



NW / Business Hwy. 218 and along the west side of the North Waverly Industrial Park. The zoning of the property is A-1 (Agricultural District) and the Comprehensive Land Use Map designates this area as Commercial/Industrial.

Chairperson Lambert opened the public hearing. Neighboring property owner Butch Kehe asked about the access into the property. Public Works Director Cherry reviewed the access and the overall proposal. Mr. Cherry reviewed the storm water and detention plans and stated that the fully developed site would have two access locations, one for the public and the other for the public services vehicles. The public access would be near the east property line and one access to the highway would be accomplished for the facilities and the frontage road. Mr. Cherry mentioned the existing access to the frontage road could be used or moved, but two access points close to each other would not be proposed. Gary Nelson from Rada Manufacturing asked about the storm water retention and did not want the ponds to become a mosquito haven for their nearby workers. Mr. Cherry stated that the City desires to be good neighbors and also does not want this to occur and will maintain the ponds so that the water does not become stagnant. Chairperson Lambert asked if the City will be looking at a transfer station in the near future. Mr. Cherry stated that it is not economically viable for the City to have a transfer station with the current high quantity of garbage that is obtained. Mr. Nelson asked about the appearance of the yard waste facility. Mr. Cherry mentioned that there is screening being planned for the neighboring properties with trees along with a minimum 50-foot buffer area. There would be no change in the operation of the yard waste facility and various household items will still be accepted. There being no further comments, Mr. Lambert closed the public hearing.

Motion By: Edith Waldstein

Seconded By: Ryan Keller

Move that the Planning and Zoning Commission recommend to the City Council the special provisional use request for the Waverly Public Works Facility.

Yes: 5

No: 0

Absent: 2

2. Public Hearing on the Rezoning Request and Comprehensive Land Use Amendment for the City of Waverly Commercial Parking Lot Project Along 1<sup>st</sup> Avenue NW.

The City of Waverly has requested the rezoning of their land in northwest Waverly along the south side of 1<sup>st</sup> Avenue NW and the west side of 1<sup>st</sup> Street NW. The proposed zoning is C-3 (Commercial - Central Business - District) while the north half of the property is currently zoned R-4 (Multiple Family Residential - Transitional District). The south half of the property was rezoned to C-3 in 2001 for the existing commercial uses. The Comprehensive Land Use Map designates this entire area as Residential and is being requested to be amended to Commercial. The City of Waverly intends to clear the approximate quarter block and create a downtown parking lot for the nearby businesses.

Chairperson Lambert opened the public hearing. Butch Kehe confirmed the west boundary of the rezoning will stop before it gets to the apartment building. There being no further comments, Mr. Lambert closed the public hearing. Commissioner Dickman confirmed that the neighboring businesses would be able to use this parking lot.

Motion By: Ryan Keller

Seconded By: David Huser

Move that the Planning and Zoning Commission recommend to the City Council the rezoning request and comprehensive land use amendment for the City of Waverly Commercial Parking Lot Project Along 1<sup>st</sup> Avenue NW.

Yes: 5

No: 0

Absent: 2

C. Regular Business:

1. Review and Set Public Hearing on the Rezoning Request and Comprehensive Land Use Amendment for the Robertson & Brye Property West of 16<sup>th</sup> Street SW and North of 10<sup>th</sup> Avenue SW.

Butch Kehe, representing the Robertson and Brye Property, has requested the rezoning of their land in southwest Waverly along the north side of 10<sup>th</sup> Avenue SW and the west side of 16<sup>th</sup> Street SW. The proposed zoning is C-2 (Commercial District) while the property is currently zoned A-1 (Agricultural District). The Comprehensive Land Use Map designates most of the southern portion of the area as Commercial while the northern area is designated as Residential. The Residential area is being requested to be amended to Commercial.

Mr. Kehe reviewed the request and stated that the owners desire to see all of their land be commercial. Secretary Passmore stated that he spoke to the manager/owner of the neighboring hotel and any remaining commercial land not properly zoned will be included in the request. Chairperson Lambert asked about the capacity of 16<sup>th</sup> Street SW. City Engineer Cherry stated that 16<sup>th</sup> Street SW is a designated collector street and that sections of the roadway likely need to be rebuilt. Mr. Kehe noted that 16<sup>th</sup> Street SW is a very important north-south roadway for the area.

Motion By: Ryan Keller

Seconded By: David Huser

Move that a public hearing for the rezoning request and comprehensive land use amendment for the Robertson & Brye Property be set for the Planning and Zoning Commission meeting on December 6, 2007.

Yes: 5

No: 0

Absent: 2

2. Review and Recommendation of the Minor Plat for McRae Enterprises, L.L.C. along 16<sup>th</sup> Street SW.

Dave McRae of McRae Enterprises, L.L.C., in conjunction with VJ Engineering, has produced a plat of survey to split the north 60 feet of his property along the west side of 16<sup>th</sup> Street SW. The property is zoned R-3 (Multiple Family Residential District) and the Comprehensive Land Use Map designates this area as Residential. The split will create a separate parcel from the current apartment complex that is being converted into condominiums. The new parcel will meet the minimum lot width for a single family residence.

Mr. McRae reviewed the proposed plat and mentioned that the excess land to the north would not be needed or desired to be placed into the future condominium association. Commissioner Keller confirmed that the new property line would be north of the new garage and the required setbacks would be met from the new property line to the garage.

Motion By: David Huser

Seconded By: Ryan Keller

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Minor Plat for McRae Enterprises, L.L.C. along 16<sup>th</sup> Street SW.

Yes: 5

No: 0

Absent: 2

3. Proposed Amendment to the Waverly Urban Renewal Plan Boundaries in Southwest Waverly along 4<sup>th</sup> Street SW for the Village Square Shopping Mall and Phase One of the 10<sup>th</sup> Avenue SW (Cedar Valley Parkway) Corridor.

The City of Waverly is requesting the amendment of the Urban Renewal Plan or Tax Increment Financing (TIF) boundaries in southwest Waverly due to the recent planned redevelopment of the area. The proposed amendment would include the entire Village Square shopping mall development as an effort to assist in the redevelopment of the old Wal-Mart building and surrounding properties. Miller True Value will be the new business within the existing remodeled building, while improvements to the 4<sup>th</sup> Street SW access and rear access are planned for the property. The proposed amendment also includes the corridor for the future extension of 10<sup>th</sup> Avenue SW or the Cedar Valley Parkway to the Cedar River. This was addressed as phase one of the proposed future roadway and trail corridor and would connect to 8<sup>th</sup> Street SE adjacent to the Soccer Complex. TIF amendments further require approval by City Council following a public hearing and also a consultation with the potentially affected tax-benefit entities. The Comprehensive Future Land Use Map designates the shopping mall area as Commercial and the corridor as Public, Government, Church & Recreational.

Secretary Passmore briefly reviewed the request and went through the proposed timeline for the amendment. Commissioner Huser asked if the previous rezoning request land for the Robertson and Brye Property should be included in the amendment. Mr. Butch Kehe mentioned that he could speak to the owners about adding their land into the TIF District. Mr. Passmore stated that the current

request is desired to occur relatively soon and that the City desires to see an actual development in process before starting the timeline for a new amendment, as the amendments do expire after a certain time period. Chairperson Lambert confirmed that the City does consult with the school district and that the school is reimbursed a portion of their lost TIF revenue from the State of Iowa. Commissioner Dickman confirmed that the Millers were buying the entire parcel and building of the old Wal-Mart facility. Mr. Passmore mentioned that a change in the shopping center plan will likely be brought before the Commission in the near future. The Commission discussed potential changes to the shopping center area as it related to out-lots, parking, access and use.

Motion By: Ryan Keller

Seconded By: Edith Waldstein

Move that the Planning and Zoning Commission recommend to the City Council the approval of the amendment to the Waverly Urban Renewal Plan Boundaries in southwest Waverly along 4<sup>th</sup> Street SW for the Village Square Shopping Mall and Phase One of the 10<sup>th</sup> Avenue SW (Cedar Valley Parkway) Corridor.

Yes: 5

No: 0

Absent: 2

D. Old Business: None

E. New Business:

- Vice-Chairperson Waldstein asked about the buildings that will remain near the proposed new northwest downtown commercial parking lot. Chairperson Lambert stated that there would be a private home and an apartment building remaining.
- Commissioner Dickman asked about any news regarding a major downtown redevelopment project. Secretary Passmore mentioned that there was not any new information to be made public at this time.

F. Adjournment:

Motion By: Edith Waldstein

Seconded By: Ryan Keller

That the Planning and Zoning Commission meeting be adjourned.

Yes: 5

No: 0

Absent: 2

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