



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MARCH 09, 2022
5:30 PM AT CEDAR FALLS COMMUNITY CENTER, 528 MAIN STREET

Call to Order and Roll Call

Approval of Minutes

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

Public Comments

Old Business

2. **Zoning Text Amendment – Daycare Uses in the M-1 Light Industrial District (TA22-002)**
Proposal: Amend the Zoning Code to allow daycare centers in the M-1 District
Previous discussion: February 23, 2022
Recommendation: *Approval*
P&Z Action: *Public hearing and make a recommendation to City Council*
3. **Amendment of RP Master Plan for Autumn Ridge Development**
Location: South of W. 1st Street and West of Union Road
Applicant: BKND, Inc., Owner; CGA Engineering, Engineer
Previous discussion: November 24, 2020
Recommendation: *Re-introduction and discussion*
P&Z Action: *Discuss and continue to the next meeting*
4. **Preliminary Plat for Autumn Ridge 9th and 11th Additions (PP20-004)**
Location: South of W. 1st Street and West of Union Road
Applicant: BKND, Inc., Owner; CGA Engineering, Engineer
Previous discussion: November 24, 2020
Recommendation: *Re-introduction and discussion*
P&Z Action: *Discussion and continue to the next meeting*

New 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: None
Recommendation: *Introduction and discussion*
P&Z Action: *Discuss and continue to the next meeting*
6. **MU Master Plan Amendment for Pinnacle Prairie Development**
Location: South of Greenhill Road, between Bluebell Road and Prairie Parkway
Applicant: Western Home Communities
Previous discussion: None
Recommendation: *Introduction and discussion*
P&Z Action: *Discuss and continue to the next meeting*

Commission Updates

Adjournment

Reminders:

- * March 23 and April 13 - Planning & Zoning Commission Meetings
- * March 21 and April 4 - City Council Meetings