AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MAY 14, 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 April 23, 2025

Public Comments

Old Business

2. Zoning Code Text Amendment – Allowing Specialized Educational Facilities in the M-1 District (TA25-002)
Petitioner: City of Cedar Falls
Previous discussion: *April 23, 2025*
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

New Business

3. CHN Design Review – Standing Seam Steel Roof (DR25-002)
Location: 1907 College Street
Petitioner: Jerry Christopherson, property owner
Previous discussion: *None*
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

4. CHN Design Review – Standing Seam Steel Roof (DR25-003)
Location: 1112 West 22nd Street
Petitioner: Bryce Steiert, property owner
Previous discussion: *None*
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

5. CHN Design Review – Standing Seam Steel Roof (DR25-004)
Location: 1104 West 22nd Street
Petitioner: Bryce Steiert, property owner
Previous discussion: *None*
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

6. CHN Design Review – New Garage (DR25-005)
Location: 721 W 29th Street
Petitioner: Jason R. Strelow, property owner
Previous discussion: *None*
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

7. Rezoning from C-3 Commercial and R-4 Residential, to C-3 Commercial (RZ25-002)
Location: 2104, 2110, and 2116 College Street

Petitioner: Brent Dahlstrom, property owner
Previous discussion: *None*
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to Council*

8. **Land Use Map Amendment – Amend from Medium Density Residential to Low Density Residential. (LU25-001)**
Location: 5.22 acres located east of Norse Drive, north of Addison Drive, and west of Loren Drive
Petitioner: Big Hand Pepper LLC; GHV Holdings LLC, property owner
Previous discussion: *None*
Recommendation: *Introduction and Discussion*
P&Z Action: *Discuss and set a date of public hearing for May 28, 2025*

9. **MU Master Plan Amendment – Amend from Townhomes to Single-family Residential. (MP25-002)**
Location: 5.22 acres located east of Norse Drive, north of Addison Drive, and west of Loren Drive
Petitioner: Big Hand Pepper LLC; GHV Holdings LLC, property owner
Previous discussion: *None*
Recommendation: *Introduction and Discussion*
P&Z Action: *Discuss and continue to the next meeting*

Commission Updates

Adjournment

Reminders:

* May 28 and June 11 - Planning & Zoning Commission Meetings
* May 19 and June 2 - City Council Meetings