



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, MAY 12, 2021**  
**5:30 PM AT CITY HALL AND VIA VIDEO CONFERENCE**

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The meeting will also be accessible via video conference and 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-dlEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of April 28, 2021

**Public Comments**

**Old Business**

2. **Amendment of Master plan for Autumn Ridge Development (10th Addition)**  
**Location:** South of Thresher Court and West of Autumn Lane  
**Applicant:** BKND, Inc., Owner; CGA Engineering, Engineer  
**Previous discussion:** November 24, 2020  
**Recommendation:** *Discuss and recommend approval of this partial update to the Master Plan*  
**P&Z Action:** *Review and consider making a recommendation to City Council*
3. **Preliminary Plat and Final Plat for Autumn Ridge 10th Addition**  
**Location:** South of Thresher Court and West of Autumn Lane  
**Applicant:** BKND, Inc., Owner; CGA Engineering, Engineer  
**Previous discussion:** November 24, 2020 (Preliminary Plat)  
**Recommendation:** *Discuss and recommend approval*  
**P&Z Action:** *Review and consider making a recommendation to City Council*
4. **Zoning Code Text Amendments – Downtown Character District Regulations**  
**Proposal:** New zoning regulations and Regulating Plan for the Downtown Character District  
**Previous discussion:** February 17 (draft presented); February 24, March 3, March 10, March 17 (work sessions); March 24 (set public hearing); April 14 and April 28 (public hearings, consideration of amendments)  
**Recommendation:** *Recommend approval*  
**P&Z Action:** *Recommend approval*
5. **Rezoning of property in the proposed Downtown Character District (Case #RZ21-004)**  
**Proposal:** Rezone all property within the proposed Downtown Character District to CD-DT (Downtown Character District).  
**Previous discussion:** April 28  
**Recommendation:** *Hear any additional input from the public, close the hearing, and make a*

*recommendation.*

**P&Z Action:** *Hear any additional input from the public, close the hearing, and make a recommendation.*

**New Business - None**

**Commission Updates**

**Adjournment**

Reminders:

\* May 26 and June 9 - Planning & Zoning Commission Meetings

\* May 17 and June 7 - City Council Meetings