AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 23, 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 September 9, 2026

Public Comments

New Business

2. University Avenue Corridor Urban Renewal Plan
Location: 6301 University Avenue (Mall at College Square)
Petitioner: City of Cedar Falls and J Davis Properties, 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.*

3. Easement Vacation –West Fork Crossing (VAC26-005)
Location: Between Lots 22, 23, and 24 in West Fork Crossing First Addition
Petitioner: City of Cedar Falls and J Davis Properties, LLC
Previous discussion: None
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council.*

4. Zoning Code Text Amendment – Personal Service Uses in Neighborhood Frontages in CD-DT
Petitioner: City of Cedar Falls
Previous discussion: None
Recommendation: *Introduce and discuss the proposed code amendment and set a public hearing for the October 14 meeting.*
P&Z Action: *Discuss, provide direction, and set a public hearing date for October 14.*

Old Business

5. Rezoning – 20.64 ± Acres at the Northwest Corner of the Intersection of Hudson Road and W Ridgeway Avenue from A-1 Agriculture District to HWY-1 Highway Commercial District (RZ26-004) and associated Land Use Map Amendment (LU26-002)
Location: Northwest Corner of Hudson Road and W Ridgeway Avenue
Petitioner: Sweetwater Investments, LLC
Previous discussion: September 9, 2026
Recommendation: *Approval of both LU26-002 and RZ26-004*
P&Z Action: *Hold public hearings on both matters and make recommendations to City Council.*

6. Rezoning- 0.3 acres within West Fork Crossing Subdivision from R-P Planned Residential to R-1 Residential (RZ26-005)
Location: East of N. Union Road and North of W. 27th Street
Petitioner: Money Pit LLC
Previous discussion: September 9, 2026

Recommendation: *Approval*
P&Z Action: *Hold the public hearing and make a recommendation to City Council*

7. **West Fork Crossing Preliminary Plat (PP26-005)**
Location: East of N. Union Road and North of W. 27th Street
Petitioner: Money Pit LLC and Waterbury Property Investors, LLC
Previous discussion: September 9, 2026
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

Commission Updates

Adjournment

Reminders:

* October 14 and October 28, 2026 - Planning & Zoning Commission Meetings
* October 5 and October 19, 2026 - City Council Meetings