



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION**  
**WEDNESDAY, MARCH 28, 2018**  
**5:30 PM AT CITY HALL - COUNCIL CHAMBERS**

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

**A. Hwy-1 District Site Plan Review – Holiday Inn & Suites/Conference Center**

Location: Northeast corner of Hudson Road and W. Ridgeway Avenue  
Applicant: CF Gateway Park, Inc.; Russell Construction; Shive-Hattery.  
Previous Discussion: February 14, 2018  
Staff Recommendation: *Approval.*  
P&Z Action Needed: *Recommend approval and forward to City Council.*

**B. Zoning Ordinance Amendments**

Location: Section 29-2, Definitions; Section 29-151, C-3, Commercial District; Section 29-160, CHN College Hill Neighborhood Overlay Zoning District; Section 29-168, CBD, Central Business District Overlay Zoning District; Section 29-177, Off Street Parking Spaces  
Applicant: City of Cedar Falls  
Previous Discussion: January 24, 2018  
Staff Recommendation: *Set date for Public Hearing on April 11, 2018 and continue discussion at the Planning and Zoning Commission*  
P&Z Action Needed: *Continue discussion at the Planning and Zoning Commission*

5. **New Business**

**A. Greenhill Village Townhomes Master Plan Amendment**

Location: Southwest corner of Lloyd Lane and Algonquin Drive  
Applicant: Panther Farms LLC, Owner; CGA Engineers, Engineer  
Previous Discussion: None.  
Staff Recommendation: *Approval.*  
P&Z Action Needed: *Recommend approval and forward to City Council.*

**B. Gateway Business Park at Cedar Falls I Final 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: Approval.*  
*P&Z Action Needed: Recommend approval and forward to City Council.*

**C. Western Home Communities Eighth Addition Preliminary and Final Plat**

Location: Hyacinth Drive and Caraway Lane  
Applicant: Western Home Communities  
Previous Discussion: None  
*Staff Recommendation: Approval*  
*P&Z Action Needed: Recommend approval and forward to City Council*

**6. Adjournment**

Reminders:

- April 11<sup>th</sup> and April 25<sup>th</sup> Planning & Zoning Commission Meeting
- April 2<sup>nd</sup> and April 16<sup>th</sup> City Council meeting