



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, DECEMBER 14, 2022
5:30 PM AT CITY HALL, 220 CLAY STREET**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes of November 22, 2022

Public Comments

Old Business

2. **Public Hearing - Rezoning to R-4 with New Zoning Agreement – Midway Business Park (RZ22-003)**
Location: Midway Business Park on Greenhill Circle
Petitioner: Lucas Moore, Oak District LLC
Previous discussion: September 28, 2022, September 14, 2022, November 22, 2022
Recommendation: *Approval*
P&Z Action: *Hold the Public Hearing and make a recommendation to City Council*
3. **Public Hearing - Rezoning – Lots 1-4 of Midway 2nd Addition (RZ22-005)**
Location: 3019-3028 Lovejoy Drive
Petitioner: City of Cedar Falls
Previous discussion: November 22, 2022
Recommendation: *Approval*
P&Z Action: *Hold the Public Hearing and make a recommendation to City Council*
4. **Site Plan Review - Tri-plex on Lot 4, Hanna Park Commercial Addition (SP22-012)**
Location: Southwest of the intersection of Valley High Drive and Cedar Heights Drive
Petitioner: Kyle Larson, LGC; Larry Koosmann EI, Clapsaddle-Garber Associates, Inc
Previous discussion: None
Recommendation: *Approval*
P&Z Action: *Discussion and consider making a recommendation to City Council*

New Business

5. **Southwest Cedar Falls Urban Renewal Plan**
Location: South of the West Viking Road Industrial Park
Petitioner: City of Cedar Falls
Previous discussion: None
Recommendation: *Approval*
P&Z Action: *Recommend that the proposed plan is in conformance with the general plan for the development of the city as a whole and forward to City Council.*
6. **Preliminary Plat – Hidden Pines (PP21-006)**
Location: Southeast of the intersection of Greenhill Road and Cedar Heights Drive
Petitioner: Stephen Clabby, Owner; Kyle Larson, LGC, Developer; Fehr Graham, Engineers
Previous discussion: None
Recommendation: *Introduction*
P&Z Action: *Discuss and continue to next meeting*

Commission Updates

7. Training Resources - Request for topics from the Commission

Adjournment

Reminders:

- * December 28 and January 11 - Planning & Zoning Commission Meetings
- * December 19 and January 3 - City Council Meetings