Cedar Falls Planning and Zoning Commission
Regular Meeting
May 28, 2025
Cedar Falls, Iowa

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on May 28, 2025 at 5:30 p.m. at City Hall. The following Commission members were present: Alberhasky, Grybovych, Hartley, Henderson, Johnson, Sorensen, Stalnaker and Watkins. Moser was absent. Karen Howard, Planning and Community Services Manager, Jaydevsinh Atodaria, Planner II, and Chris Sevy, Planner II were also present.

1.) Chair Hartley noted the Minutes from the May 14, 2025 regular meeting are presented. Grybovych made a motion to approve the Minutes as presented. Sorensen seconded the motion. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Henderson, Johnson, Sorensen, Stalnaker and Watkins), and 0 nays.

2.) The first item of business was a Land Use Map Amendment for 5.22 acres located east of Norse Drive, north of Addison Drive and west of Loren Drive. Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that the change is intended to allow the proposed development of low-density detached single-family dwelling units. He discussed prior amendments and showed an image of the Future Land Use Map for that area. He explained the uses for the different designations and spoke to the proposal to facilitate development of 16 detached single-family dwelling units at a density of 3.07 units per acre. The request will align with typical low-density residential uses and will be consistent with the other development in the area. Staff recommends approving the proposed Land Use Map Amendment to change designation of subject property to “Low Density Residential Use”.

Hartley said that the proposed development will be well received in this neighborhood.

Stalnaker agreed saying that he is happy to see the infill project rather than seeing development sprawling outward.

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

3.) The next item for consideration by the Commission was an MU Master Plan Amendment from Townhomes to Single-Family Residential for the previous 5.22 acres located east of Norse Drive, north of Addison Drive and west of Loren Drive. Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that this is a continuation of the previous item, and the proposal is to amend the MU District Master Plan to allow for construction of single-family lots on the property. He discussed the previous amendments and stated that the plan would be to create a total of 16 detached single-family lots at 3.07 units per acre. He gave the analysis of the proposal, explaining that the Master Plan should evaluate if the proposed development plan conforms to standards of the comprehensive plan and discussing building setbacks, and the landscaping plan. He explained that the developer is proposing building designs for the single-family dwellings in a craftsman style with high pitched roofs, prominent front porches, and two-car garages set back from the front of the houses. He provided technical comments noting that a Developmental Procedures Agreement that details all aspects of the proposed MU District Master Plan will be required prior to City Council review. If the Master Plan amendment is approved, the applicant will need to submit a

preliminary plat and final plat to develop the subject property that is consistent with this proposed master plan. Staff recommends approval of the proposed Master Plan Amendment for the property subject to approval of Future Land Use Map amendment (LU25-001), and technical comments noted earlier.

Hartley made a motion to approve the proposal to allow the development of single-family dwelling units in place of multi-unit town homes (approved earlier). Alberhasky seconded the motion and added that she likes the proposed design of the houses, particularly the intention to set back the garages, as this design will create a more welcoming neighborhood. The motion was approved unanimously with 8 ayes (Alberhasky, Grybovych, Hartley, Johnson, Sorensen, Stalnaker, Henderson and Watkins), and 0 nays.

4.) The Commission then considered the Bockes Minor Subdivision Plat, specifically 3208 Pleasant Drive. Chair Hartley introduced the item and Mr. Sevy provided background information. He displayed a map of the area and explained that the applicants are seeking to subdivide the property to create two separate lots with an outlot to be reserved as open space. He clarified that the outlot is not a buildable lot. Staff recommends approval with any comments or direction from the Commission and conformance with all city staff recommendations and technical requirements.

Stalnaker asked about creating the outlot and why it is not staying with one of the other lots. Mr. Sevy explained that it keeps the outlot from being built on as desired by the property owner who wants to keep a buffer of open space between the buildable lots.

Elizabeth Brookins, 3101 Rainbow Drive asked to see specifically where the lots are sectioned. Steve Freers asked about the depth of the outlot. Mr. Sevy answered the questions.

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

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

The meeting adjourned at 5:50 p.m.

Respectfully submitted,

Karen Howard
Community Services Manager

Joanne Goodrich
Administrative Assistant