



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MARCH 13, 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 February 27, 2019.

Public Comments

Old Business

2. **Zoning Code Text Amendments – Proposed changes to Section 29-160, College Hill Neighborhood Overlay Zoning District to define and clarify standards for mixed-use buildings.** (This item was referred back to the P&Z Commission by City Council on March 4, 2019 for modifications).

Previous discussion: January 24, 2018, March 28, 2018, April 11, 2018, and December 12, 2018, January 9, 2019

Recommendation: Recommend Approval of Council requested modifications

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

New Business

3. **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: None

Recommendation: Introduction and Discussion

P&Z Action: Gather comments and continue discussion at the March 27, 2019 P&Z meeting.

4. **MPC Development Procedures Agreement Amendment**

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

Applicant: James Benda

Previous discussion: None

Recommendation: Introduction and Discussion

P&Z Action: Gather comments and continue discussion at the March 27, 2019 P&Z meeting

Commission Updates

Adjournment

Reminders:

* March 27th and April 10th Planning & Zoning Commission Meetings

* March 18th 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