



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, JULY 22, 2020  
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 Minutes of July 8, 2020.

**Public Comments**

**Old Business**

- 2. **Land Use Map Amendment & Rezoning – A-1 Agricultural District to P-1 Public District (RZ20-005). LUMA from "Medium Density Residential" to "Schools" (LU20-002)**  
**Location:** North of W. 27th Street and west of PE Center Drive  
**Applicant:** Cedar Falls Community School District; INVISION Architects  
**Previous discussion:** July 8, 2020  
**Recommendation:** Discuss and recommend approval  
**P&Z Action:** Public hearing and forward a recommendation to City Council

**Commission Updates**

**Adjournment**

Reminders:

- \* August 12 and August 26 - Planning & Zoning Commission Meetings
- \* August 3 and August 17 - City Council Meetings

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
July 8, 2020  
Via Videoconference  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on July 8 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: Adkins, Hartley, Holst, Larson, Lynch, Prideaux, Saul and Schrad. Leeper was absent. Karen Howard, Community Services Manager, Shane Graham, Economic Development Coordinator and Jaydevsinh Atodaria, Planner I, were also present.

- 1.) Chair Holst noted the Minutes from the June 24, 2020 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Mr. Schrad seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Lynch, Prideaux, Saul, and Schrad), and 0 nays.
  
- 2.) The first item of business was a Preliminary Plat Amendment for Wild Horse Ridge. Chair Holst introduced the item and Mr. Graham provided background information, noting that the item was reviewed at the previous Planning and Zoning Commission meeting. The amendment pertains to the 5<sup>th</sup> through 9<sup>th</sup> additions on the plat and would create a zero lot line at the northwest corner along the west side of Lariat Lane and the north side of Arrowhead Drive. A small cul-de-sac would be created at the southwest corner of the plat and the 12<sup>th</sup> Street connection would be removed. Mr. Graham explained the phasing plan for the 9 additions and the lots that would be created and displayed the potential duplex designs being proposed. He discussed the proposed amendments and noted that staff recommends approval subject to conformance with all city staff recommendations and any additional comments from the Commission.

Mr. Schrad asked about the timing of paving of 12<sup>th</sup> Street. Graham responded that would likely occur previous to or concurrently with the final plat addition that provides the access to 12<sup>th</sup> Street. He also noted that the developer per a previous agreement will pay fees toward the improvement of 12<sup>th</sup> Street to serve the needs of the subdivision as it builds out.

Mr. Larson made a motion to approve the item. Mr. Hartley seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Lynch, Prideaux, Saul, and Schrad), and 0 nays.

- 3.) The next item for consideration by the Commission was a Rezoning from A-1, Agricultural District to P-1, Public District and Land Use Amendment from "Medium Density Residential" and "University" to "Schools." Chair Holst introduced the item and

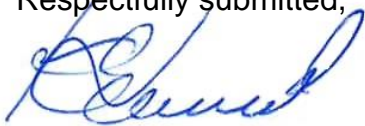
Mr. Atodaria provided background information. He explained that the Cedar Falls Community School District is requesting a rezoning for property north of W. 27<sup>th</sup> Street and west of PE Center Drive from A-1, Agricultural, to P, Public. The school district intends to use the land for construction of a new high school. Staff notes that the Future Land Use Map will also need amending to acknowledge the public ownership and use of the property by the public school district. The proposed land use map amendment would change the designations on the map from "Medium Density Residential" and "University" to "Schools." Staff recommends setting a date of public hearing for July 22 to discuss the proposed rezoning and amendment to the future land use map.

Andy Pattee, superintendent of Cedar Falls Schools, stated that he is available for any questions and thanked the Commission for their work. Mr. Schrad asked if notification letters will be sent out before the next meeting. Mr. Atodaria stated that notices have been sent out and notification will also be posted in the newspaper. The matter will be continued at the next meeting.

- 4.) As there were no further comments, Mr. Larson made a motion to adjourn. Mr. Hartley seconded the motion. The motion was approved unanimously with 8 ayes (Adkins, Hartley, Holst, Larson, Lynch, Prideaux, Saul, and Schrad), and 0 nays.

The meeting adjourned at 5:55 p.m.

Respectfully submitted,



Karen Howard  
Community Services Manager



Joanne Goodrich  
Administrative Clerk



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning & Zoning Commission  
**FROM:** Jaydevsinh Atodaria, Planner I  
**DATE:** July 16, 2020  
**SUBJECT:** Rezoning Request Cedar Falls High School (RZ20-005)  
Land Use Map Amendment (LU20-002)

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**REQUEST:** Amend Future Land Use Map to reflect public use of the property.  
Rezone property from A-1, Agricultural District to P, Public Zoning District.

**PETITIONER:** Cedar Falls Community School District / Brian Sanderman, INVISION  
Architects

**LOCATION:** North of W. 27<sup>th</sup> Street and west of PE Center Drive

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#### PROPOSAL

The Cedar Falls Community School District has requested to rezone 20 acres (871,200SF) of property from the A-1, Agricultural District, to the P, Public Zoning District. This property is located north of W. 27<sup>th</sup> Street and west of PE Center Drive.

#### BACKGROUND

Cedar Falls Community School District (CFCSD) owns the subject property. This parcel was purchased by CFCSD last year from the adjacent property owner to the west in order to provide additional area for the new high school campus.

CFCSD also owns the abutting property at 2701 W 27<sup>th</sup> Street to the east of the subject property which is approximately 50 acres (2,178,000SF). The property west of the subject property is currently being rezoned to allow development of West Fork Crossing, a large planned residential area. The area to the east is owned by the University of Northern Iowa. The 50-acre parcel to the east of the subject property was purchased from UNI, so is already zoned Public.

If the petitioner's request to rezone the property to P zone is approved, the intent is to combine the subject property with the lot to the east in order to accommodate a new Cedar Falls High

School campus on a total land area of about 70 acres. The applicant will be submitting a site plan for the new Cedar Falls High School facility at a later date.

## ANALYSIS

### Existing and Proposed Zoning

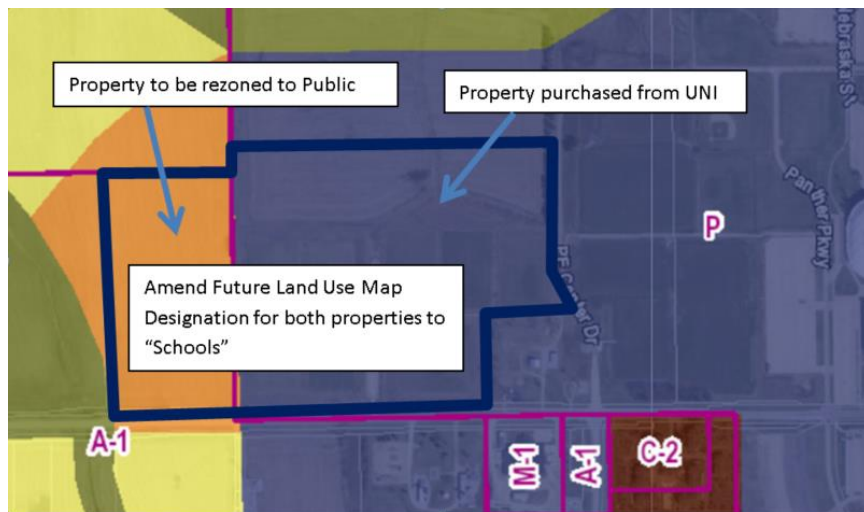
The request is to rezone 20 acres of land north of W 27<sup>th</sup> Street and west of PE Center Drive from A-1, Agricultural District to P, Public Zoning District. The purpose of A-1 Agricultural District is to act as a "holding zone" in areas of the city that are undeveloped and not served by essential municipal services (i.e., sanitary sewer, water, roadways) but where future growth and development is anticipated according to the Comprehensive Plan.

The Public Zoning District Zone designation is reserved exclusively for structures and uses of land owned by the federal government, the state, the county, the city and the Cedar Falls Community School District. Although such publicly owned property is generally exempt from zoning regulations and requirements, it is expected that such governmental authorities will cooperate with the City to encourage structures and uses of public land which will be compatible with the general character of the area in which the public property is located.

The rezoning is a necessary first step to allow development of the new high school. The request aligns with the intent to develop the land for public purposes.

### Compliance with the Comprehensive Plan and Future Land Use Map

The Future Land Use Map in the City's Comprehensive Plan indicates that this property is designated for Medium Density Residential use. With the purchase of the property by the school district, the Future Land Use Map will need to be amended for both the property purchased from UNI, which is currently designated as "University," and the property that is the subject of this rezoning. Staff recommends amending the map to reflect the "School" designation for both properties. See excerpt from the Future Land Use Map below with properties labeled.



### Future Land use Map (Legend)

University-  
Low Density Residential -  
Medium Density Residential-



Access to Public Services

The property is located in a developed area of the city and will have access to utilities. The City will be re-constructing W. 27<sup>th</sup> Street to facilitate development of the new school. With that project a sewer main will be extended from the south to serve the new school and the West Fork Crossing development.

Access to Adequate Street Network

A traffic study has been conducted to assess the traffic circulation needs for the school, with two driveway access points anticipated along W. 27<sup>th</sup> Street, one from PE Center Drive and a local neighborhood street connection on the west side of the property. The subject property will have adequate street connections in order to regulate the traffic flow and accessibility to the site.

PUBLIC NOTICE

Notice of the rezoning proposal was mailed to the adjoining property owners with the potential date of public hearing and public hearing notice was also published in Waterloo Cedar Falls Courier on 16<sup>th</sup> July, 2020.

STAFF RECOMMENDATION

The Community Development Department recommends approval of a rezoning of the subject property from A-1, Agricultural District to P, Public District and an amendment to the Future Land Use Map changing the designation of the entire high school site from “Medium Density Residential” and “University” to “Schools.”

PLANNING & ZONING COMMISSION

Introduction 7/8/2020 Chair Holst introduced the item and Mr. Atodaria provided background information. He explained that the Cedar Falls Community School District is requesting a rezoning for property north of W. 27<sup>th</sup> Street and west of PE Center Drive from A-1, Agricultural, to P, Public. The school district intends to use the land for construction of a new high school. He noted that the Future Land Use Map will also need amending to acknowledge the public ownership and use of the property by the public school district. The proposed land use map amendment would change the designations on the map from “Medium Density Residential” and “University” to “Schools.” Staff recommends setting a date of public hearing for July 22 to discuss the proposed rezoning and amendment to the future land use map.

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Attachments: Location Map  
Rezoning Plat



