AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, JANUARY 08, 2025
5:30 PM AT CITY HALL, 220 CLAY STREET

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes for December 18, 2024

Public Comments

Old Business

2. **Rezoning to amend the frontage designation on the Downtown Character District Regulating Plan from Neighborhood Small to Urban General 2 (RZ24-005)**
   Location: Walnut Street and Olive Street in the 1st block south of 1st Street
   Petitioner: Mark Ludwig, Owner
   Previous discussion: December 18, 2024
   Recommendation: *Approval*
   P&Z Action: *Discuss and make a recommendation to City Council*

3. **Rezoning – 2.68 acres located south of 1st Street and 350 ft. east of Winding Ridge Estates from A-1 Agriculture to R-P Planned Residence (RZ24-003)**
   Petitioner: ME Associates, Owner; VJ Engineering, Project Engineer
   Previous discussion: October 9,and 23, and November 20, 2024
   Recommendation: *Approval, with conditions*
   P&Z Action: *Discuss and make a recommendation to City Council*

4. **R-P District Master Plan Amendment – Meadow Ridge (MP24-004x)**
   Petitioner: ME Associates, Owner; VJ Engineering, Project Engineer
   Previous discussion: October 9,and 23, and November 20, 2024
   Recommendation: *Approval, with conditions*
   P&Z Action: *Discuss and make a recommendation to City Council. (This item cannot be approved before the previous rezoning item)*

5. **Rezoning of property from A-1 Agriculture to PC-2 Planned Commercial District**
   Location: Northeast corner of the interchange of Hwy 20 with Hudson Road
   Petitioner: City of Cedar Falls, owner
   Previous discussion: December 18, 2024
   Recommendation: *Approval*
   P&Z Action: *Discuss and make a recommendation to City Council*

New Business

6. **Creekside Business Park Preliminary Plat**
   Location: Northeast corner of the interchange of Hwy 20 with Hudson Road
   Petitioner: City of Cedar Falls, owner; Snyder & Associates, Inc, project engineers
   Previous discussion: None
   Recommendation: *Gather information and continue discussion to January 22 meeting*
   P&Z Action: *Initial discussion and continue discussion to January 22 meeting*

Commission Updates

Adjournment

Reminders:

* January 22 and February 12 - Planning & Zoning Commission Meetings
* January 21 and February 3 - City Council Meetings