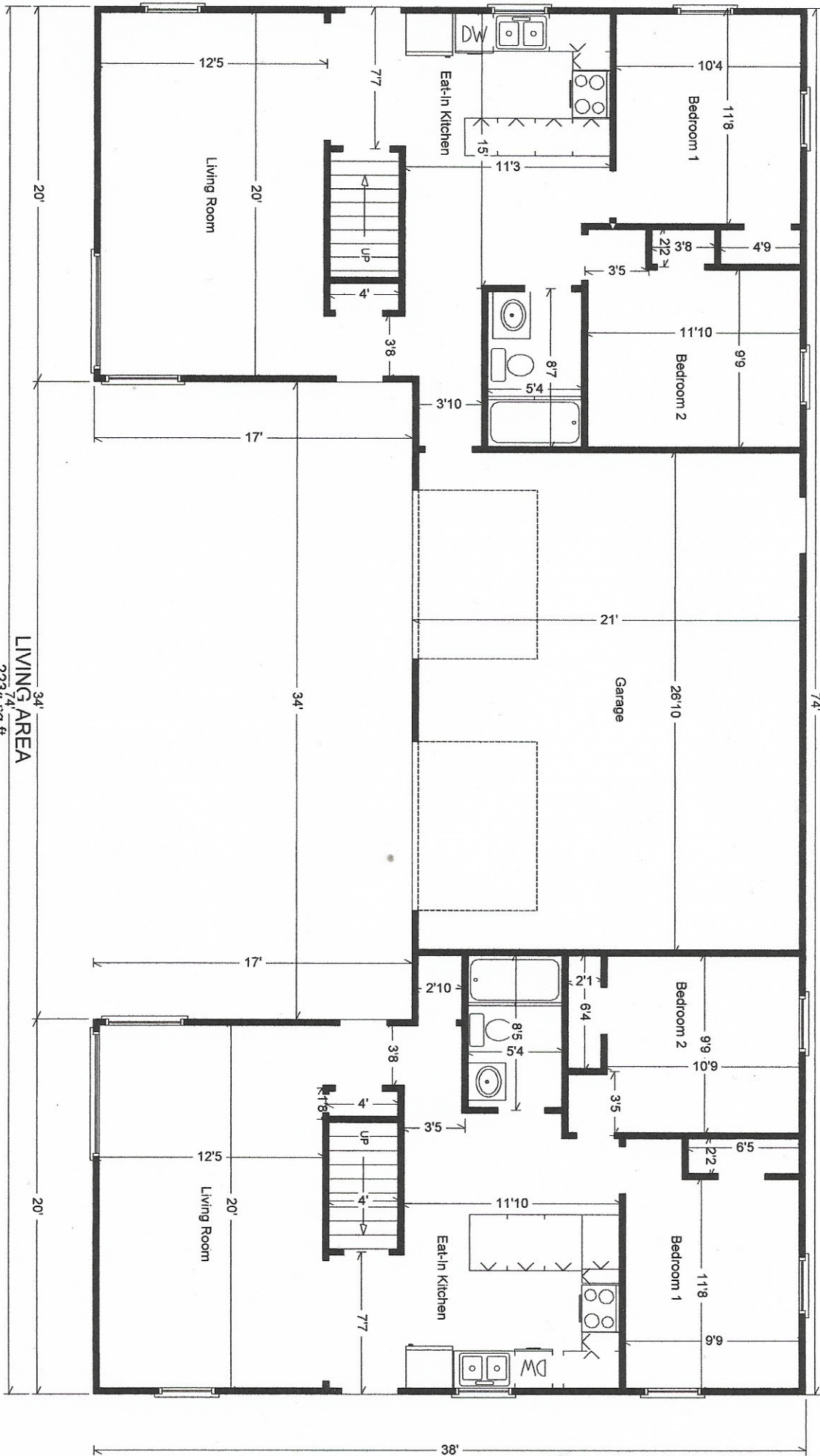
Attachments:

Current Main Floorplan  
Current Basement Floorplan  
Proposed Main Floorplan  
Proposed Basement Floorplan  
Applicant Letter of Intent  
Public Comment Submitted

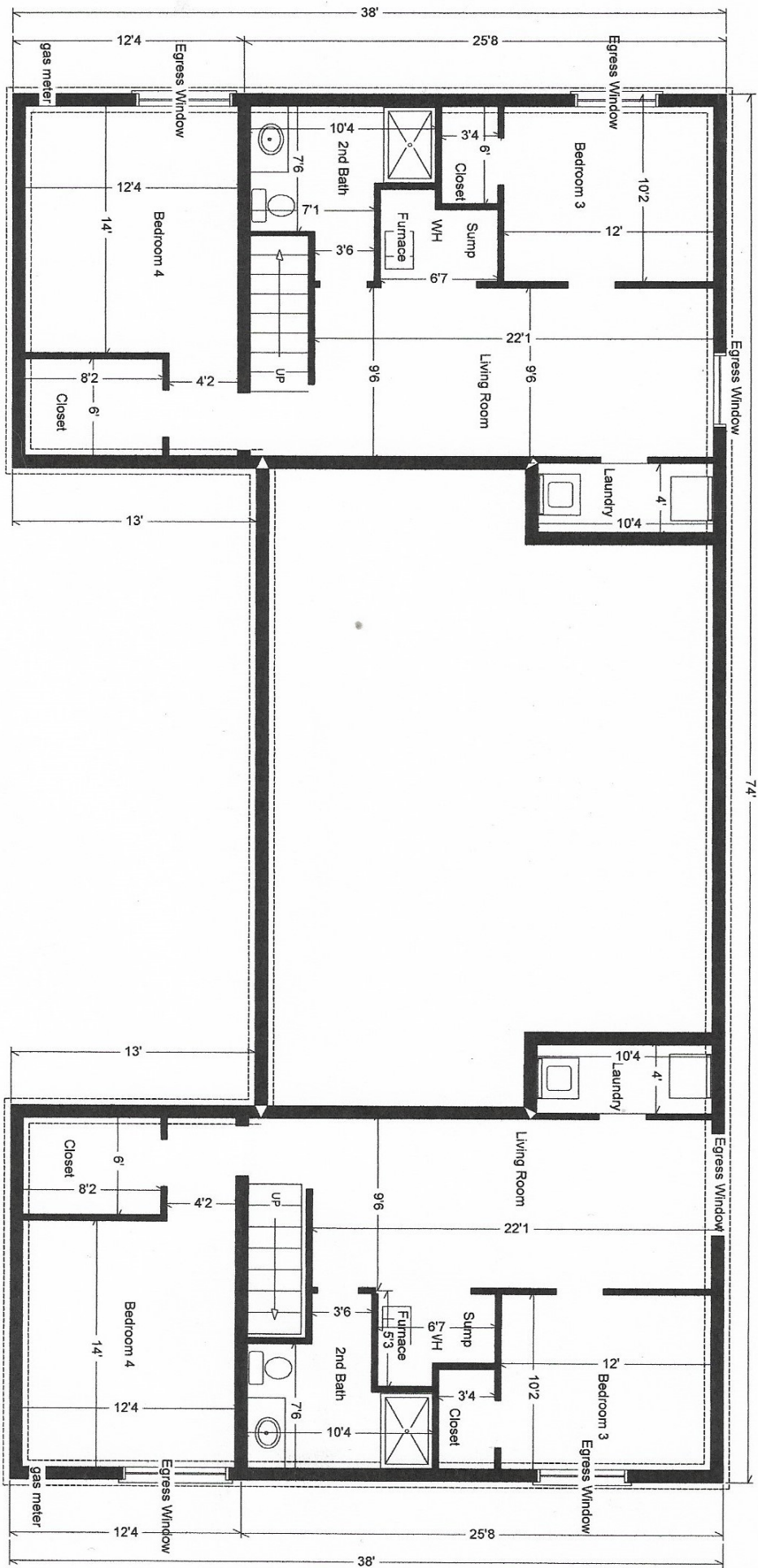












LIVING AREA  
2370 sq ft

Address of Property: 704-706 W 28<sup>th</sup> Street

Work being done: Adding two basement bedrooms with egress windows in each, and a bathroom in both basements. Enlarging one of the main floor bedrooms on both sides. Replacing all windows and residing the exterior. The work is getting done to qualify the duplex for two, four-bedroom rental permits. In total there will be an additional 650 sq. ft. of living space added to each unit when the remodel is complete. Target tenant is college students.

I want to do the remodel to get the best return on the investment property and be able to justify improvements on the property that may otherwise be out of my price range. The proposal fits the description of the permitted uses in a R-2 District as a two-unit dwelling with sufficient lot width of 70 ft, 7ft or 10% side yard, and excess lot sq. footage at 10,430 sq. ft. There is a 20ft x 44ft Driveway on the west side of the property to comply with off street parking requirements for 4 residents in 706 w 28<sup>th</sup> Street. There is also a 22ft. x 40 ft. driveway leading to a two stall garage to satisfy the 4 person off street parking requirements for 704 w 28<sup>th</sup> Street. The property is located on a corner lot and both streets(walnut and 28<sup>th</sup>) are the required 31 ft. wide.

General materials used: Vinyl siding and white vinyl windows, drywall, luxury vinyl tile flooring, 48 inch steel window wells

Applicant Information: Wes Geisler Phone:319-415-5803 Email:geislerwm@gmail.com.  
Address: 5373 S Hudson Rd. Cedar Falls Iowa 50613

*Wes Geisler*

**Chris Sevy**

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**From:** Karen Howard  
**Sent:** Sunday, January 31, 2021 7:37 PM  
**To:** Chris Sevy  
**Subject:** Fwd: Do not allow four new bedrooms at 704-706 W 28th Street

Chris,  
Correspondence to forward to P&Z.

Sent from my iPhone

Begin forwarded message:

**From:** Melanie Griffith <[melaniegriffith@cfu.net](mailto:melaniegriffith@cfu.net)>  
**Date:** January 30, 2021 at 2:57:53 PM PST  
**To:** Karen Howard <[karen.howard@cedarfalls.com](mailto:karen.howard@cedarfalls.com)>  
**Subject:** **Do not allow four new bedrooms at 704-706 W 28th Street**

CAUTION: This email originated outside the City of Cedar Falls email system.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not allow four new bedrooms at 704-706 W 28th Street. We have already experienced over-parking at times on our end of the street (514 W 28th Street) from students parking and going to class. Depending on the weather and how they park, it can be difficult to navigate our way out. My husband and I recently sold the property mentioned and were happy to hear that the young buyer planned on making "improvements." However, adding four more bedrooms really increases the need for more than the additional four spots because people do have friends!

Thank you in advance for your consideration

Melanie Griffith  
319 215-2647