



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, APRIL 14, 2021
5:30 PM AT CITY HALL CITY COUNCIL CHAMBERS AND VIA VIDEO
CONFERENCE

The meeting will also be accessible via video conference and 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).

Call to Order and Roll Call

Approval of Minutes

- 1. Planning and Zoning Commission Regular Meeting Minutes of March 24, 2021 and Special Meeting minutes from February 10, 2021

Public Comments

Old Business

- 2. **Central Business District Overlay Site Plan Review (Case #SP20-012)**
Proposal: New Mixed Use Building
Location: 7th & Main
Applicant: Hi Yield, LLC (Brent Dahlstrom), Rose Schroder, AICP Bolton & Meck, Inc, and Slingshot Architecture
Previous Discussion: February 24, 2021
Recommendation: *Per applicant request, defer to a future meeting to allow time for applicant to address the parking*
P&Z Action: *Consider deferral to a future meeting*
- 3. **Land Use Map Amendment & Rezoning from M-1 to HWY-1 (Case #RZ21-002)**
Proposal: Rezone to allow medical office use of existing building
Location: 7009 Nordic Drive
Applicant: Lydia Brown; Skogman Realty
Previous Discussion: February 24, 2021
Recommendation: *Application has been withdrawn by request of the applicant*
P&Z Action: *No action is needed. Application is withdrawn.*
- 4. **Rezoning from A-1 Agricultural District and R-1 Residential District to MU Mixed Use Residential District (RZ21-001), and to update the Pinnacle Prairie Master Plan to include this new area.**
Location: 500 feet north of Huntington Road along the west side of Cedar Heights Drive
Applicant: Oster Family Limited Partnership
Previous discussion: Original proposal discussed September 9 and October 14, 2020, with P&Z recommending denial. Initial discussion of this revised proposal March 24, 2021

Recommendation: *Recommend Approval*

P&Z Action: *Hold public hearing and consider making a recommendation to City Council*

5. Zoning Code Text Amendments – Downtown Character District Regulations

Proposal: New zoning regulations for the Downtown Character District

Recommendation: *Open public hearing, discuss proposed amendments to the public review draft of the Downtown Character District regulations, continue the public hearing to the next meeting*

P&Z Action: *Discuss, provide direction, and continue the public hearing to the next meeting*

New Business

6. Central Business District Overlay Design Review (Case #DR21-003)

Proposal: Approval of various wheatpasting murals in the Central Business District Overlay

Location: Various sites downtown

Applicant: Isaac Campbell, UNI graduate student, Communications and Media Dept.

Previous Discussion: None

Recommendation: *Discuss and make a recommendation to City Council*

P&Z Action: *Review and make a recommendation to the City Council*

7. College Hill Neighborhood Overlay Review (Case #DR21-005)

Location: 704-706 W 28th Street

Applicant: Wes Geisler

Previous discussion: Request to add 2 additional bedrooms to a duplex for a total of 3 bedrooms/unit. (Previous application for four bedrooms/unit was denied by P&Z and City Council).

Recommendation: *Recommend Approval*

P&Z Action: *Review and make a recommendation to Council*

8. Minor Subdivision Plat – Lot 2 of Blain's Corner 2nd Addition (Case #MP21-001)

Proposal: Minor plat of Lot 2 of Blain's Corner 2nd Addition

Location: 219 Brandilynn Boulevard

Owner/Applicant: Davenport Farm and Fleet Inc./Andrea Rand, ISG Inc.

Previous Discussion: None

Recommendation: *Discussion and continue to the next meeting*

P&Z Action: *Review, provide direction, and continue to the next meeting*

9. Hwy-1 Site Plan – Aldi's (Case #SP21-005)

Proposal: Hwy-1 Site Plan for Aldi's grocery store

Location: 219 Brandilynn Boulevard (next to Blain's Farm and Fleet)

Owner/Applicant: Davenport Farm and Fleet Inc./Andrea Rand, ISG Inc.

Previous Discussion: None

Recommendation: *Discussion and continue to the next meeting*

P&Z Action: *Review, provide direction, and continue to the next meeting*

Commission Updates

Adjournment

Reminders:

* March 24 and April 14 - Planning & Zoning Commission Meetings

* April 5 and April 19 - City Council Meetings