



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MAY 08, 2019
5:30 PM AT CITY HALL**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of April 24, 2019.

Public Comments

Old Business

2. **College Hill Neighborhood Overlay District - Site Plan Review: 2119 College Street (DEFERRED)**

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

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

Previous discussion: November 28, 2018, December 12, 2018, January 9, 2019

Recommendation: Recommend Approval

P&Z Action: Item deferred until City Council considers proposed zoning code amendments for the College Hill Overlay Zoning District.

New Business

3. **Western Home Ninth Addition Preliminary Plat**

Location: Western Home Communities South Main Street Campus

Applicant: Western Home Communities

Previous discussion: None

Recommendation: Review and continue discussion

P&Z Action: Review and continue discussion at the May 22nd P&Z Meeting

4. **PO-1 Site Plan Review – All Smiles Dental Clinic**

Location: Lot 2 Schofield Stevenson Office Park

Applicant: Fehr Graham and Levi Architecture

Previous discussion: None

Recommendation: Recommend approval

P&Z Action: Review and make a recommendation to City Council

5. **MPC Site Plan Review**

Location: 5601 University Avenue

Applicant: Lori and Kyle Larson

Previous discussion: None

Recommendation: Recommend approval

P&Z Action: Review and make a recommendation to City Council

6. **Rezoning Request from R-3 to C-2**

Location: 2600 Grove Street

Applicant: City of Cedar Falls

Previous discussion: None

Recommendation: Review and continue discussion

P&Z Action: Review and set a date of public hearing on May 22nd P&Z meeting

7. HWY-1 District Site Plan

Location: Lot 2 Gateway Business Park Subdivision

Applicant: Martin Rouse, Fehr Graham, Peters Construction, AHTS Architects

Previous discussion: None

Recommendation: Review and continue discussion

P&Z Action: Review and continue discussion at the May 22nd P&Z meeting

Commission Updates

Adjournment

Reminders:

* May 22nd and June 12th Planning & Zoning Commission Meetings

* May 20th and June 3rd City Council Meetings