



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, SEPTEMBER 13, 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 August 23, 2023

**Public Comments**

**New Business**

2. **College Hill Neighborhood Design Review – Artwork at Pettersen Plaza (DR23-002)**  
**Petitioner:** Friends of Pettersen Plaza  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make a recommendation to City Council*
3. **PC-2 Site Plan – 702 LeClair Street (SP23-009)**  
**Petitioner:** Randy Howe, Owner; Bradley Best, Peters Construction  
**Previous discussion:** None (PC-2 Master Plan approved 8-7-23)  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make a recommendation to City Council*
4. **MU District Master Plan Amendment – Pinnacle Prairie Townhomes, Phase I (MP23-004)**  
**Petitioner:** BRL Development, LC  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make a recommendation to City Council*
5. **Easement Vacation – W. Viking Road Industrial Park Phase V, Lots 17 & 18**  
**Petitioner:** City of Cedar Falls  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make a recommendation to City Council*

**Old Business**

6. **Zoning Code Text Amendment – On-Street Parking as Shared Parking (TA23-004)**  
**Petitioner:** Cedar Falls City Council  
**Previous discussion:** July 26 and August 23, 2023  
**Recommendation:** *Make a recommendation to City Council*  
**P&Z Action:** *Hold the public hearing, discuss and make a recommendation to City Council*
7. **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 and July 26, 2023 (Case number MP23-002)  
**Recommendation:** *Approval, subject to conditions*  
**P&Z Action:** *Discuss and make a recommendation to City Council*

## **Commission Updates**

### **Adjournment**

#### Reminders:

- \* Sept. 27 and October 11 - Planning & Zoning Commission Meetings
- \* Sept 18 and October 2 - City Council Meetings