



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, NOVEMBER 21, 2023  
5:30 PM AT CITY HALL, 220 CLAY STREET**

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**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes for November 8, 2023

**Public Comments**

**Old Business**

2. **Land Use Map Amendment (LUMA) and Rezoning from R-1 & MU to RP for 54.79 acre of property located North of Aldrich Elementary School and South of W. Greenhill Road (RZ23-003). LUMA from “Low Density Residential”, “Greenways & Floodplain Use” and “Neighborhood Commercial & Mixed Use” to “Low Density Residential Use and (a reduced) Greenways/Floodplain” (LU23-002)**  
**Petitioner:** Brent Dahlstrom, Owner, Panther Builders LLC, Applicant  
**Previous discussion:** November 8, 2023  
**Recommendation:** *Approval*  
**P&Z Action:** *Hold public hearing and make a recommendation to City Council*

**New Business**

3. **College Hill Neighborhood Overlay District site plan for modification of a parking area – 2704 College Street (DR23-005)**  
**Petitioner:** Mark Iehl, CL Ventures, LLC - Owner  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and consider making a recommendation to City Council*

**Commission Updates**

**Adjournment**

Reminders:

- \* December 13 and December 27 - Planning & Zoning Commission Meetings
- \* December 4 and December 18 - City Council Meetings

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
November 8, 2023  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on November 8, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Crisman, Grybovych, Hartley, Moser and Stalnaker. Thomas Weintraut, Planner III and Jaydevsinh Atodaria, Planner I, were also present.

- 1.) Acting Chair Hartley noted the Minutes from the October 25, 2023 regular meeting are presented. Ms. Crisman made a motion to approve the Minutes as presented. Ms. Moser seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Crisman, Grybovych, Hartley, Moser and Stalnaker), and 0 nays.
  
- 2.) The first item of business was a preliminary and final plat for Autumn Ridge 12<sup>th</sup> Addition for 1.06 acres of land located east of Golden Lane. Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that this is a replat of the area in lots 8-14 in Autumn Ridge 8<sup>th</sup> Addition that was approved in 2018. He noted that this area is part of the RP Master Plan for Autumn Ridge Development. It is proposed to re-subdivide lots 8-14 of Autumn Ridge 8<sup>th</sup> Addition to adjust the internal lot lines. No additional lots will be created. The intent of the proposal is to adjust the lot lines to fit the current and proposed residential units.

Mr. Atodaria provided an analysis of the proposed setbacks, lot sizes and provided a rendering of the proposal. He noted technical comments stating that if the proposed preliminary and final plats are approved, the new final plat will replace the previous final plat for these particular lots. All signed legal documents for this re-subdivision will be required prior to submittal for City Council approval. Staff recommends approval of the proposed preliminary and final plat and a re-subdivision of that portion of Autumn Ridge 8<sup>th</sup> Addition, subject to any comments or direction specified by the Planning and Zoning Commission.

Dennis Happel, BNKD, stated that this is just a housekeeping issue from when they built the duplex at 414 and 416 Golden Lane and it wasn't staked out properly.

Ms. Crisman made a motion to approve the item. Ms. Moser seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Crisman, Grybovych, Hartley, Moser and Stalnaker), and 0 nays.

- 3.) The next item for consideration by the Commission was a Land Use Map Amendment (LUMA) and rezoning request from R-1 and MU to RP for 54.79 acres of property located north of Aldrich Elementary and south of W. Greenhill Road. The LUMA request was from "Low Density Residential," "Greenways & Floodplain Use" and "Neighborhood Commercial and Mixed Use" to "Low Density Residential Use. Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that this is essentially two cases, a Land Use Map Amendment and a rezoning request. He provided a rendering of the area being discussed and discussed the changes that have taken place since 2016. He explained that the proposal is to rezone 54.79 acres of land from R-1 Residential District and MU Mixed Use Residential District to RP Planned Residential. It is also being requested to amend the Future Land Use Map in the City's Comprehensive Plan from "Neighborhood Commercial and Mixed Use" to "Greenways and Floodplain Use" and "Low Density Residential Use" to "Low Density

Residential Use.” He noted that the RP District requires the submittal of a Master Plan and Developmental Procedures Agreement.

Mr. Atodaria provided information regarding the different uses in the City’s Comprehensive Plan. He provided analysis of the proposal, stating that the subject property may not be ideal for commercial uses with the presence of neighborhood serving commercial uses nearby. He also noted the need for more residential development in the community and that taking the entire portion of “Greenways and Floodplain Use” may not be acceptable as per the City’s Comprehensive Plan and its significance.

Staff recommends changing the designation to “Low Density Residential Use” and adjusting the “Greenways and Floodplain Use” to align better with the stream corridor and enough space for a future public trail. They also recommend maintaining the greenway designation along the northern edge of this development. This will ensure an adequate buffer from the floodplain area.

With regard to zoning, the proposal is to rezone R-1 and MU to the RP District. Mr. Atodaria discussed the intended uses for the zoning and explained the benefits of changing the area to an RP District. He noted that the proposal is intended to restrict the development to detached single-family dwellings. The exact number of lots will be determined when the area is platted. He also provided information regarding the setbacks for the lots. The proposed plan would extend the existing critical connections into the proposed development. The street extensions will provide alternative routes and distribute traffic and much needed connections to West Greenhill Road and Aldrich Elementary School. The proposed Madeline Street will be extended westward to provide opportunity for future development. The proposed Master Plan would be done in four phases, with two of the critical street connections, including Arbors Drive and Ironwood Drive, being addressed in Phase 1. Mr. Atodaria explained the staff recommendations for phasing and noted other evaluations for rezoning requests, pointing out that considerations include consideration of environmentally sensitive areas, access to public services and access to adequate street networks.

He explained that the technical comments provided include a Development Procedures Agreement that must be finalized prior to public hearing at City Council. Staff also recommended adding a Richard Road connection to Arbors Drive and all lots north of Richard Road in Phase I. Staff would also like to see a future public trail denoted along the northern edge of the subject property. The update to the Land Use Map Amendment exhibit should also reflect the recommended land use change to “Low Density Residential Use” and readjust “Greenways and Floodplain Use.”

Staff recommended setting a public hearing for November 21, 2023, to discuss the future land use map request and the rezoning request.

Kevin Fittro, petitioner, Panther Builders/Panther Farms, was available for questions. He noted that it is tough to plan ten years ahead and they would like to readjust for what is currently in the neighborhood.

Todd Coulter, 4605 Eden Way, stated that his concern is with the water in the easement behind his house. Mr. Weintraut explained that this will be addressed further when the property is platted to ensure that drainage is away from the adjoining properties.

Paul Smith, 2311 Andy Avenue, asked about the math for the acreage and asked about the meaning of RP zoning and if there will just be single-family homes, as it now. Mr. Atodaria explained that there is a small lot that will be added with the proposal and that is where the difference in the numbers come in. He also explained that the RP District allows any type of

residential uses and at this time the developer is only planning to build single-family homes. Mr. Weintraut also explained that if there were to be any changes, they would have to come through the Commission again for an amendment to the RP plan.

Don Forsythe, 4611 Eden Way, stated that they were told that when they built their home that the waterway would stay there permanently.

Ms. Crisman is happy that there is a plan to connect Ironwood Drive to Greenhill and that it will be a great improvement. She also stated that she knows that many neighbors have had concerns about water runoff and noted that Cedar Falls has very high standards for runoff and the City will hold the developer accountable.

Ms. Grybovych asked the developer to please consider meeting with the neighbors about any concerns.

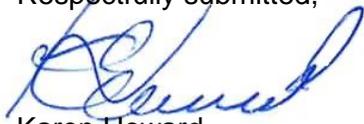
Acting Chair Hartley asked staff to give a brief overview on runoff water regulations. Mr. Atodaria explained there was no engineering staff available for a more in-depth explanation, but that generally those things are taken care of when the platting for the development begins. As a general rule of thumb, whatever site is being developed, the site will have to provide their own detention area or stormwater management facility for the entire site. He noted that more specific details can be answered when the plat is being discussed at a later date at P&Z.

Ms. Crisman made a motion to set a public hearing. Ms. Alberhasky seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Crisman, Grybovych, Hartley, Moser and Stalnaker), and 0 nays.

- 4.) Mr. Weintraut briefly summarized information provided by the City Attorney regarding the Commission’s inquiry about fact finding requirements. He explained that the Commission is not required by law to provide formal findings of fact (providing the basis for your decision). It’s welcomed, but not required.
- 5.) As there were no further comments, Ms. Moser made a motion to adjourn. Ms. Crisman seconded the motion. The motion was approved unanimously with 6 ayes (Alberhasky, Crisman, Grybovych, Hartley, Moser and Stalnaker), 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

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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Jaydevsinh Atodaria (JD) AICP, City Planner I
Matthew Tolan, Civil Engineer II
DATE: November 21, 2023
SUBJECT: Rezoning Request for property located North of Aldrich Elementary School and South of W. Greenhill Road (RZ23-003) Land Use Map Amendment (LU23-002)

REQUEST: Amend Future Land Use Map from Low Density Residential Use, Greenways and Floodplain Use, and Neighborhood Commercial & Mixed Use to Low Density Residential Use and adjust the Greenways and Floodplain Use (LU23-002)
Rezone property from R-1 Residence District and MU Mixed Use Residential District to RP Planned Residence District (RZ23-003)

PETITIONER: Brent Dahlstrom, Owner; Panther Builders LLC, Applicant

LOCATION: 54.79 acres of land located North of Aldrich Elementary School and South of W. Greenhill Road

PROPOSAL

The applicant is requesting to rezone 54.79 acres of land owned by Brent Dahlstrom from R-1 Residence District and MU Mixed Use Residential District to RP Planned Residence District.

Since the Future Land Use Map in the City's Comprehensive Plan currently designates portions of this property as "Neighborhood Commercial and Mixed Use" and "Greenways and Floodplain Use," the applicant is also requesting an amendment to the Future Land Use Map to "Low Density Residential." The applicant's stated reasons for these changes are attached.



## BACKGROUND

The subject property comprising 54.79 acres of parcel is currently unplatted. However, a portion (14.18 acres) of the subject property was rezoned from A-1 Agricultural District to MU Mixed Use Residential District with an approved MU District Site Plan and developmental procedures agreement to create a multi-use development, consisting of residential and professional office uses in July 2016. A preliminary plat for the area zoned MU was approved by the City Council in September 2018, with the intent to build multi-family residential dwellings and professional offices. However, no work was done on the project after approval of the preliminary plat, so the plat is now expired, and hence, remains unplatted.

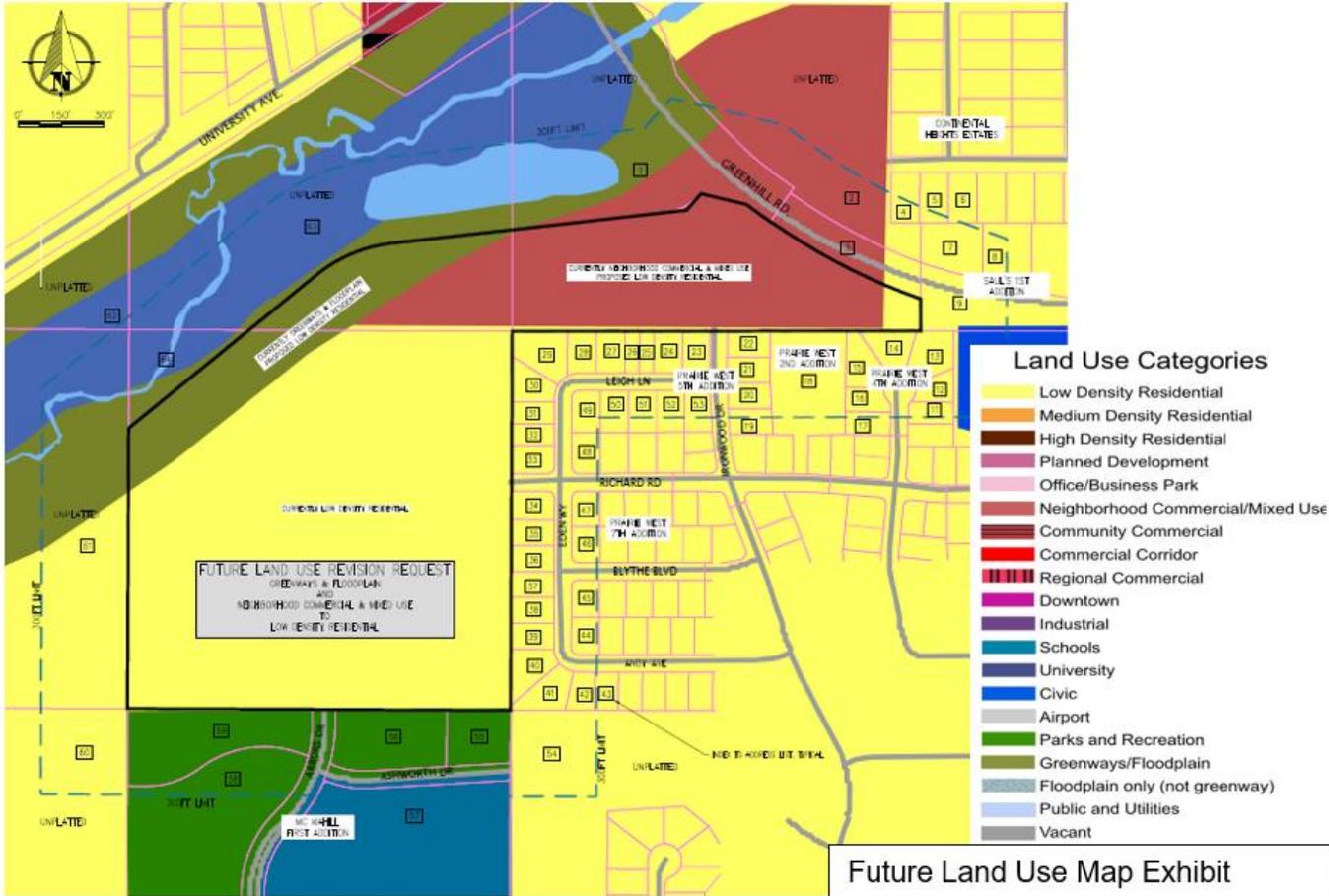
The other portion (approx. 40 acres) of the subject property was rezoned from A-1 Agricultural District to R-1 Residence District in February 2019. Following the rezoning, an application for a preliminary plat was submitted to subdivide the property into single family home lots. However, that application was withdrawn, so the area remains unplatted.

The applicant is now proposing to rezone the entire 54.79 acres of land from R-1 Residence District and MU Mixed Use Residential District to RP Planned Residence District to allow the development of the area with detached single-family dwelling units. As per City code, the RP Planned Residence District requires the submittal of a Master Plan to show the overall development plan, including the intended uses, development pattern and any special features or standards, and the submittal of developmental procedures agreement to establish the agreed upon standards and conditions for the development. An RP Master Plan for the site has been submitted for review along with other supplemental materials for the project.

## ANALYSIS

The first thing that is analyze when a rezoning is requested is whether it is compliant with the Comprehensive Plan and Future Land Use map. In this case, the proposed rezoning request is not consistent with the Comprehensive Plan and the Future Land Use map, which is why the applicant is also requesting to amend the Future Land Use map. A rezoning can only be approved if it is consistent with the Comprehensive Plan.

The Future Land Use Map in the City's Comprehensive Plan identifies the subject parcel as "Low-Density Residential Use", "Greenways & Floodplain Use" and "Neighborhood Commercial and Mixed Use". In this case, the current zoning of the subject property, R-1 Residential District and MU Mixed Use Residential District is consistent, but the proposed RP Master Plan, given that it will be restricted to detached single-family dwellings is not consistent with the "Neighborhood Commercial and Mixed Use" designation for the northern portion of the property. The applicant has submitted a statement regarding the reasons they believe the proposed Land Use Map amendment (LUMA) is warranted along with their proposal for amending the Future Land Use Map (See exhibit below). The exhibit shows the current designations in color with their stated request for amendment in the text.



As per the City’s Comprehensive Plan:

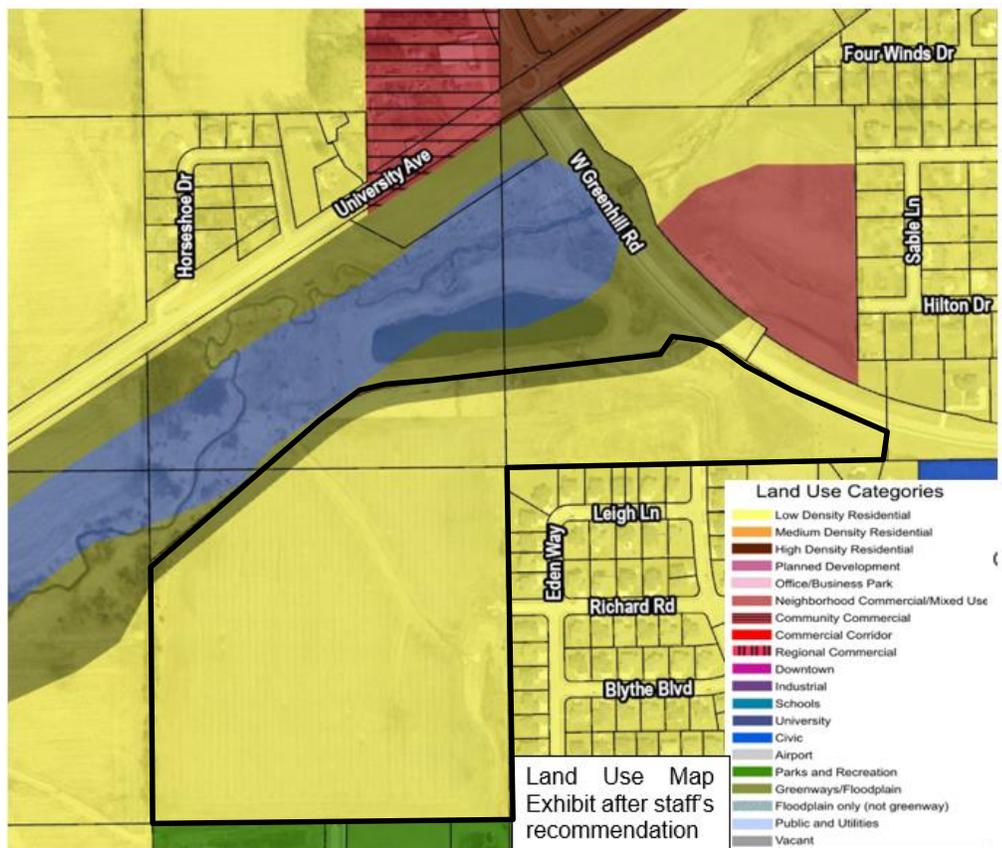
1. *Low-Density Residential Use* emphasizes single-family detached development with density ranging from 1 to 4 units per acre.
2. *Greenways & Floodplain Use* emphasizes the preservation of environmentally sensitive areas and crucial scenic corridors and their possible incorporation into the City’s trail system.
3. *Neighborhood Commercial and Mixed Use* emphasizes the development of low-impact commercial use, providing a variety of neighborhood services. This use designation should be located along major streets, promote buffering to eliminate negative effects on surrounding residential areas, and have good landscaping to enhance the site as well as provide a visual buffer. This use also allows the development of residential units above commercial development with a high emphasis on good pedestrian/bicycle connections into surrounding areas.

As noted in the above exhibit, the applicant is proposing to amend the Future Land Use Map in the City’s Comprehensive Plan document from “Low-Density Residential Use”, “Greenways & Floodplain Use” and “Neighborhood Commercial and Mixed Use” to “Low-Density Residential Use.” The applicant indicates that the proposed LUMA for the entire property would be synonymous with the surrounding low-density residential use. The applicant indicates that as per market needs, the single-family lots are more urgent and appealing to current neighbors.

Staff notes that the subject property may not be ideal for having commercial uses, given that

there is a neighborhood-serving commercial area nearby in the Greenhill Village mixed-use development. There is a need for more residential development in the community with homebuilders recently noting the limited availability of home lots within Cedar Falls. In general lack of supply drives up home prices in the community at large. However, staff notes that taking away entire portion of “Greenways and Floodplain Use” designation from the subject property may not be acceptable, considering the fact that the City’s Comprehensive Plan suggests that the Greenways and Floodplain Use should emphasize preservation of environmentally sensitive areas and crucial scenic corridors as noted above. It is a goal of the City to identify areas where our recreational trail network can be expanded as new development occurs. Staff is supportive of refining the boundary of the Greenways and Floodplain Use designation on the Future Land Use Map, but recommends reserving a minimum of 20 feet along the edge of, but outside of the Dry Run Creek floodway for a future public trail. . Staff believes that a future recreation trail developed along this scenic corridor would provide a community amenity space for nearby residents and also provide an alternative means of walking/biking to surrounding destinations, including the public parkland located west of Aldrich Elementary School along Arbors Drive and the school itself.

Staff recommends changing the Future Land Use Map designation to “Low Density Residential Use” and to adjust the “Greenways & Floodplain Use” to align better with the stream corridor with enough space for a future public trail. See below image for more reference. The exact area needed for the trail could be delineated on the preliminary plat for the Panther West development based on the topography and specific plans for the stormwater management. Maintaining the greenway along the edge of this development would ensure there is an adequate buffer from the floodplain area (north of subject property), which would align with the intent of the City’s Comprehensive Plan. The developer agrees with staff’s recommendation.



## CURRENT ZONING

Currently, the subject property is in the R-1 Residence District and MU Mixed-Use Residential District. The purpose of the R-1 Residence District is to allow the development of low-density residential neighborhoods, including detached single-family dwellings, duplexes, and single-family bi-attached dwellings, and supporting institutional uses such as schools and churches.

The purpose of the MU Mixed Use Residential District is to accommodate integrated residential, and neighborhood commercial land uses on larger parcels to create viable, self-supporting neighborhood districts. The MU District strives to encourage innovative development that incorporates high-quality building design, careful site planning, and preservation of unique environmental features with an emphasis on the creation of open spaces and amenities that enhance the quality of life of residents in the district.

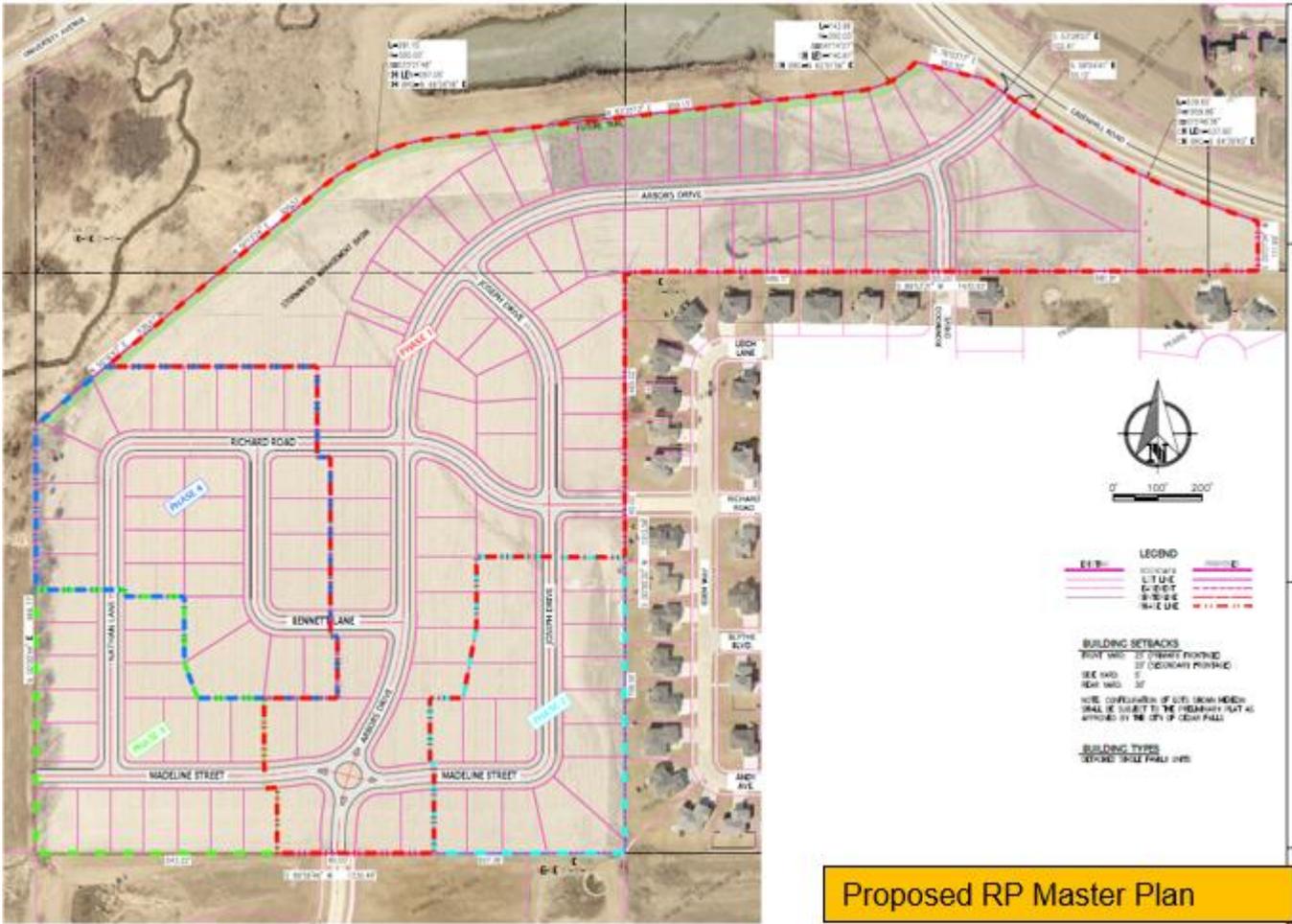
## PROPOSED ZONING AND RP MASTER PLAN

The purpose of the RP Planned Residence District is to permit the establishment of multi-use and integrated-use residential developments and to provide for the orderly planned growth of residential developments in larger tracts of land. The RP District allows flexibility in the types of dwellings, lot sizes, building heights, and setbacks. However, to ensure that the area is developed in an orderly manner, provides for efficient traffic circulation between neighborhoods, and includes the necessary infrastructure to meet the needs of future residents, a master plan must be submitted with the rezoning, which is adopted with a developmental procedural agreement.

The applicant proposes an RP Master Plan that restricts the development to detached single family dwellings only, which will be developed in four phases. Staff notes that the lot lines shown on the RP Master Plan are for conceptual purposes only, as the exact configuration will be established with the preliminary plat once exact size and location of stormwater facilities, easements and necessary infrastructure is determined.

### Street layout and connectivity:

The street layout is one of the most important aspects of the proposed master plan as it should demonstrate a well-connected street pattern with multiple, direct routes between neighborhood destinations with a phasing plan that ensures that critical street routes are completed first to reduce traffic congestion, encourage safe walking and biking, improve emergency access and response times, and allow for the timely provision of essential infrastructure. The Master Plan proposed by the applicant is shown below.



The proposed RP Master Plan illustrates that Arbors Drive will be extended northward to W. Greenhill Road. Richard Road will be extended westward into the proposed development and Ironwood Drive will be extended northward to connect to W. Greenhill Road. All these street extensions would allow both the proposed development and the adjacent development to east and south of the subject property with alternative routes to and from the development, which will distribute the traffic in the neighborhood and more importantly provide needed street connections to navigate between the subdivisions. Staff notes that the proposed extension of streets as noted above will address the missing critical connections for the surrounding land uses, provide distribution of traffic, and provide much needed accessibility to Aldrich Elementary School.

The proposed RP Master plan also shows that the Madeline Street will be extended westward from the Arbors Drive, providing a connection opportunity for future development of the area to the west of the subject property, with all city services being stubbed to the western boundary of the subject property. All these street extensions/connections are likely to take place as per the proposed phasing that is indicated on the submitted RP Master Plan for the subject property.

Phasing:

The proposed RP Master Plan indicates that the development will occur in four phases. With master planned development, it is important to think about phasing to ensure that critical street connections occur first to reduce traffic congestion and provide for the distribution of traffic to

area destinations and to ensure that all necessary infrastructure is in place to support the development.

The applicant's original proposal for phasing addressed two critical street connections in Phase 1 of the development: the extension of Arbors Drive and Ironwood Drive. Completion of these streets will create additional routes to Aldrich Elementary School and to other community destinations for area residents. However, at the November 8<sup>th</sup> Commission meeting, staff recommended adding the extension of Richard Road and all lots north of Richard Road in Phase 1 of the project. The extension of Richard Road to Arbors Drive will allow another route from the neighborhood to the east to the school. Connecting Richard Road in Phase 1 of the project would allow distribution of the traffic within the neighborhood and allow the possibility for students/parents within the neighborhood to walk/bike to the school.

The developer has now revised the phasing plan as per staff's recommendation as shown above. The updated RP Master Plan Amendment exhibit is attached in the packet for more reference. The applicant's proposed phasing plan now addresses three critical street connections in Phase 1 of the development: the extension of Arbors Drive, Richard Road, and Ironwood Drive as noted above in the staff report.

#### Lot Configuration and Setbacks:

The applicant has indicated that the lots will generally follow the lot sizes allowed in the R-1 Residence District as generally illustrated on their proposed Master Plan. Setbacks equal to what is required in the R-4 Zoning District are required around the perimeter of the RP District. Therefore, where lots back up to the perimeter of the development, the setback is 30 feet to match the rear yard setback in the R-4 Zone. Where a side lot line abuts the perimeter of the development, the side setback standard in the R-4 District applies. Other setbacks standards are determined by the applicant.

In this case, the applicant is proposing front setbacks for all the detached single-family dwellings will be 25 feet. For corner lots the applicant is proposing a minimum of 25-foot primary frontage setback and a 20-foot setback along secondary street frontages. For clarity all streetside setbacks will be delineated with the preliminary plat. The applicant proposes minimum 5-foot side yard setbacks. The perimeter setbacks and other setback information will be shown in detail when a preliminary plat for the area is submitted.

## Rezoning requests also involve evaluation of the other criteria:

### ENVIRONMENTALLY SENSITIVE AREAS

The subject property borders the floodplain of Dry Run Creek. See the image to the right for reference. The floodway is indicated as a hashed area, the light blue color represents the boundary of the 100-year flood plain and the dark blue color represents the 500-year floodplain boundary. The property subject to this rezoning does not fall within the floodplain, but as noted above the greenway should be protected and considered as a scenic corridor suitable for trails and as a buffer between developed areas and critical natural areas.



### ACCESS TO PUBLIC SERVICES

All City services including sanitary sewer, storm sewer, water, and gas are available to the adjacent property along the southern and easterly boundaries of the proposed development for the developer to extend to serve the proposed development. To further develop the land to the west of the proposed site, the necessary infrastructure including all city services will need to be extended to the western boundaries of this site.

The applicant will be providing a detailed stormwater management report and stormwater management plan for the proposed development with the preliminary plat.

### ACCESS TO ADEQUATE STREET NETWORK

Development of the property under RP Zoning will be possible by extending Arbors Drive from the south up to W. Greenhill Road. To continue the street patterns from the adjacent subdivision to the east, the proposed development will allow the extension of Ironwood Drive northward, and Richard Road westward as noted above. And the extension of proposed Madeline Street westward from the Arbors Drive will provide development opportunity for the unplatted area west of the subject property as noted above.

The applicant will be providing a detailed traffic-impact study with the preliminary plat.

### PUBLIC NOTICE

City staff mailed letters to the surrounding property owners notifying them of the land use map amendment and rezoning request on October 27, 2023.

### TECHNICAL COMMENTS

Staff notes that the RP Planned Residence district requires a developmental procedures agreement at the time of rezoning that spells out any condition or agreement about the proposed master plan and the land uses anticipated. This agreement must be finalized prior to the public hearing at the City Council.

## STAFF RECOMMENDATION

Staff recommends approval of LU23-002, land use map amendment, amending the area to “Low Density Residential Use” and adjust the “Greenways & Floodplain Use” as noted in the above staff report, and RZ23-005, a request to rezone the property located north of Aldrich Elementary School and south of W. Greenhill Road from R-1 Residence District and MU Mixed Use Residential District to RP Planned Residence District subject to compliance with the submitted master plan and any comments or directions specified by the Planning and Zoning Commission.

Staff notes that a developmental procedures agreement is required to be approved with the proposed RP Master Plan. The agreement must be finalized prior to the public hearing at the City Council.

## PLANNING & ZONING COMMISSION

Introduction 11/8/2023 Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that this is essentially two cases, a Land Use Map Amendment and a rezoning request. He provided a rendering of the area being discussed and discussed the changes that have taken place since 2016. He explained that the proposal is to rezone 54.79 acres of land from R-1 Residential District and MU Mixed Use Residential District to RP Planned Residential. It is also being requested to amend the Future Land Use Map in the City’s Comprehensive Plan from “Neighborhood Commercial and Mixed Use” to “Greenways and Floodplain Use” and “Low Density Residential Use” to “Low Density Residential Use.” He noted that the RP District requires the submittal of a Master Plan and Developmental Procedures Agreement.

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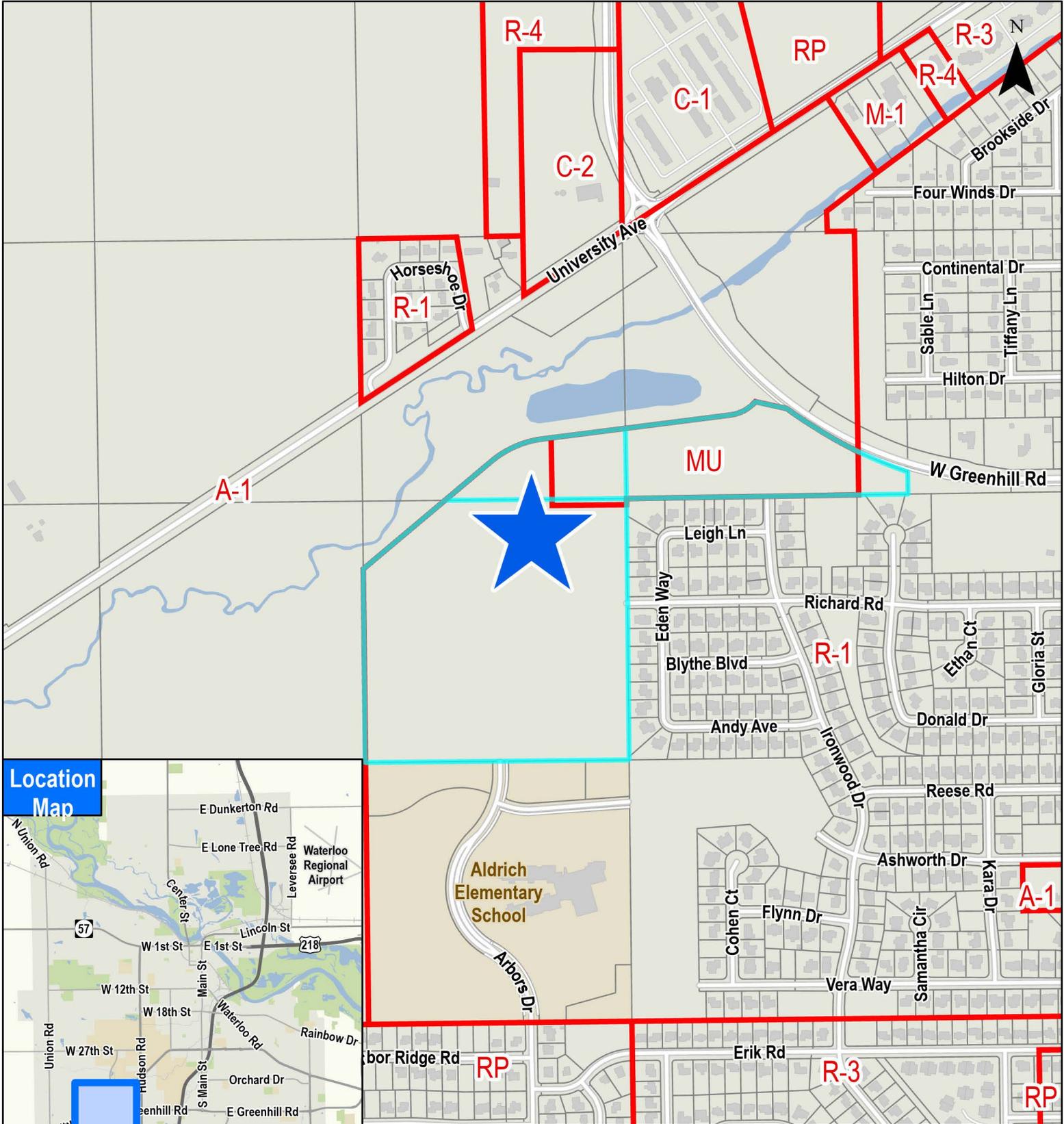
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# Cedar Falls Planning and Zoning Commission

## November 8, 2023

Item 2.



### Location Map



**LUMA and Rezoning request from R-1 and MU to RP for Panther West (54.79 acres) (LU23-002) (RZ23-003)**

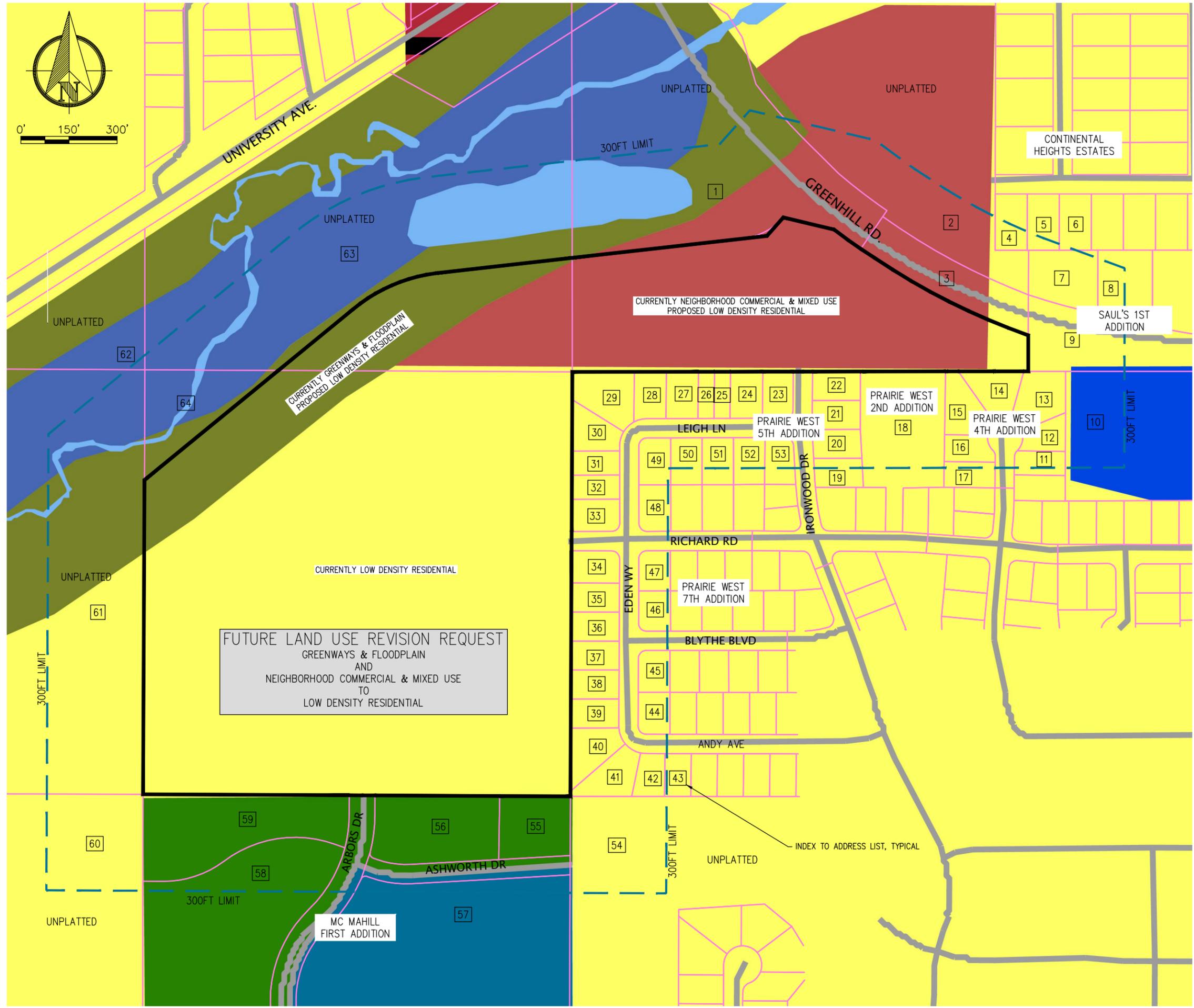
Panther West Additions – Future Land Use Map Amendment

Parcel ID: 891427226002, 891422478004 and 891423351007

**Purpose of Land Use Amendment:**

The purpose of the future land use map amendment is to enhance the property's use in conjunction with the proposed rezoning, which is currently being applied for. The justification for this amendment is that the entire property's future land use would be synonymous with the surrounding low density residential. The majority of the property's future use is already planned for low density residential, therefore, this would be a subtle change with respect to this property and the adjacent properties.

It is very difficult to project best use more than 5 years in advance, so it made sense at the time to follow the land use map and MU zoning. As we currently look at market needs and the MU area we feel single family lots is more urgent and more appealing to traffic conditions, current neighbors, and again as mentioned synonymous with the Prairie West/Winds and other neighbors. RP is also in line with most new plats for single family subdivisions and very affective in creating multiple price points for housing needs.



**FUTURE LAND USE REVISION REQUEST**  
 GREENWAYS & FLOODPLAIN  
 AND  
 NEIGHBORHOOD COMMERCIAL & MIXED USE  
 TO  
 LOW DENSITY RESIDENTIAL

CURRENTLY NEIGHBORHOOD COMMERCIAL & MIXED USE  
 PROPOSED LOW DENSITY RESIDENTIAL

CURRENTLY GREENWAYS & FLOODPLAIN  
 PROPOSED LOW DENSITY RESIDENTIAL

CURRENTLY LOW DENSITY RESIDENTIAL

INDEX TO ADDRESS LIST, TYPICAL

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Planned Development
- Office & Business Park
- Nbhod Comm & Mixed Use
- Community Commercial
- Commercial Corridor
- Regional Commercial
- Downtown
- Industrial
- Schools
- University
- Civic
- Parks & Rec
- Greenways & Floodplain
- Public & Utilities
- Proposed Stormwater

FUTURE LAND USE EXHIBIT

PANTHER WEST ADDITIONS

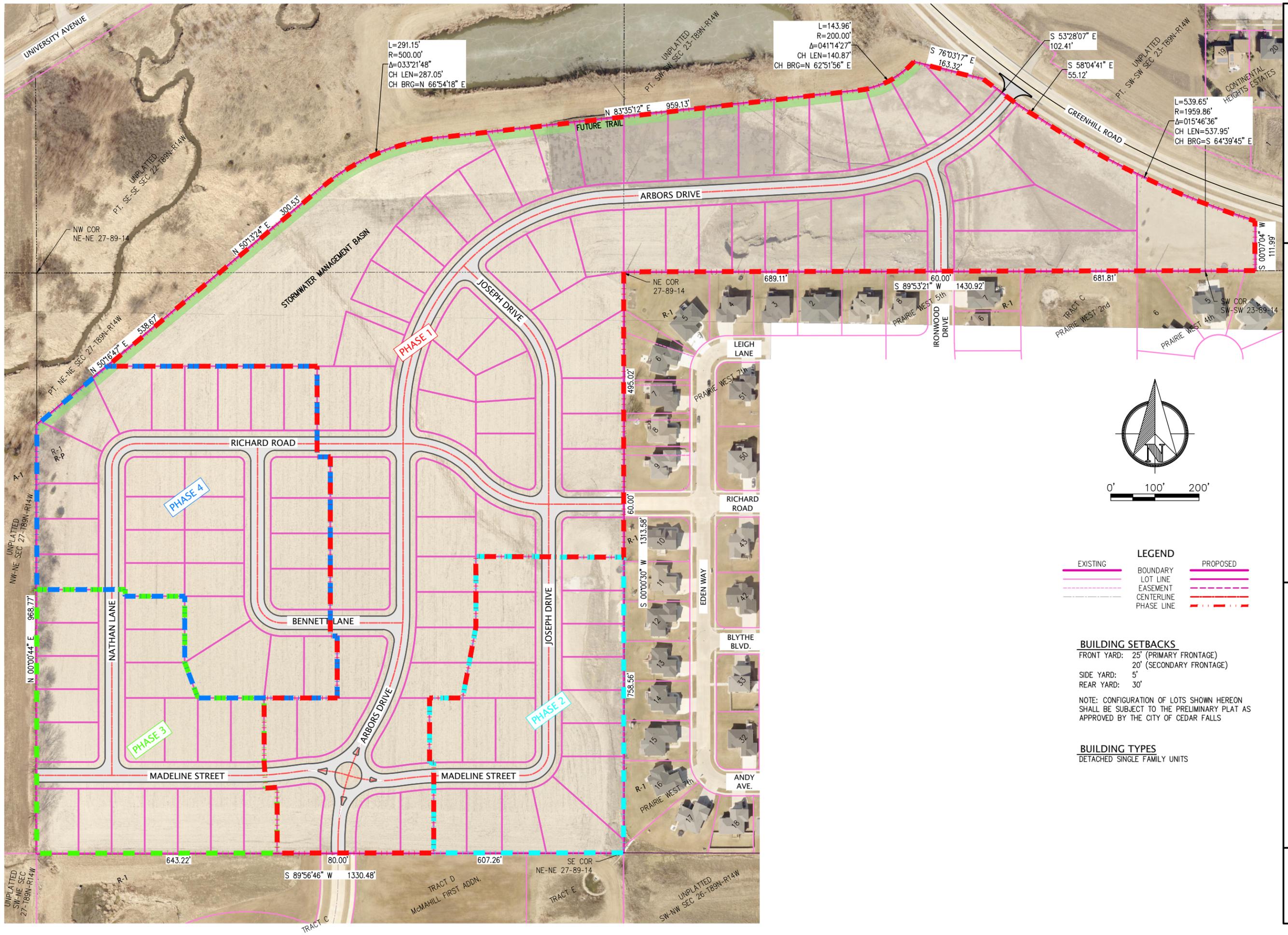
PN: 088  
PANTHER BUILDERS

## Panther West Additions – Rezoning

Parcel ID: 891427226002, 891422478004 and 891423351007

### **Purpose of proposed rezoning:**

The purpose of the proposed rezoning is to allow these parcels to be developed exclusively as planned single family residential. It is our goal to meet market needs and the shortage of single family lots and also have consistent homes to that of the Prairie Winds/West area. The parcels are currently zoned R-1 and MU with the intent of this rezoning to change their zoning to RP. The development will generally follow the lot widths typical of R-1 zoning to maintain harmony with the adjacent residential developments but allows more flexibility with lot widths than R-1 while still being consistent with housing types. The MU portion of the rezoning will have reduced density with this proposed change to RP. The purpose for choosing RP zoning is to achieve 5' side yard setbacks rather than the 10% side yards typical of other R zoning standards which are more consistent with today's new developments in town.

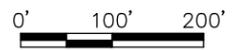
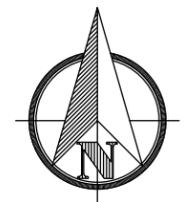


PHASE 1

PHASE 2

PHASE 3

PHASE 4



EXISTING		PROPOSED	
	BOUNDARY		BOUNDARY
	LOT LINE		LOT LINE
	EASEMENT		EASEMENT
	CENTERLINE		CENTERLINE
	PHASE LINE		PHASE LINE

**BUILDING SETBACKS**  
 FRONT YARD: 25' (PRIMARY FRONTAGE)  
 20' (SECONDARY FRONTAGE)  
 SIDE YARD: 5'  
 REAR YARD: 30'

NOTE: CONFIGURATION OF LOTS SHOWN HEREON SHALL BE SUBJECT TO THE PRELIMINARY PLAT AS APPROVED BY THE CITY OF CEDAR FALLS

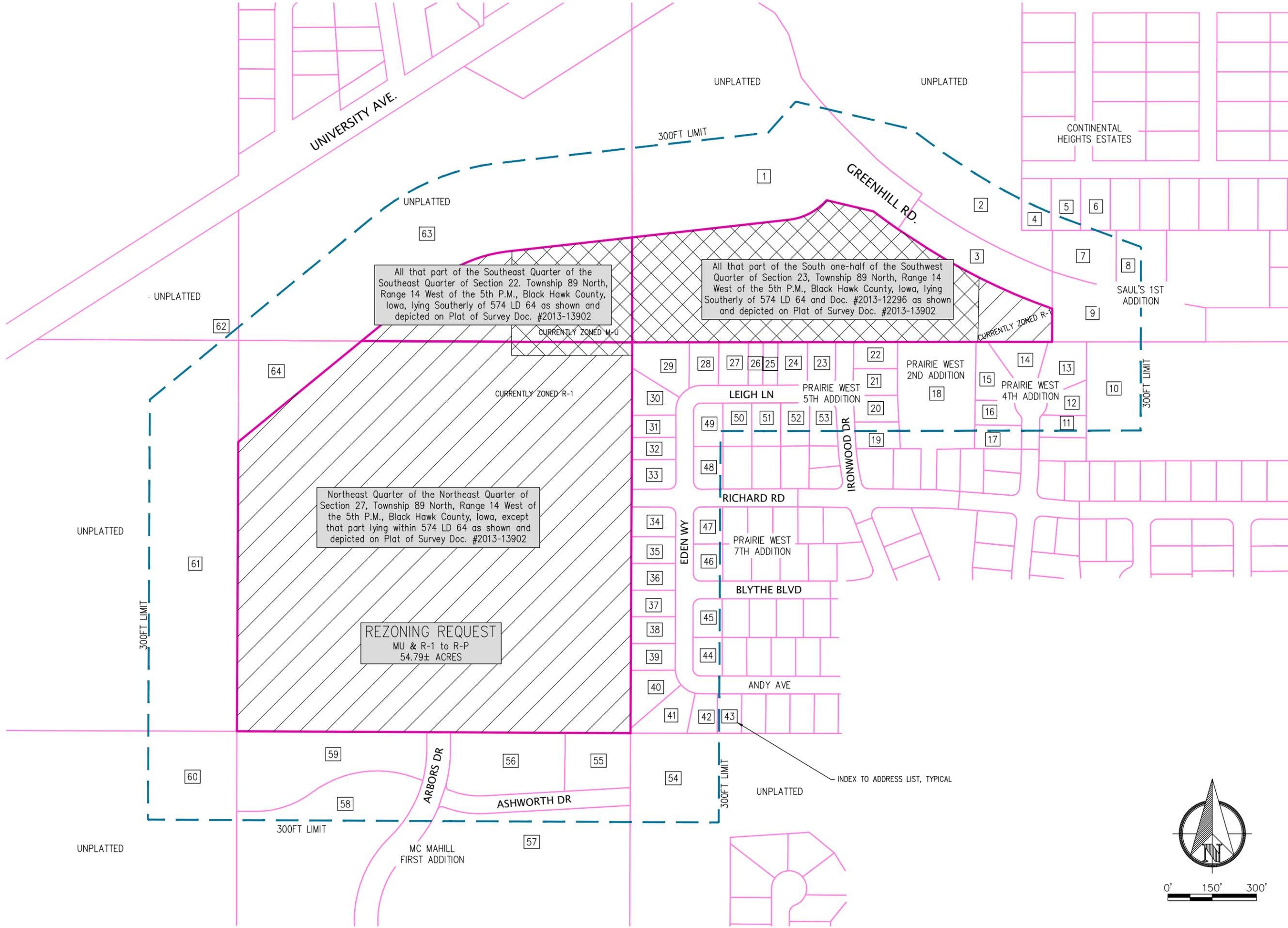
**BUILDING TYPES**  
 DETACHED SINGLE FAMILY UNITS



DEVELOPMENT R-P MASTER PLAN

PANTHER WEST ADDITIONS

PANTHER FARMS, LLC  
 PN: PROJECT #



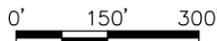
All that part of the Southeast Quarter of the Southeast Quarter of Section 22, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, Iowa, lying Southerly of 574 LD 64 as shown and depicted on Plat of Survey Doc. #2013-13902

All that part of the South one-half of the Southwest Quarter of Section 23, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, Iowa, lying Southerly of 574 LD 64 and Doc. #2013-12296 as shown and depicted on Plat of Survey Doc. #2013-13902

Northeast Quarter of the Northeast Quarter of Section 27, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, Iowa, except that part lying within 574 LD 64 as shown and depicted on Plat of Survey Doc. #2013-13902

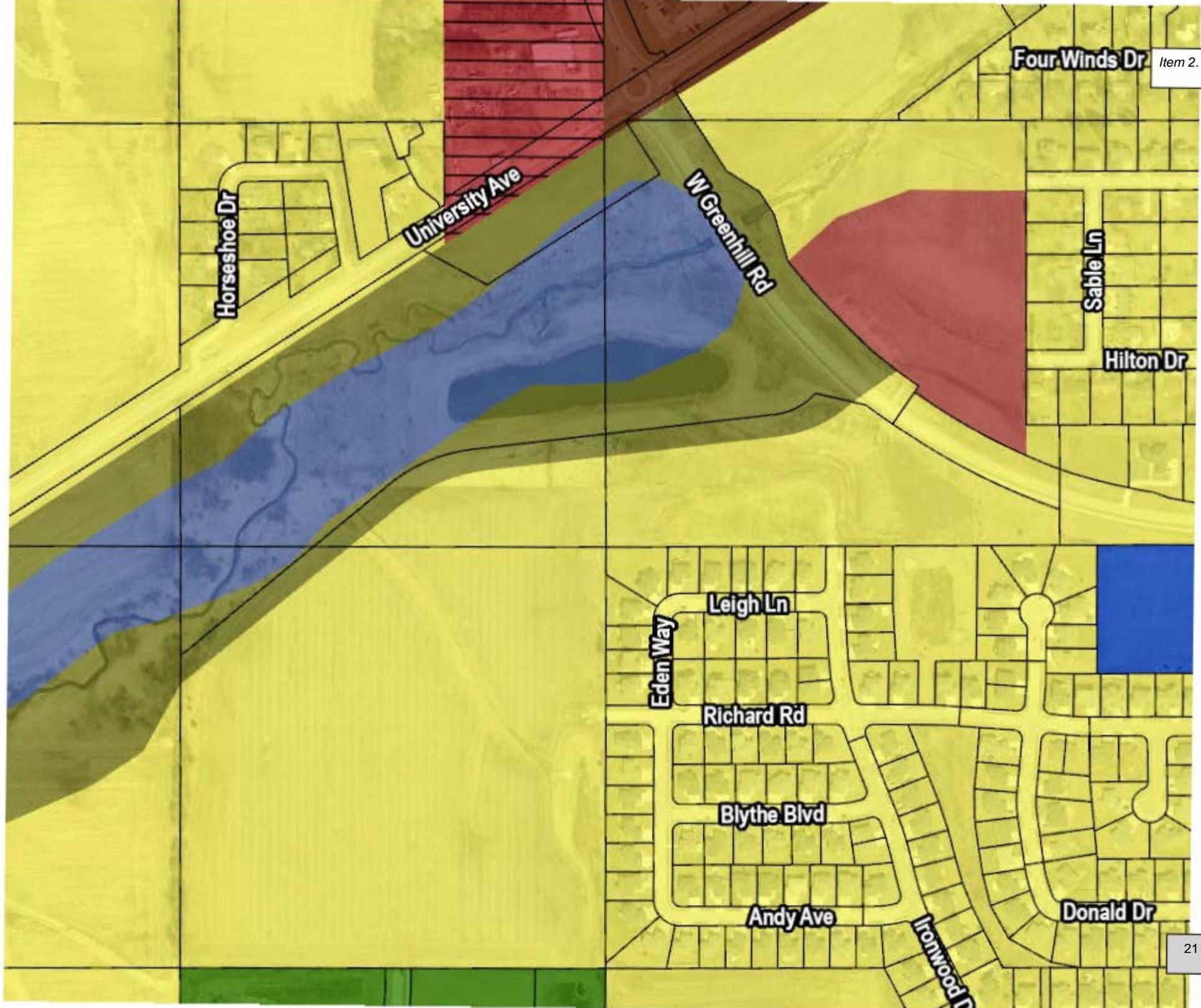
**REZONING REQUEST**  
MU & R-1 to R-P  
54.79± ACRES

INDEX TO ADDRESS LIST, TYPICAL



REZONING PLAT EXHIBIT  
PANTHER WEST

PANTHER WEST  
PN: 088  
PANTHER BUILDERS  
616 CLAY ST.  
CEDAR FALLS, IA 50613





## 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 and Zoning Commission  
**FROM:** Chris Sevy, AICP, City Planner I  
**DATE:** November 21, 2023  
**SUBJECT:** Property improvements in the College Hill Neighborhood Overlay District

**REQUEST:** Request to approve a College Hill Neighborhood Overlay District site plan for the modification of a parking area at 2704 College Street (#DR23-005)

**PETITIONER:** Owner: Mark lehl, CL Ventures, LLC

**LOCATION:** 2704 College Street

### PROPOSAL

This request involves a proposal for site redevelopment at 2704 College Street. The applicant is proposing to modify the parking area behind the house increasing the number of parking spaces while reducing the amount of unnecessary impervious surface. 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 making a substantial improvement on any property in the district. Per the Overlay guidelines, this parking lot modification meets the definition of a substantial improvement.

### 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



*Figure 1 - Location*

neighborhoods. This trend and the establishment of the Overlay called for more scrutiny when reviewing changes that may affect the character of the neighborhood. See location map above for reference.

The subject property is located within the R-2, Residence District of the College Hill Neighborhood Overlay Zoning District (Section 26-181). The criteria listed in the Overlay for review of a substantial improvement includes: neighborhood character, minimum on-site parking requirements, parking lot standards, open space/landscaping requirements and other provisions as applicable in the code.

The house on the property was originally a single-family house which was, at some point, modified to contain three dwelling units with a total of 11 bedrooms. While the act of converting single-family homes to a multi-family dwelling is not allowed under current zoning standards, converted homes like this are not uncommon in College Hill, and their use is allowed to continue as long as their condition meets certain Code standards that are considered in review by the Group Rental Committee. In fact, the petitioner's decision to modify the parking area was the result of a recent review by the Group Rental Committee to determine the rental occupancy when the property changed hands. It was understood from that review that additional parking spaces would be necessary to achieve close to the desired occupancy.

This property has been a registered rental since 2004. The petitioner purchased this property in September 2023. They had requested occupancy of 11, but the Group Rental Committee determined that only 10 bedrooms meet the standards for sleeping rooms. Also, with parking as a limiting factor, only 7 occupants aged 18 years or older would be allowed to occupy the property unless or until additional parking is approved and constructed. The proposed site plan indicates that the petitioner will have 10 parking spaces which would yield an occupancy of 10 persons aged 18 years or older on the property.



*Figure 2 - Current Conditions (garage removed)*

City staff notes that the above rental details are meant to be informative as to the background of this case and the purpose of this review is not to evaluate the appropriate number of occupants for this property. But it is to consider the proposed parking area based on the criteria outlined in the College Hill Neighborhood Overlay.

## ANALYSIS



number of parking stalls that can be achieved within Code standards. **On-site parking requirements are met.**

3. Parking lot standards: A parking lot is defined as an area designated for parking three or more vehicles. The parking lot must maintain a five-foot minimum setback from property lines, an aisle that accommodates two-way traffic, a continuous curb around the parking area, and adhere to a plan for how the stormwater will be managed. The parking area must also maintain a four-foot setback from the house. **The proposed site plan layout meets all applicable parking lot standards.**
  
4. Open space/ landscaping requirements: This criterion regulates parking areas and required green spaces. For rear yard coverage, a multi-unit dwelling in the R-2 zoning district can have maximum rear yard coverage up to 50%. As provided for in the parking code standards, the Planning and Zoning Commission and City Council may approve up to an additional 5% coverage if the situation warrants. For reference, the existing parking area prior to removal of the garage was at about 65% rear yard coverage. The petitioner is proposing a parking area that covers 53.3% of the rear yard so is requesting approval from P&Z and Council to be able to exceed the 50% standard. Also, the proposed plan shows required screening shrubs around the entire parking area, as required. **Staff finds that the proposal meets the intent of the open space and landscape requirements and the proposed changes will improve the existing condition of the parking area by reducing the rear yard parking lot coverage by approximately 12%.**

#### TECHNICAL COMMENTS

Notification of this case was sent to adjacent property owners on November 14, 2023. All applicable permits will need to be applied for upon approval of the site plan. Staff notes that a permit for work in the right-of-way will be required for relocation of the approach.

#### STAFF RECOMMENDATION

Staff recommends approval of DR23-005, a proposal to modify a parking lot at 2704 College Street.

#### Attachments:

Letter of Intent  
Site Plan

Mark lehl  
CL Ventures, LLC  
4201 Knoll Ridge Dr  
Cedar Falls, IA 50613  
rentcfwloo@gmail.com  
319-406-2513  
11/06/2023

Department of Community Development  
City of Cedar Falls  
220 Clay Street  
Cedar Falls, IA 50613

Re: Letter of Intent – Proposed Project at 2704 College Street

Dear Department of Community Development,

I am writing to submit a Letter of Intent on behalf of CL Ventures, LLC, regarding the property at 2704 College Street in Cedar Falls. Our project aims to address stormwater issues and enhance the property.

Key project details:

1. Parking Area Improvements:

- Reconfigure the parking area for more efficient use of paved space
- Add landscape screening around the perimeter of parking area
- 6-inch curbing around perimeter of parking area
- Observe 5ft setbacks from property lines
- I am requesting approval per city code for up to 5% above the allowed 50% parking lot coverage - proposed coverage is 53.3%

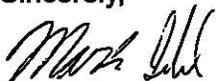
2. Stormwater Management:

- Direct stormwater toward the street to alleviate water concerns from neighboring properties - curb cut moved to South end of property to accommodate

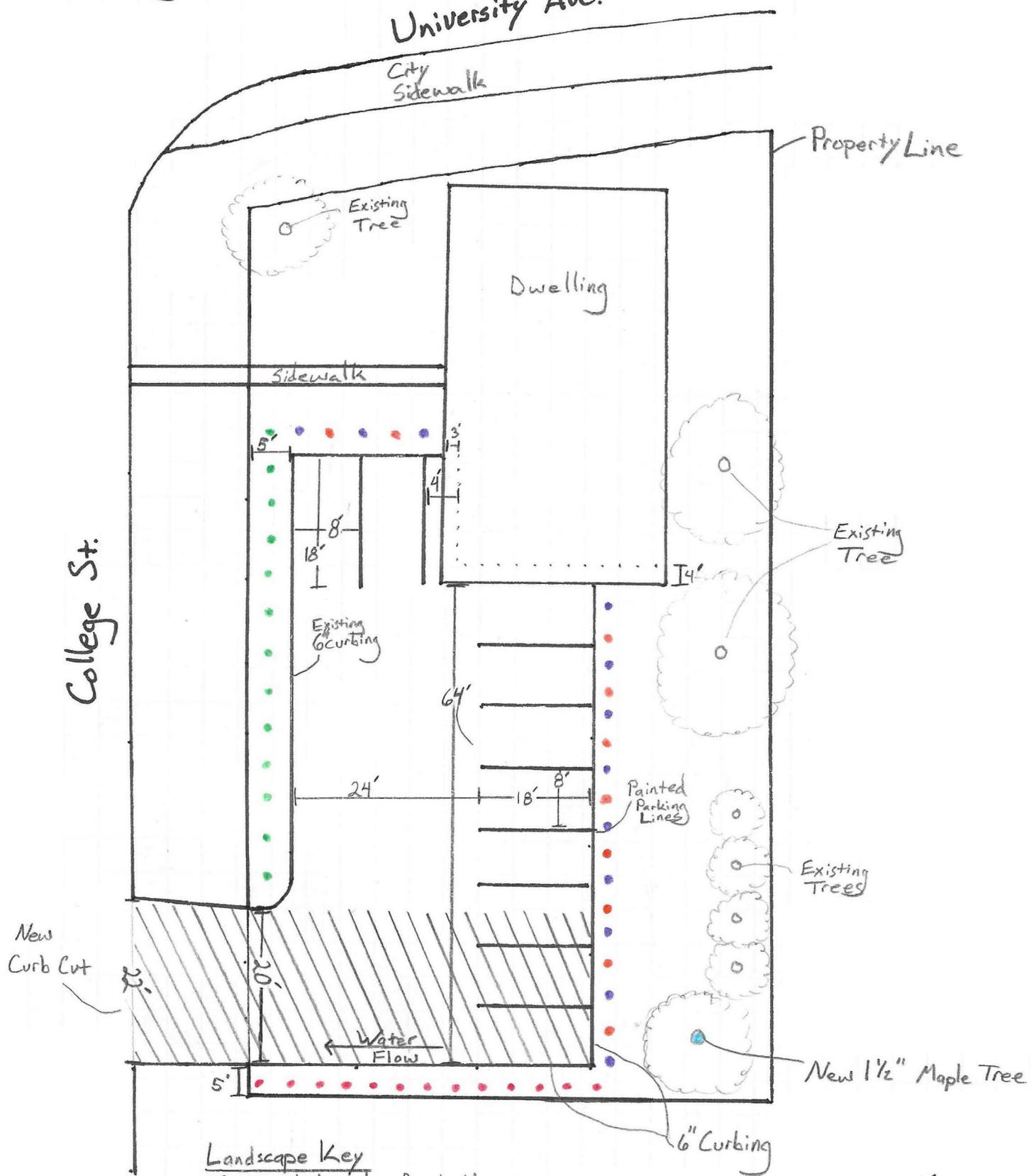
I kindly request your review and approval of our proposed improvements.

For additional information or a meeting, please contact us. We appreciate your consideration.

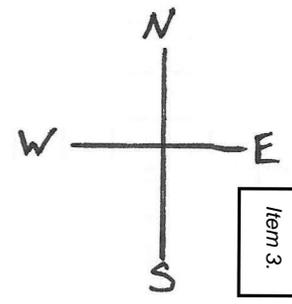
Sincerely,



Mark lehl  
CL Ventures, LLC



- Landscape Key
- 12 ● - Weigela - Dark Horse
  - 10 ● - Weigela - Golden Jackpot
  - 13 ● - Dogwood - Arctic Fire
  - 13 ● - Korean Lilac
  - 1 ● - Maple Tree



Item 3.