



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, JULY 26, 2023**  
**5:30 PM AT CITY HALL, 220 CLAY STREET**

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**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of June 28, 2023

**Public Comments**

**Old Business**

2. **RP Master Plan Amendment – Autumn Ridge Development (MP23-002)**  
**Petitioner:** BKND, Inc. Owner; CGA Engineering, Engineer  
**Previous discussion:** November 24, 2020; March 9, 2022 (under previous case number PP20-004); June 14 and 28, 2023 (Case number MP23-002)  
**Recommendation:** *Hear public comment, discuss, and defer to the September 13th meeting*  
**P&Z Action:** *Discuss and provide direction, and defer to the September 13, 2023 meeting*
3. **Preliminary Plat – Autumn Ridge 9th and 11th Additions (PP23-001)**  
**Petitioner:** BKND, Inc. Owner; CGA Engineering, Engineer  
**Previous discussion:** November 24, 2020; March 9, 2022 (under previous case number PP20-004); June 14 and 28, 2023 (Case number PP23-001)  
**Recommendation:** *Hear public comment, discuss and defer to the September 13, 2023 meeting*  
**P&Z Action:** *Discuss, provide direction, and defer to the September 13, 2023 meeting*

**New Business**

4. **Preliminary Plat – Ashworth North Subdivision (PP23-002)**  
**Petitioner:** David Nicol, Owner; CGA Engineering, Engineer  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and consider making a recommendation to City Council*
5. **Zoning Code Text Amendment – On-Street Parking as Shared Parking (TA23-004)**  
**Petitioner:** Cedar Falls City Council  
**Previous discussion:** None  
**Recommendation:** *Discuss, provide direction, and set a public hearing date*  
**P&Z Action:** *Discuss, provide direction, and set a public hearing date for August 9, 2023 meeting.*

**Commission Updates**

**Adjournment**

Reminders:

- \* August 9 and 23 - Planning & Zoning Commission Meetings
- \* August 7 and 21 - City Council Meetings