



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, FEBRUARY 27, 2019
5:30 PM AT CITY HALL**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of February 13, 2019.

Public Comments

Public Hearing

2. **Land Use Map Amendment – SE Corner of Union Road and West 12th Street**

Location: SE Corner of Union Road and West 12th Street

Applicant: NewAldaya Lifescapes, Fehr Graham Engineering

Previous discussion: January 23, 2019, February 13, 2019

Recommendation: Recommend Approval.

P&Z Action: Recommend Approval and Forward to City Council

3. **Rezoning from A-1 to RP – SE Corner of Union Road and West 12th Street**

Location: SE Corner of Union Road and West 12th Street

Applicant: NewAldaya Lifescapes, Fehr Graham Engineering

Previous discussion: January 23, 2019, February 13, 2019

Recommendation: Recommend Approval.

P&Z Action: Recommend Approval and Forward to City Council

Old Business

4. **College Hill Neighborhood Overlay District - Site Plan Review: 2119 College Street (DEFERRED)**

Location: 2119 College Street, 925 W. 22nd Street, & 1003 W. 22nd Street

Applicant: CV Commercial, LLC., Owner; Slingshot Architects, Architect

Previous discussion: November 28, 2018, December 12, 2018, January 9, 2019

Recommendation: Recommend Approval

P&Z Action: Item deferred until City Council considers proposed zoning code amendments for the College Hill Overlay Zoning District.

5. **Greenhill Village Townhomes II Preliminary Plat**

Location: 5.3 acres southeast of the Greenhill Road and Hudson Road intersection

Applicant: Panther Farms LLC – owner; CGA Engineers – Civil Engineer

Previous discussion: January 23, 2019; February 13, 2019

Recommendation: Recommend Approval.

P&Z Action: Review and make a recommendation to City Council

6. **Greenhill Village Townhomes II Site Plan**

Location: Lot 1 in the proposed Greenhill Village Townhomes II Subdivision

Applicant: Panther Farms LLC – owner; CGA Engineers – Civil Engineer

Previous discussion: January 23, 2019; February 13, 2019

Recommendation: Recommend Approval.

P&Z Action: Review and make a recommendation to City Council (Note: This item will not be placed on the City Council agenda until a Final Plat is approved).

New Business

Commission Updates

Adjournment

Reminders:

* March 13th and March 27th Planning & Zoning Commission Meetings

* March 4th and March 18th City Council Meetings