Cedar Falls Planning and Zoning Commission
Regular Meeting
June 11, 2025
Cedar Falls, Iowa

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on June 11, 2025 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Grybovych, Hartley, Johnson, Moser, Sorensen, Stalnaker, and Watkins. Henderson was absent. Michelle Pezley, Planner III, and Jaydevsinh Atodaria, Planner II were also present.

1.) Chair Hartley noted the Minutes from the May 28, 2025 regular meeting are presented. Stalnaker made a motion to approve the Minutes as presented. Alberhasky seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Johnson, Moser, Sorensen, Stalnaker, and Watkins), and 0 nays.

2.) The first item of business was the Winding Creek Preliminary Subdivision Plat (PP25-001). Chair Hartley introduced the item, and Ms. Pezley provided background information. She explained that the plat is located south of Orchard Drive, east of South Main Street, and north of East Greenhill Road. After the building permits were issued for the three properties, the owner combined the lots into one legal lot. They are now requesting to subdivide this lot into six lots. She discussed the criteria for subdividing the lots and noted staff comments regarding floodplain matters. Staff recommends approval of the plat.

Alberhasky made a motion to approve the item. Sorensen seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Johnson, Moser, Sorensen, Stalnaker, and Watkins), and 0 nays.

3.) The next item for consideration by the Commission was a rezoning request for property South of Quail Hollow Lane and North of the new Cedar Falls High School. It is proposed to rezone from P Public District to R-2 Residence District (RZ25-001). Chair Hartley introduced the item and Ms. Pezley provided background information. She explained that it is proposed to rezone three tracts as UNI had found that there were a few property owners on Quail Hollow Lane that had rear yard amenities such as gardens, basketball courts, and similar items encroaching the UNI property. As a solution, the university provided property owners with the opportunity to purchase a 40-foot strip of land south of their property. Eight property owners have chosen to do so. As part of the process, the university has prepared plats of survey for each of those owners with their rezoning proposal that will be merged with the existing lots. Ms. Pezley discussed the criteria for such rezoning and noted that staff recommends discussion at this time and setting a public hearing at the June 25 meeting.

Sorensen made a motion to set a public hearing. Alberhasky seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Johnson, Moser, Sorensen, Stalnaker, and Watkins), and 0 nays.

4.) The Commission next considered three items together:

- an RP Master Plan Amendment of Panther West Additions for 54.79 acres of land located North of Aldrich Elementary School and South of W. Greenhill Road (MP25-003),
- a Preliminary Plat Amendment for Panther West Additions (PP25-002) and
- a request to extend the validity of the Preliminary Plat for Panther West Additions.

Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that each item will require separate votes.

He first discussed the Master Plan and Preliminary Plat Amendments, explaining that the property was rezoned to RP Planned Residential District in March 2024. The rezoning was approved subject to the approval of an RP Master Plan for the subject property and the development procedures agreement. The Preliminary Plat was approved in May of 2024, consistent with the RP Master Plan and the development procedures agreement. The proposal is to amend the phasing plan for both the RP Master Plan and the Preliminary Plat for Panther West additions to coincide with a separate agreement related to establishing urban renewal areas that will allow the developer to request residential TIF assistance in a phased approach. There is also a request to extend the validity of the approved Preliminary Plat for Panther West.

Mr. Atodaria discussed the current zoning and Master Plan, explaining that it is proposed to create 131 detached single-family lots and break the development into four phases. The proposed amendment would change the phasing from four phases to three, which would make it more economically feasible and will align with the Residential TIF agreement to be considered by City Council. He explained that the subdivision code requires a phasing plan to ensure timely connection of streets and infrastructure. The City's fire code limits the length of any dead-end street to no greater than 600 feet and requires that any development with more than 30 units requires two means of access. The developer has agreed to construct Richard Road extension from eastern boundary of the subdivision to western boundary of the Phase 1 to comply with this requirement, with this extension completed as part of Phase 1 of the project.

He then discussed the validity of the preliminary plat, explaining that an approved preliminary plat is valid for two years. If the construction has not commenced within the two years, the plat expires unless an extension is approved by City Council. The current approved preliminary plat is valid until May 2026 and the developer is requesting an extension to go through December 30, 2030 to align with the development timeline specified in a separate development agreement as mentioned earlier.

Staff recommends approval of:

- The proposed Panther West RP Master Plan Amendment
- The proposed amendment of phasing on the preliminary plat for Panther West Additions, and
- The request to extend the validity of approved preliminary plat for Panther west until December 30, 2030.

These changes are being made to facilitate residential development according to a proposed urban renewal plan for the area. Staff notes that the original RP developmental procedures agreement will need to be amended and signed prior to City Council review of these changes to the phasing plan.

Stalnaker asked for clarification on the phasing and Mr. Atodaria pulled up the map and explained the phasing areas.

Kevin Fittro (Panther Farms), developer, stated that Ashworth Drive will be put in first, noting that it will go faster in three phases than four.

Johnson asked about the timeline for the second phase. Fittro stated it would be around two years.

Don Forsythe, 4611 Eden Way, asked if the easement behind his property will remain. Staff answered that it would.

Fittro added that putting together the development agreement has taken about a year longer than anticipated, which is part of the reason they would like to have three phases to make it move more quickly.

Stalnaker made a motion to approve the Panther West RP Master Plan Amendment. Sorensen seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Johnson, Moser, Sorensen, Stalnaker, and Watkins), and 0 nays.

Johnson made a motion to approve the Preliminary Plat Amendment. Stalnaker seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Johnson, Moser, Sorensen, Stalnaker, and Watkins), and 0 nays.

Sorensen made a motion to approve the request to extend validity of the Preliminary Plat. Alberhasky seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Johnson, Moser, Sorensen, Stalnaker, and Watkins), and 0 nays.

5.) Ms. Pezley provided an update that there will be a Parks Master Plan presentation on July 9, 2025.

7.) As there were no further comments, Alberhasky made a motion to adjourn. Stalnaker seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Johnson, Moser, Sorensen, Stalnaker, and Watkins), and 0 nays.

The meeting adjourned at 5:58 p.m.

Respectfully submitted,

Karen Howard
Planning & Community Services Manager

Joanne Goodrich
Administrative Assistant