



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 28, 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. Central Business District Site Plan Review – Hampton Inn

Location: Northwest Corner of W. 1st Street and Main Street
Applicant: Hawkeye Hotels, Om Patel – contract buyer; Base 4 Architects;
VJ Engineering
Previous Discussion: February 14, 2018
Staff Recommendation: *Approval.*
P&Z Action Needed: *Recommend approval and forward to City Council.*

B. Central Business District Site Plan Review – Relocation of Former Chamber Building

Location: Northeast end of E 4th Street at the entrance of the Water
Reclamation Plant
Applicant: Community Main Street
Previous Discussion: February 14, 2018
Staff Recommendation: *Discussion.*
P&Z Action Needed: *Provide direction and possible approval to City Council.*

C. Zoning Ordinance & Map Amendments – Public Hearing
Terminology changes pursuant to HF134 and consistency among city codes.

Location: City wide
Applicant: City Staff
Previous Discussion: Introduced on February 14, 2018
Staff Recommendation: *Approval.*
P&Z Action Needed: *Recommend approval and forward to City Council.*

5. **New Business**

A. Dallas Drive – Vacation of Public Right-of-Way

Location: Dallas Drive (between University Avenue and Idaho Road)

Applicant: John Deery Motors
Previous Discussion: None
Staff Recommendation: Approval subject to conditions.
P&Z Action Needed: Recommend approval and forward to City Council.

B. Pinnacle Ridge Minor Plat

Location: Lots 19-21 Pinnacle Ridge First
Applicant: KBKR Investments LLC
Previous Discussion: None
Staff Recommendation: Approval.
P&Z Action Needed: Recommend approval and forward to City Council.

6. Adjournment

Reminders:

- March 14th and March 28th Planning & Zoning Commission Meeting
- March 5th and March 19th City Council meetings