



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MARCH 24, 2021
5:30 PM AT CITY HALL AND VIA VIDEO CONFERENCE

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).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press *9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes of March 10, 2021.
2. Planning and Zoning Work Session Minutes of March 3 and March 10, 2021.

Public Comments

Old Business

3. **Central Business District Overlay Site Plan Review (Case #SP20-012)**
Proposal: New Mixed Use Building
Location: 7th & Main
Applicant: Hi Yield, LLC (Brent Dahlstrom), Rose Schroder, AICP Bolton & Meck, Inc, and Slingshot Architecture
Previous Discussion: February 24, 2021
Recommendation: *Per applicant request, defer to a future meeting to allow time for applicant to address the parking*
P&Z Action: *Consider deferral to a future meeting*
4. **Land Use Map Amendment & Rezoning from M-1 to HWY-1 (Case #RZ21-002)**
Proposal: Rezone to allow medical office use of existing building
Location: 7009 Nordic Drive
Applicant: Lydia Brown; Skogman Realty
Previous Discussion: February 24, 2021
Recommendation: *Approval, subject to conditions. Applicant has requested a continuance.*
P&Z Action: *Consider continuing public hearing to the next meeting at applicant's request*

New Business

5. **Central Business District Overlay Design Review (Case #DR21-002)**
Proposal: Approval of projecting sign and sign not shown on original site plan
Location: 302 Main Street
Applicant: Lincoln Savings Bank; Contractor: Signs and Design
Previous Discussion: None
Recommendation: *Discussion and Vote*
P&Z Action: *Review and make a recommendation to the City Council*

6. **Rezoning from A-1 Agricultural District and R-1 Residential District to MU Mixed Use Residential District (RZ21-001), and to update the Pinnacle Prairie Master Plan to include this new area.**
Location: 500 feet north of Huntington Road along the west side of Cedar Heights Drive
Applicant: Oster Family Limited Partnership
Previous discussion: Original proposal discussed September 9 and October 14, 2020, with P&Z recommending denial. This is first discussion of a revised proposal.
Recommendation: *Introduce the revised proposal and set date of hearing for April 14.*
P&Z Action: *Discuss, provide direction, and set public hearing date for April 14 meeting.*

7. **Imagine College Hill! Vision Plan – Public Hearing**
Recommendation: *Approval with recommended changes*
P&Z Action: *Hold public hearing, discuss and consider making a recommendation to the City Council*

8. **Rezoning and Zoning Code Text Amendments**
Proposal: Rezoning and Adoption of new zoning regulations for the Downtown Character District
Recommendation: *Set date of public hearing for April 14*
P&Z Action: *Discuss and set public hearing date*

Adjournment

Reminders:

- * March 24 and April 14 - Planning & Zoning Commission Meetings
- * April 5 and April 19 - City Council Meetings