



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

Call to Order and Roll Call

Approval of Minutes

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

Public Comments

Old Business

2. **Central Business District Overlay District – River Place II Site Plan**

Location: 302 Main Street and 123 E. 3rd Street

Applicant: River Place Properties II, LC, Owner; AXIOM Consultants; Shive-Hattery

Previous discussion: March 13, 2019

Recommendation: Recommend Approval.

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

3. **MPC Development Procedures Agreement Amendment**

Location: 2910 McClain Drive, 2920 McClain Drive and 5609 University Avenue

Applicant: James Benda

Previous discussion: March 13, 2019

Recommendation: Recommend Approval.

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

New Business

4. **S-1 District Site Plan Review – Ashley Homestore**

Location: 6301 University Avenue (former Younkens store).

Applicant: Igal Nassim, College Square Realty, LLC (Owner).

Previous discussion: None

Recommendation: Introduction and Discussion

P&Z Action: Gather comments and continue discussion at the April 10, 2019 P&Z meeting.

5. **Ashley Furniture Preliminary and Final Plat**

Location: 6301 University Avenue (former Younkens store).

Applicant: College Square Realty, LLC (Owner)

Previous discussion: None

Recommendation: Introduction and Discussion

P&Z Action: Gather comments and continue discussion at the April 10, 2019 P&Z meeting

Commission Updates

Adjournment

Reminders:

- * April 10th and April 24th Planning & Zoning Commission Meetings
- * April 1st and April 15th City Council Meetings
- * April 2, 6:00 PM Cedar Falls Community Center – Public Kick-Off Meeting for Our Cedar Falls - *Imagine the Possibilities!* (Downtown Visioning)
- * April 18th Introduction to Planning and Zoning for Local Official Workshop - Waterloo Center for the Arts, 5:30 pm