



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING SPECIAL MEETING
WEDNESDAY, FEBRUARY 17, 2021
5:30 PM AT CITY HALL VIA VIDEO CONFERENCE

To protect against the spread of the COVID-19, the meeting will be held via Videoconference. 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

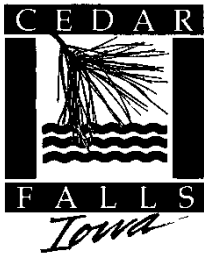
Special Order of Business

1. Presentation of the draft of a new Downtown Zoning Code

Adjournment

Reminders:

- * February 24 (Regular Meeting) and March 3 (Work Session) - Planning & Zoning Commission Meetings
- * March 1 and March 15 - City Council Meetings



DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: February 12, 2021
SUBJECT: Presentation of the Public Review Draft of a New Downtown Zoning Code

A public review draft of a new Downtown Zoning Code will be presented during a special virtual Cedar Falls Planning and Zoning Commission meeting on February 17, 2021, at 5:30 p.m. Code consultants, Geoff Ferrell and Mary Madden, will provide an overview of the basic elements of the proposed code and walk through some examples of how to use the code. All members of the community are invited to attend this virtual meeting and a question and answer period will follow the presentation. Information on how the public can join the meeting is posted on the agenda for this special Planning and Zoning Commission meeting.

The updated zoning regulations are an important step in implementing the *Imagine Downtown! Vision Plan*, which was adopted by the Cedar Falls City Council in November 2019. The plan was the result of public workshops and events that took place in 2019, where community members were invited to share their feedback and ideas for the future of Downtown and surrounding neighborhoods. The adoption of new zoning regulations will encourage development that is consistent with the community's vision.

Beginning on February 18, the public review draft of the proposed code will also be available online at www.ourcedarfalls.com. Community members can view and submit questions or comments to Planning@cedarfalls.com regarding the draft on the website. Please note that additional administrative and use category sections necessary to integrate the new code into the City Code of Ordinances will be posted the following week.

The draft will be available for public consideration on the website for a little over a month before the Planning and Zoning Commission holds formal public hearings. Informal work sessions with the Commission are scheduled for:

- February 24 (following your regular meeting);
- March 3 at 5:30 PM;
- March 10 (following your regular meeting);
- March 17 at 5:30 PM.

These work sessions will be opportunities for the Commission to discuss and ask questions about the proposed code. It is anticipated that the Commission will schedule formal public hearings beginning on March 24. A tentative schedule of the public review and adoption schedule is attached.

Public input is invited at any time during the public review period and during the public hearings. Public hearings at the City Council will follow the Planning and Zoning Commission's review, with final adoption anticipated by summer 2021.

Zoning Code Review and Adoption

Proposed Schedule

Internal Review

- Draft Code prepared by Ferrell-Madden
- Internal Staff Review

Preparing for the Review and Adoption Process

- November 11: P&Z Work Session: Overview of Review and Adoption Process
- December 8: Community Main Street Board – Overview of Review Process
- January 4: Council Work Session: Overview of Review Process

Public Review Period: February 17 – March 24

- **Feb 17: Special P&Z Meeting - Presentation of the Public Review Draft**
- Feb 24, **March 3**, March 10, **March 17** – P&Z Work Sessions (**Note: Special Meeting Dates**)

P&Z Public Hearings (*dates tentative and subject to change per the Commission*)

- March 10 – P&Z sets public hearing date
- March 24 & April 14 – P&Z public hearings
- April 28 : P&Z recommendation to Council

Council Review (*dates tentative and subject to change per the City Council*)

- **May 3: City Council Committee of the Whole - Presentation of P&Z's Recommended Draft**
- May 17, June 7 – Council Work Sessions
- June 7: City Council sets public hearing date
- June 21: Public hearing at Council and 1st Reading
- July 6: 2nd Reading
- July 19: Adoption

Publication of the Code – Code becomes effective