



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 08, 2021
5:30 PM AT CITY HALL OR 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 25, 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, July 28, and August 25, 2021
Recommendation: *Approval, subject to certain conditions*
P&Z Action: *Hold public hearing and make a recommendation*
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 and August 25, 2021
Recommendation: *Denial*
P&Z Action: *Hold public hearing and make a recommendation*
4. **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: August 25, 2021

Recommendation: *Approval*

P&Z Action: *Hold public hearing and make a recommendation*

New Business

5. CBD Overlay Design Review (DR21-008) – 215 Main Street

Location: 215 Main Street

Owner: Bill Bradford, MMC Properties Applicant: Jen Barkhurst, An Elegant Affair, and Melissa Barber, Signs & Designs

Previous discussion: None

Recommendation: *Approval*

P&Z Action: *Discuss and make a recommendation*

6. Minor Plat (MP21-004) – Lots 18, 19, and 20 of Sands Addition (Boe Minor Plat)

Location: 4224, 4232, and 4302 James Drive

Owner: Thomas and Joedy Boe Engineer: VJ Engineering

Previous discussion: None

Recommendation: *Approval*

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

7. Rezoning from R-1 Residence District and C-2 Commercial District to C-2 Commercial District (RZ21-007)

Location: 5424 University Avenue

Owner: KMTR Properties LLC Applicant: Chris Cummings, Turnkey Associates

Previous discussion: None

Recommendation: *Introduction and set public hearing*

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

Commission Updates

Adjournment

Reminders:

* September 22 and October 13, 2021- Planning & Zoning Commission Meetings

* September 20 and October 4, 2021 - City Council Meetings