



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, OCTOBER 27, 2021
5:30 PM AT CITY HALL AND VIA VIDEO CONFERENCE**

The City is providing in-person and electronic options for this meeting and encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

The meeting will be accessible via video conference and the public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 and when prompted, enter the meeting ID (access code) 886 2008 9534.
- b) iPhone one-tap: +13126266799,,88620089534# or +19292056099,,88620089534#
- c) Join via smartphone or computer using this link: <https://us02web.zoom.us/j/88620089534>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press *9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes of October 13, 2021

Public Comments

Old Business

2. **Preliminary & Final Plat – Creekside Luxury Condos (PP21-005 & FP21-002)**
Location: North of Valley High Drive and west of Cedar Heights Drive
Owners: Heartland Development of Cedar Valley, Inc. /LG Companies, LLC (contract buyer)
Applicant: LG Companies, LLC; Engineer: Fehr Graham
Previous discussion: None
Recommendation: *Introduction*
P&Z Action: *Review and continue discussion to the next meeting*

New Business

3. **Petition to Renew the Downtown Self Supporting Municipal Improvement District (SSMID)**
Location: Downtown Business District
Applicant: Community Main Street
Previous discussion: None
Recommendation: *Approval*
P&Z Action: *Review and make a recommendation to City Council*
4. **Preliminary Plat – West Fork Crossing (PP21-003)**
Location: North of W. 27th Street and east of Union Road
Owners: Money Pit, LLC and Waterbury Property Investors, LLC

Applicant: Echo Development/Brent Dahlstrom; ISG Engineering

Previous discussion: None

Recommendation: *Approval*

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

5. Planned Residential District Site Plan – Creekside Luxury Condos (SP21-010)

Location: North of Valley High Drive and west of Cedar Heights Drive

Owners: Heartland Development of Cedar Valley, Inc. /LG Companies, LLC (contract buyer)

Applicant: LG Companies, LLC; Engineer: Fehr Graham; Architect: Dan Levi

Previous discussion: None

Recommendation: *Introduction*

P&Z Action: *Review and continue discussion to the next meeting*

Commission Updates

Adjournment

Reminders:

* November 10, 2021 and **TUESDAY, November 23, 2021** - Planning & Zoning Commission Meetings

* November 1, 2021 and November 15, 2021 - City Council Meetings