



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MARCH 23, 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 March 9, 2022

Public Comments

Public Comments

2. Cedar Falls Bicycle Plan Update

Old Business

3. **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*
4. **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*
5. **RP Site Plan Review – The Cove at Spruce Hills (Case #SP21-013)(DEFERRED)**
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: *Defer discussion to the next P&Z meeting*
P&Z Action: *None*
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: March 9, 2022
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

New Business

7. **Zoning Text Amendment – Add a requirement for P&Z review of site plans in the CD-DT**
Location: Downtown Character District
Petitioner: City Council
Previous discussion: None

Recommendation: *Introduction and discussion*

P&Z Action: *Discuss and provide direction*

Commission Updates

Adjournment

Reminders:

* April 13 and April 27- Planning & Zoning Commission Meetings

* April 4 and April 18 - City Council Meetings