AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 09, 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 July 22, 2026

Public Comments

New Business

2. **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: *None*
   Recommendation: *Introduce the rezoning and land use map amendment and set a public hearing for September 23, 2026*
   P&Z Action: *Initial discussion and set a public hearing for September 23, 2026*

3. **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: *None*
   Recommendation: *Introduce the rezoning and set a public hearing for September 23, 2026.*
   P&Z Action: *Initial discussion and set a public hearing for September 23, 2026.*

4. **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: *None*
   Recommendation: *Introduce the preliminary plat and continue to the next meeting.*
   P&Z Action: *Initial discussion and continue to the next meeting.*

Old Business

Commission Updates

Adjournment

Reminders:

* September 23 and October 14, 2026 - Planning & Zoning Commission Meetings
* September 21 and October 5, 2026 - City Council Meetings