



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MAY 24, 2023
5:30 PM AT CITY HALL**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes of May 10, 2023

Public Comments

Old Business

2. **Land Use Map Amendment (LUMA) from “Low Density Residential” to “Neighborhood Commercial and Mixed use” (LU23-001) and Rezoning from C-1 to PC-2 for property at 702 LeClair Street (RZ23-002)**
Petitioner: Randy Howe, Owner; Bradley Best, Applicant
Previous discussion: May 10, 2023
Recommendation: *Approval, subject to development agreement*
P&Z Action: *Hold the public hearing and make a recommendation to City Council*
3. **Zoning Code Text Amendment – Vinyl Siding Allowance in CD-DT (TA23-003)**
Petitioner: Cedar Falls City Council
Previous discussion: May 10, 2023
Recommendation: *Make a recommendation to City Council*
P&Z Action: *Hold the public hearing and make a recommendation to City Council*

New Business

4. **Communication Tower at 4510 Chadwick Road (CT23-001)**
Petitioner: Julie Shebeck, agent for USCOC of Greater Iowa LLC; Ronald Cervetti, property owner
Previous discussion: None
Recommendation: *Introduction and Discussion*
P&Z Action: *Discuss and continue to next meeting*
5. **Zoning Code Text Amendment – Parking and Minimum Building Height for Institutional Uses in CD-DT (TA23-002)**
Petitioner: City of Cedar Falls
Previous discussion: None
Recommendation: *Introduction and discussion*
P&Z Action: *Discuss and set a date of public hearing*

Commission Updates

Adjournment

Reminders:

- * June 14 and June 28 - Planning & Zoning Commission Meetings
- * June 5 and June 19 - City Council Meetings