



**DEPARTMENT OF COMMUNITY DEVELOPMENT
REZONING INFORMATION**

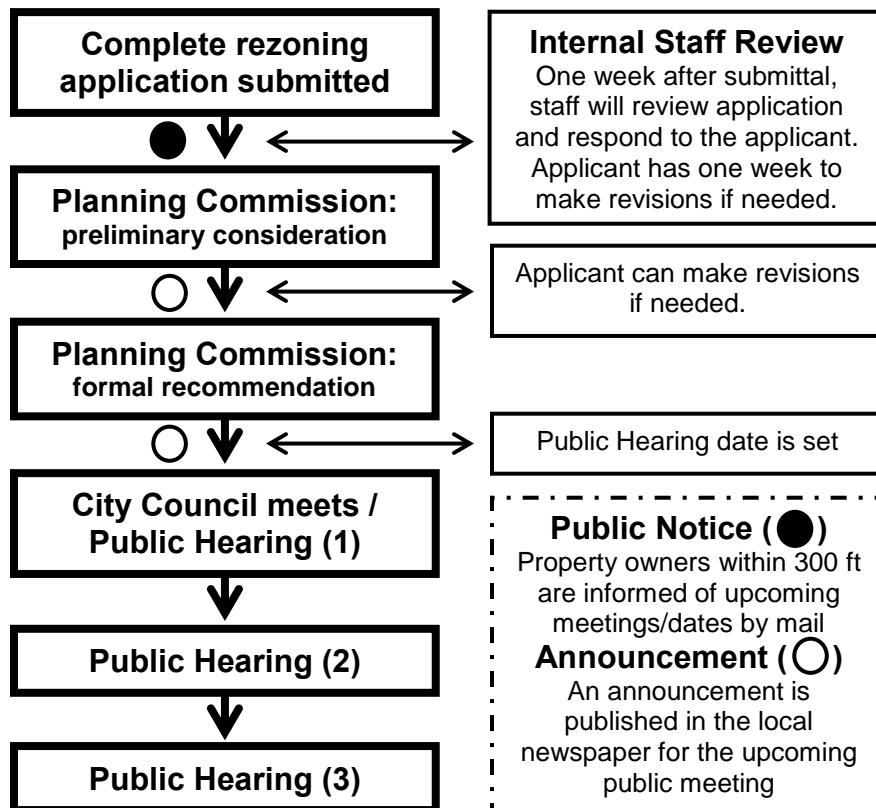
City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

General Information: Applications for rezoning property within the City of Cedar Falls will be considered when all documents and fees are submitted. Rezoning requests are reviewed by the Planning and Zoning Commission and by the City Council. This process typically takes three to four months. It is highly recommended that the applicant or a representative be present at each meeting.

Deadline: 5 PM on the second and fourth Mondays of the month; see attached Planning and Zoning Commission Schedule of Applications.

Application Submittal Instructions: Submit both a hard and an electronic copy of the completed application and all required attachments with fee to the Planning and Community Services Division and email to planning@cedarfalls.com. A checklist is provided to assist in a complete submittal.

Procedure:



Planning & Zoning Commission

Schedule of Applications 2019

Complete Application/ Re-submittal Deadline	Internal Technical Review Committee Meeting***	Distribution of Packets	P&Z Meeting ** Preliminary Consideration	Distribution of Packets2	P&Z Meeting ** Formal Recommendation	Distribution of Packets3	CC Meeting (tentative)
DUE BY 5PM							
11/26/2018	12/5/2018	12/21/2018	12/26/2018	1/4/2019	1/9/2019	2/1/2019	2/4/2019
12/10/2018	12/19/2018	1/4/2019	1/9/2019	1/18/2019	1/23/2019	2/15/2019	2/18/2019
12/26/2018*	1/2/2019	1/18/2019	1/23/2019	2/8/2019	2/13/2019	3/1/2019	3/4/2019
1/7/2019	1/16/2019	2/8/2019	2/13/2019	2/22/2019	2/27/2019	3/15/2019	3/18/2019
1/21/2019	2/6/2019	2/22/2019	2/27/2019	3/8/2019	3/13/2019	3/29/2019	4/1/2019
2/11/2019	2/20/2019	3/8/2019	3/13/2019	3/22/2019	3/27/2019	4/12/2019	4/15/2019
2/25/2019	3/6/2019	3/22/2019	3/27/2019	4/5/2019	4/10/2019	5/3/2019	5/6/2019
3/11/2019	3/20/2019	4/5/2019	4/10/2019	4/19/2019	4/24/2019	5/17/2019	5/20/2019
3/25/2019	4/3/2019	4/19/2019	4/24/2019	5/3/2019	5/8/2019	5/31/2019	6/3/2019
4/8/2019	4/17/2019	5/3/2019	5/8/2019	5/17/2019	5/22/2019	6/14/2019	6/17/2019
4/22/2019	5/1/2019	5/17/2019	5/22/2019	6/7/2019	6/12/2019	6/29/2019	7/1/2019
5/6/2019	5/15/2019	6/7/2019	6/12/2019	6/21/2019	6/26/2019	7/12/2019	7/15/2019
5/24/2019*	6/5/2019	6/21/2019	6/26/2019	7/5/2019	7/10/2019	8/2/2019	8/5/2019
6/10/2019	6/19/2019	7/5/2019	7/10/2019	7/19/2019	7/24/2019	8/16/2019	8/19/2019
6/24/2019	7/3/2019	7/19/2019	7/24/2019	8/9/2019	8/14/2019	8/30/2019	9/3/2019*
7/8/2019	7/17/2019	8/9/2019	8/14/2019	8/23/2019	8/28/2019	9/13/2019	9/16/2019
7/22/2019	8/7/2019	8/23/2019	8/28/2019	9/6/2019	9/11/2019	10/4/2019	10/7/2019
8/12/2019	8/21/2019	9/6/2019	9/11/2019	9/20/2019	9/25/2019	10/18/2019	10/21/2019
8/26/2019	9/4/2019	9/20/2019	9/25/2019	10/4/2019	10/9/2019	11/1/2019	11/4/2019
9/9/2019	9/18/2019	10/4/2019	10/9/2019	10/18/2019	10/23/2019	11/15/2019	11/18/2019
9/23/2019	10/2/2019	10/18/2019	10/23/2019	11/1/2019	11/6/2019*	11/27/2019*	12/2/2019
10/7/2019	10/16/2019	11/1/2019	11/6/2019*	11/15/2019	11/20/2019*	12/13/2019	12/16/2019
10/21/2019	10/30/2019	11/15/2019	11/20/2019*	11/27/2019*	12/4/2019*	1/3/2020	1/6/2020
11/4/2019	11/13/2019	11/27/2019*	12/4/2019*	12/13/2019	12/18/2019*	1/17/2020	1/20/2020
11/18/2019	11/26/2019*	12/13/2019	12/18/2019*	1/3/2020	1/8/2020	1/31/2020	2/3/2020
12/9/2019	12/18/2019	1/3/2020	1/8/2020	1/17/2020	1/22/2020	2/14/2020	2/17/2020
12/23/2019	1/2/2020*	1/17/2020	1/22/2020	2/7/2020	2/12/2020	2/28/2020	3/2/2020

* Dates shifted to avoid holidays.

** Applications will be forwarded to P&Z once deemed complete and accurate.

*** If initial Technical Review Committee comments/corrections are extensive another review by the Technical Review Committee will be required.



**DEPARTMENT OF COMMUNITY DEVELOPMENT
REZONING APPLICATION**

**City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613**

Property's Address: _____

Parcel #: _____

City: _____ State: _____ ZIP: _____

Applicant's Name: _____

Applicant's Mailing Address (if other): _____

City: _____ State: _____ ZIP: _____

Applicant's Email: _____ Daytime Phone #: _____

Existing Zoning: _____ Present Use: _____

Proposed Zoning: _____ Proposed Use: _____

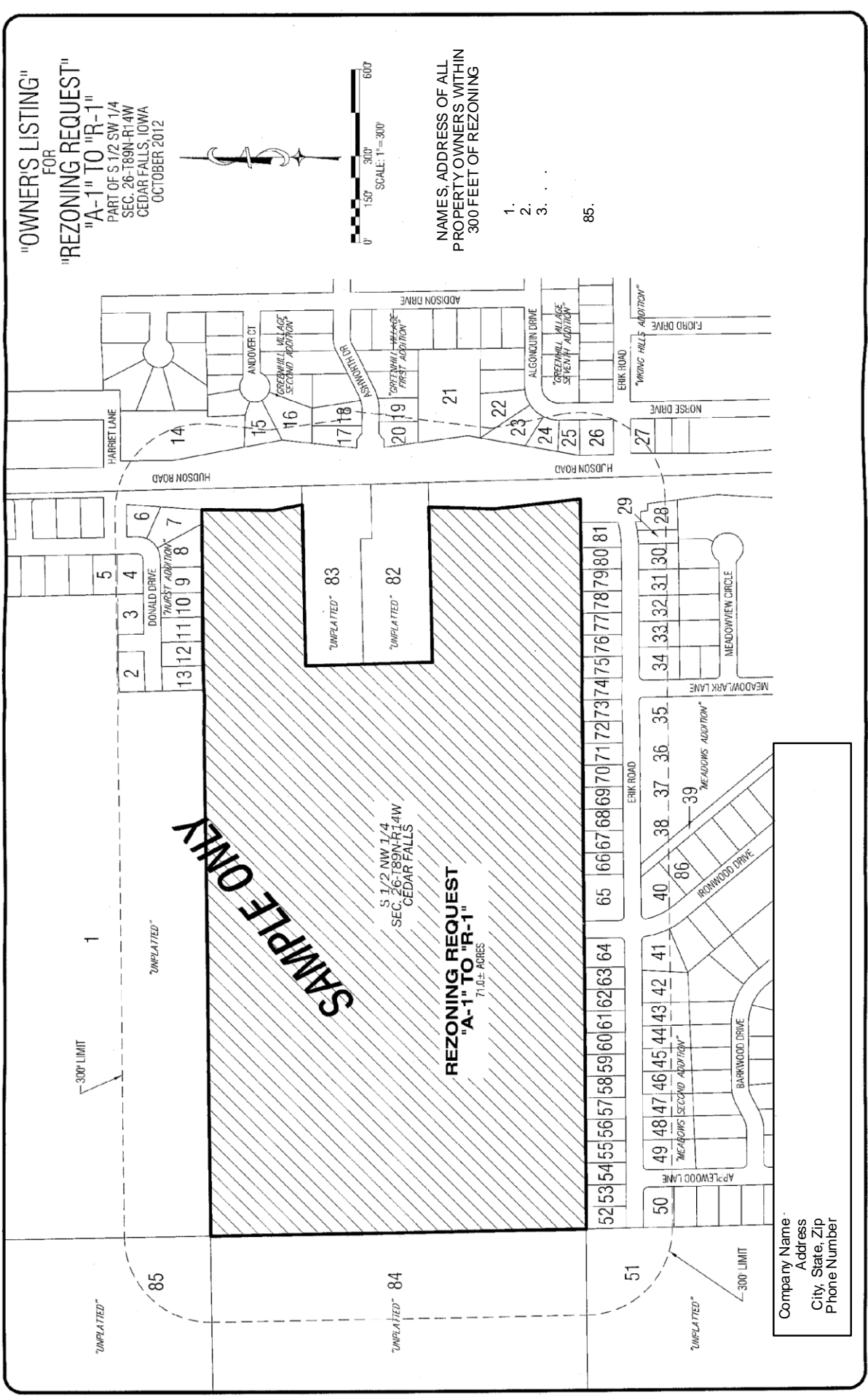
A COMPLETE SUBMITTAL INCLUDES A PAPER AND AN ELECTRONIC COPY OF:

- Completed application
- \$500 nonrefundable fee
- Names and addresses of property owners within 300 ft of the requested area (Word or Excel)
- Legal description of property, for use in public notices (Word)
- Letter explaining reason for request and details about future uses (Word)
- Traffic Study, if applicable
- Plat scaled to at least 100 feet per inch (PDF 11x17)
 - Map elements: north arrow, etc.
 - Identified real-estate for which zoning is requested
 - Legal description of property
 - All public streets and highways within 300 ft of the requested area's boundaries
 - All lands, platted or un-platted within 300 ft of the requested areas boundaries
 - Requested and current zoning district
- Any other items specific to the zoning district being requested which may include the following:
 - Comprehensive Development Site Plan
 - Traffic Generation Analysis
 - Developmental Procedures Agreement

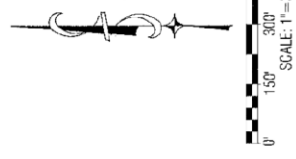
To the best of my knowledge the foregoing and attached statements are true and correct, I sign this completed application with the intent of having my property rezoned.

Applicant/Property Owner's Signature: _____ Date: _____

Sample Rezoning Plat



"OWNER'S LISTING"
FOR
"REZONING REQUEST"
"A-1" TO "R-1"
PART OF S 1/2 SW 1/4
SEC. 26-T86N-R14W
CEDAR FALLS, IOWA
OCTOBER 2012



NAMES, ADDRESS OF ALL
PROPERTY OWNERS WITHIN
300 FEET OF REZONING

- 1.
- 2.
- 3.
- 85.

SAMPLE ONLY

S 1/2 NW 1/4
SEC. 26-T86N-R14W
CEDAR FALLS
REZONING REQUEST
"A-1" TO "R-1"
71.0± ACRES

Company Name _____
Address _____
City, State, Zip _____
Phone Number _____