



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, APRIL 13, 2022**  
**5:30 PM AT CEDAR FALLS COMMUNITY CENTER, 528 MAIN STREET**

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**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of March 23, 2022

**Public Comments**

**New Business**

2. **Cedar Falls Bicycle Plan**  
**Presented for Public Review:** *March 23, 2022*  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make recommendation to City Council*
3. **Wild Horse Ridge Fifth Addition Final Plat (Case #FP22-001)**  
**Location:** South of 12th Street and West of Union Road  
**Applicant:** Midwest Development Co. (Owner) and CGA consultants (Engineer)  
**Previous Discussion:** None  
**Recommendation:** *Introduction and discussion*  
**P&Z Action:** *Discuss and continue to the next meeting*
4. **Minor Plat for The Cove at Spruce Hills (Case #MP22-001)**  
**Location:** North of Greenhill Road and east of Spruce Hills Drive and Prairie Parkway  
**Applicant:** Brian Wingert (Developer); The Cove at Spruce Hills LLC (Owner); Snyder & Associates (Engineer)  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and consider making a recommendation to City Council*

**Old Business**

5. **RP Site Plan Review – The Cove at Spruce Hills (Case #SP21-013)**  
**Location:** North of Greenhill Road and east of Spruce Hills Drive and Prairie Parkway  
**Applicant:** Brian Wingert (Developer); The Cove at Spruce Hills LLC (Owner); Snyder & Associates (Engineer)  
**Previous discussion:** March 9, 2022  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make recommendation to City Council*
6. **Amendment of RP Master Plan for Autumn Ridge Development (DEFERRED)**  
**Location:** South of W. 1st Street and West of Union Road  
**Applicant:** BKND, Inc., Owner; CGA Engineering, Engineer  
**Previous discussion:** November 24, 2020, March 9, 2022  
**Recommendation:** *Defer discussion to the next P&Z meeting*  
**P&Z Action:** *None*
7. **Preliminary Plat for Autumn Ridge 9th and 11th Additions (PP20-004)(DEFERRED)**  
**Location:** South of W. 1st Street and West of Union Road  
**Applicant:** BKND, Inc., Owner; CGA Engineering, Engineer

**Previous discussion:** November 24, 2020, March 9, 2022  
**Recommendation:** *Defer discussion to the next P&Z meeting*  
**P&Z Action:** *None*

## **Commission Updates**

### **Adjournment**

#### Reminders:

- \* April 27 and May 11 - Planning & Zoning Commission Meetings
- \* April 18 and May 2 - City Council Meetings