AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, DECEMBER 18, 2024
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 4, 2024

Public Comments

Old Business

2. Rezoning – 13.28 acres located at the southeast corner of Greenhill Rd and Cedar Heights Drive (4616 Cedar Heights Drive) from R-2-Residence District to MU- Mixed Use Residence District (RZ24-004)
Petitioner: Prairie Lakes Management LLC, Developer; Community of Christ, owner
Previous discussion: December 4, 2024
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

3. MU District Site Plan – Cedar West Apartments (SP24-017)
Location: 4616 Cedar Heights Drive
Petitioner: Prairie Lakes Management LLC, developer; Community of Christ, owner
Previous discussion: December 4, 2024
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

New Business

4. Final Plat of Hidden Pines Addition (FP24-004)
Location: South of Greenhill Road and east of Cedar Heights Drive
Petitioner: Midwest Development Co., Owner; CGA Engineering
Previous discussion: None
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

5. Hidden Pines Urban Renewal Plan
Location: South of Greenhill Road and east of Cedar Heights Drive
Petitioner: City of Cedar Falls
Previous discussion: None
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

6. Preliminary Plat of Terraces at West Glen Third Addition (PP24-001)
Location: South of Keagles Crossing and east of Union Road
Petitioner: Terraces at West Glen, LLC, property owner; Fehr Graham, Engineer
Previous discussion: None
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

7. **Final Plat of Terraces at West Glen Third Addition (FP24-002)**
   Location: South of Keagles Crossing and east of Union Road
   Petitioner: Terraces at West Glen, LLC, property owner; Fehr Graham, Engineer
   Previous discussion: None
   Recommendation: *Approval*
   P&Z Action: *Discuss and make a recommendation to City Council*

8. **Minor Plat of CV Flips, LLC First Minor Subdivision Plat (MP24-004)**
   Location: 1305 W 19th Street
   Petitioner: Emsad Begic, Owner
   Previous discussion: None
   Recommendation: *Approval*
   P&Z Action: *Discuss and make a recommendation to City Council*

9. **College Hill Neighborhood Overlay Site Plan and Design Review for new Bi-Attached Units (DR24-005 / SP24-014)**
   Location: 1305 W 19th Street
   Petitioner: Emsad Begic, Owner
   Previous discussion: None
   Recommendation: *Approval*
   P&Z Action: *Discuss and make a recommendation to City Council*

10. **College Hill Neighborhood Overlay Site Plan and Design Review (SP24-013)**
    Location: 2128 College Street (Bani's)
    Petitioner: S and G Pak LLC, owner; Dream Homes LLC, contractor
    Previous discussion: None
    Recommendation: *Approval*
    P&Z Action: *Discuss and make a recommendation to City Council*

11. **Rezoning to amend the frontage designation on the Downtown Character District Regulating Plan from Neighborhood Small to Urban General 2**
    Location: Walnut Street and Olive Street in the 1st block south of 1st Street
    Petitioner: Mark Ludwig, Owner
    Previous discussion: None
    Recommendation: *Introduction and initial discussion*
    P&Z Action: *Discuss and set a date of public hearing for January 8th, 2025*

12. **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: None
    Recommendation: *Introduction and initial discussion*
    P&Z Action: *Discuss and set a date of public hearing for January 8th, 2025*

Commission Updates

Adjournment

Reminders:

* December 18 and January 8 - Planning & Zoning Commission Meetings
* December 16 and January 6 - City Council Meetings