



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, MARCH 08, 2023  
5:30 PM AT CITY HALL, 220 CLAY STREET**

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**Call to Order and Roll Call**

**Approval of Minutes**

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

**Public Comments**

**Old Business**

2. **Zoning Text Amendment – Expand list of potential conditional uses of defunct institutional buildings (TA22-005)**  
**Petitioner:** Chad Welsh, Owner of 209 Walnut (former Church)  
**Previous discussion:** February 8, 2023  
**Recommendation:** *Recommend Disapproval*  
**P&Z Action:** *Hold public hearing and make a recommendation to City Council*

**New Business**

3. **Rezoning from A-1 to R-2 – 14.08 acres of land west of Cypress Avenue and north of Tomahawk Lane (RZ22-004)**  
**Petitioner:** Jim Sands Construction LLC  
**Previous discussion:** None  
**Recommendation:** *Introduction and set public hearing date*  
**P&Z Action:** *Discuss and set public hearing for March 22, 2023*
4. **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:** None  
**Recommendation:** *Introduction and set public hearing date*  
**P&Z Action:** *Discuss and set public hearing for March 22, 2023*
5. **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:** None  
**Recommendation:** *Introduction and set public hearing date*  
**P&Z Action:** *Discuss and set public hearing for March 22, 2023*
6. **Final Plat – West Viking Road Industrial Park, Phase VI (FP22-006)**  
**Petitioner:** City of Cedar Falls  
**Previous discussion:** None  
**Recommendation:** *Introduction and discussion*  
**P&Z Action:** *Discuss and consider making a recommendation to City Council*
7. **Site Plan Review- for Triplex on Pinnacle Ridge First Addition, Lot 1**  
**Petitioner:** Kyle Larson, LGC; Lary Koosmann EI, LSI, Clapsaddle-Garber Associates, Inc  
**Previous discussion:** None

**Recommendation:** *Introduction and discussion*

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

**Commission Updates**

**Adjournment**

Reminders:

- \* March 22 and April 12 - Planning & Zoning Commission Meetings
- \* March 20 and April 3 - City Council Meetings