



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 10, 2018
5:30 PM AT CITY HALL - COUNCIL CHAMBERS

1. **Call to Order and Roll Call**
2. **Approval of Minutes**
3. **Public Comments**
4. **Old Business**

A. College Hill Neighborhood District Site Plan Review – 2119 College Street

Location: 2119 College Street, 925 and 1003 W. 22nd Street
Applicant: CV Commercial, LLC
Previous Discussion: November 21, 2017
Staff Recommendation: *Introduction and discussion.*
P&Z Action Needed: *Provide direction, comments and continue the discussion at the January 24, 2018 P&Z meeting.*

B. MU District Site Plan Review – Kwik Star Convenience Store

Location: Southwest corner of Greenhill Road and Coneflower Parkway
Applicant: Kwik Trip, Inc.
Previous Discussion: September 13, 2017 & December 13, 2017
Staff Recommendation: *Approval with conditions.*
P&Z Action Needed: *Recommend approval and forward to City Council.*

C. MU District Site Plan Review – Fareway Grocery Store

Location: Southwest corner of Greenhill Road and Coneflower Parkway
Applicant: Fareway Stores, Inc.
Previous Discussion: December 13, 2017
Staff Recommendation: *Approval with conditions.*
P&Z Action Needed: *Recommend approval and forward to City Council.*

D. Central Business District Site Plan Review – River Place Development (MU2 Building)

Location: 100 E 2nd Street
Applicant: River Place Properties, LC
Previous Discussion: December 13, 2017
Staff Recommendation: *Approval.*
P&Z Action Needed: *Recommend approval and forward to City Council.*

5. New Business

A. Gateway Business Park at Cedar Falls – Preliminary Plat

Location: Northeast corner of Hudson Road and W. Ridgeway Avenue
Applicant: CF Gateway Park, Inc.; Russell Construction; Shive-Hattery.
Previous Discussion: None.
Staff Recommendation: Introduction and initial discussion.
P&Z Action Needed: Provide direction, comments and continue the discussion at the January 24, 2018 P&Z Meeting.

B. College Hill Neighborhood Site Plan Review – 2128 College Street

Location: 2128 College Street
Applicant: Rabbani Wahidy
Previous Discussion: None.
Staff Recommendation: Approval.
P&Z Action Needed: Recommend approval and forward to City Council.

C. Central Business District Facade Review – 115 E 4th Street

Location: 115 E 4th Street Suite 102
Applicant: MMC Properties
Previous Discussion: None.
Staff Recommendation: Approval.
P&Z Action Needed: Recommend approval and forward to City Council.

6. Nominating Committee

7. Adjournment

Reminders:

- January 15th Joint City Council and Planning & Zoning Commission meeting
- January 24th and February 14th Planning & Zoning Commission Meeting
- January 15th and February 5th City Council meetings