AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, APRIL 22, 2026
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 April 8, 2026

Public Comments

New Business

2. **Urban Renewal Plan for Wild Horse Ridge 7th Addition**
   Petitioner: Midwest Development Co.
   Previous discussion: *None*
   Recommendation: *Recommend a finding that the URP is in conformance with the Comprehensive Plan*
   P&Z Action: *Discuss and make a recommendation to City Council*

3. **Urban Renewal Plan for Greenhill Village Commons**
   Petitioner: Big Hand Pepper, LLC
   Previous discussion: *None*
   Recommendation: *Recommend a finding that the URP is in conformance with the Comprehensive Plan*
   P&Z Action: *Discuss and make a recommendation to City Council*

4. **Rezoning – 48.37 Acres within West Viking Road Industrial Park from M-1-P Planned Light Industrial District to P- Public (RZ26-003) and associated Land Use Map Amendment (LU26-001)**
   Location: North of Technology Parkway and West of Innovation Drive
   Petitioner: Cedar Falls Utilities and City of Cedar Falls
   Previous discussion: *None*
   Recommendation: *Introduce the rezoning and land use map amendment and set a public hearing for May 13th*
   P&Z Action: *Initial discussion and set a public hearing for May 13th*

5. **Amendment to the M-1-P Master Plan for the W. Viking Road Industrial Park to acknowledge the site proposed for rezoning to P- Public (MP26-002)**
   Location: North of Technology Parkway and West of Innovation Drive
   Petitioner: Cedar Falls Utilities and City of Cedar Falls
   Previous discussion: *None*
   Recommendation: *Introduce the master plan amendment and continue to the next meeting*
   P&Z Action: *Initial discussion and continue to the next meeting*

Old Business

6. **Zoning Text Amendments- Trailer Parking (TA26-003)**
   Petitioner: City of Cedar Falls
   Previous Discussion: *April 8, 2026*
   Recommendation: *Continue to the next meeting*
   P&Z Action: *Hold the public hearing and continue to the next meeting*

7. **Rezoning – 38.25 Acres within West Viking Road Industrial Park from M-1-P Planned Light Industrial District to M-2 Heavy Industrial District (RZ26-001)**
   Location: North of Technology Parkway and West of Innovation Drive
   Petitioner: City of Cedar Falls
   Previous discussion: *March 25, 2026*
   Recommendation: *Hold the public hearing and withdraw the petition for rezoning*
   P&Z Action: *Hold the public hearing and consider a request by CFU and the City to withdraw the petition*

8. **Zoning Text Amendments – Cryptocurrency Mining; Utilities and Public Facilities (TA25-007)**
   Petitioner: City of Cedar Falls
   Previous discussion: *March 25, 2026*
   Recommendation: *Continue the public hearing to May 13, 2026*
   P&Z Action: *Hold the public hearing and continue to the May 13, 2026 meeting*

Commission Updates

Adjournment

Reminders:

* May 13 and May 27, 2026 - Planning & Zoning Commission Meetings
* May 4 and May 18, 2026 - City Council Meetings