



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION**  
**WEDNESDAY, FEBRUARY 14, 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. Gateway Business Park at Cedar Falls – Preliminary Plat**

Location: Northeast corner of Hudson Road and W. Ridgeway Avenue  
Applicant: CF Gateway Park, Inc.; Russell Construction; Shive-Hattery.  
Previous Discussion: January 10, 2018  
*Staff Recommendation: Approval.*  
*P&Z Action Needed: Recommend approval and forward to City Council.*

5. **New Business**

**A. Guest Speaker on the CBD Overlay – Carol Lilly**

**B. 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: None.  
*Staff Recommendation: Introduction and initial discussion.*  
*P&Z Action Needed: Provide direction, comments and continue the discussion at the  
February 28, 2018 P&Z meeting.*

**C. 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: None.  
*Staff Recommendation: Introduction and initial discussion.*  
*P&Z Action Needed: Provide direction, comments and continue the discussion at the  
February 28, 2018 P&Z meeting.*

**D. College Hill Neighborhood District Site Plan Review – 917 W 23rd Street Sign & Awning Review**

Location: 917 W 23rd Street  
Applicant: Kyle Dehmlow (Owner); Signs & Designs, INC (Contractor)  
Previous Discussion: None.  
*Staff Recommendation: Approval.*  
*P&Z Action Needed: Recommend approval and forward to City Council.*

**E. Central Business District Site Plan Review – Chamber Building Relocation**

Location: Northeast end of E 4th Street at the entrance of the Water Reclamation Plant  
Applicant: Community Main Street  
Previous Discussion: None.  
*Staff Recommendation: Introduction and initial discussion.*  
*P&Z Action Needed: Provide direction, comments and continue the discussion at the February 28, 2018 P&Z meeting.*

**F. Zoning Ordinance Update – Introduction**

**Purpose: Terminology changes pursuant to HF134 and consistency among city codes.**

**6. Adjournment**

Reminders:

- February 28<sup>th</sup> and March 14<sup>th</sup> Planning & Zoning Commission Meeting
- February 19<sup>th</sup> and March 5<sup>th</sup> City Council meetings