



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, AUGUST 25, 2021
5:30 PM AT CITY HALL AND VIA VIDEO CONFERENCE**

The City is providing in-person and electronic options for this meeting in accordance with the Governor's Proclamation of Disaster Emergency regarding meetings and hearings. The City encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

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-dIEYisqah1uQ> (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 August 11, 2021

Public Comments

Old Business

2. **Land Use Map Amendment (LU21-001) from Medium Density Residential to Community Commercial; and Rezoning (RZ20-009) from A-1: Agricultural District, C-2: Commercial District, and S-1: Shopping Center District to PC-2: Planned Commercial District**
Location: South side of W 1st Street
Applicant: ME Associates, LLC, Owner; VJ Engineering, Engineer
Previous discussion: June 23, 2021, July 28, 2021
Recommendation: *Set public hearing*
P&Z Action: *Set public hearing for September 8*
3. **Rezoning from R-4 Multiple Residence District to C-2 Commercial District (RZ21-006)**
Location: 0.33 acres of property located at 515 W. 2nd Street and 523 W. 2nd Street
Owner: C and H Holdings, LLC; Applicant: Parco Ltd and Jim Benda
Previous discussion: August 11, 2021
Recommendation: *Denial*
P&Z Action: *Hold public hearing and make a recommendation*

New Business

4. **MU District Site Plan (SP21-011) – Bluebell Health Plaza OBGYN Addition**
Location: 226 Bluebell Road
Owner: Matthew Humpal, MercyOne – Waterloo Engineer: Mindy Bryngelson, CGA
Previous discussion: None

Recommendation: *Approval*

P&Z Action: *Discuss and consider making a recommendation to City Council*

5. Land Use Map Amendment and Rezoning from C-1 Commercial District to R-P Planned Residence District (LU21-001 and RZ21-005)

Location: Northwest corner of intersection of Cedar Heights Drive and Valley High Drive

Owner: Heartland Development of Cedar Valley, Inc. Architect: Dan Levi, Levi Architecture

Previous discussion: None

Recommendation: *Set a public hearing for September 8th meeting.*

P&Z Action: *Discuss and set public hearing*

Commission Updates

Adjournment

Reminders:

* September 8 and September 22, 2021 - Planning & Zoning Commission Meetings

* September 7 and September 20, 2021 - City Council Meetings