



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MARCH 22, 2023
5:30 PM AT CITY HALL, 220 CLAY STREET**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes of March 8, 2023

Public Comments

Old Business

2. **Rezoning from A-1 to R-2 – 14.43 acres of land west of Cypress Avenue and north of Tomahawk Lane (RZ22-004)**
Petitioner: Jim Sands Construction LLC
Previous discussion: March 8, 2023
Recommendation: *Approval*
P&Z Action: *Hold public hearing and make a recommendation to City Council*
3. **Rezoning from A-1 to R-1 – 3.07 acres of land west of Hudson Road along Ashworth Drive (RZ23-001)**
Petitioner: David and Tamara Nicol and City of Cedar Falls
Previous discussion: March 8, 2023
Recommendation: *Approval*
P&Z Action: *Hold public hearing and make a recommendation to City Council*
4. **Zoning Text Amendment – Modify sign allowance for Civic and Institutional Uses in the Downtown Character District (TA23-001)**
Petitioner: City of Cedar Falls
Previous discussion: March 8, 2023
Recommendation: *Approval*
P&Z Action: *Hold public hearing and make a recommendation to City Council*

New Business

5. **Minor Plat – Gateway Business Park Minor Plat of Lot 2 (MP23-001)**
Petitioner: MT Tanks (Martin L. Rouse)
Previous discussion: None
Recommendation: *Introduction and discussion*
P&Z Action: *Discuss and consider making a recommendation to City Council*

Commission Updates

Adjournment

Reminders:

- * April 12 and April 26 - Planning & Zoning Commission Meetings
- * April 3 and April 17- City Council Meetings