



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, NOVEMBER 28, 2018**  
**5:30 PM AT CITY HALL**

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**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Minutes of November 14, 2018.

**Public Comments**

**Public Hearing**

2. **Rezoning – From A-1, Agricultural District to R-1, Residence District**

**Location:** North end of Arbors Drive and west end of Richard Road

**Applicant:** Panther Farms, Owner; CGA Inc., Engineer

**Previous discussion:** None

**Recommendation:** *Introduction and discussion.*

**P&Z Action Needed:** *Continue public hearing at the December 12th P&Z meeting.*

**New Business**

3. **Central Business District Overlay District - Design Review: Tea Cellar**

**Location:** 209 State Street

**Applicant:** Justeen Hill, owner of the Tea Cellar

**Previous discussion:** None

**Recommendation:** *Recommend Approval*

**P&Z Action Needed:** *Review and make a Recommendation to City Council*

4. **Planned Commercial District (PC-2) Site Plan Review: 936 Viking Outbuilding #1**

**Location:** 936 Viking Road, Outbuilding #1

**Applicant:** HI YIELD LLC, Owner; Clapsaddle-Garber Associates, Inc., Engineer

**Previous discussion:** None

**Recommendation:** *Recommend Approval*

**P&Z Action Needed:** *Review and make a Recommendation to City Council*

5. **College Hill Neighborhood Overlay District - Site Plan Review: 2119 College Street**

**Location:** 2119 College Street, 925 W. 22nd Street, & 1003 W. 22nd Street

**Applicant:** CV Commercial, LLC., Owner; Slingshot Architects, Architect

**Previous discussion:** None

**Recommendation:** *Introduction and discussion.*

**Action Needed:** *Provide direction, comments and continue the discussion at the December 12th P&Z meeting.*

**Commission Updates**

**Adjournment**

Reminders:

- \* December 12th and December 26th Planning & Zoning Commission Meetings
- \* December 3rd and December 17th City Council Meetings