



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, NOVEMBER 22, 2022  
5:30 PM AT CITY HALL, 220 CLAY STREET**

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**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of October 12, 2022

**Public Comments**

**Old Business**

**New Business**

2. **Final Plat – Wild Horse Ridge Sixth Addition (FP22-004)**  
**Location:** South and west of the intersection of W. 12th Street and Union Road  
**Petitioner:** Midwest Development Co., Owner; CGA Engineering, Engineer  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discussion and consider making a recommendation to City Council*
3. **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  
**Recommendation:** *Introduction, discussion, and set a date of public hearing*  
**P&Z Action:** *Discussion and set a date of public hearing*
4. **Rezoning – Lots 1-4 of Midway 2nd Addition (RZ22-005)**  
**Location:** 3019-3028 Lovejoy Drive  
**Petitioner:** City of Cedar Falls  
**Previous discussion:** None  
**Recommendation:** *Introduction, discussion, and set a date of public hearing*  
**P&Z Action:** *Discussion and set a date of public hearing*
5. **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; Lary Koosmann EI, Clapsaddle-Graber Associates, Inc  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discussion and consider making a recommendation to City Council*

**Commission Updates**

6. **Update on projects in Downtown Character District**

**Adjournment**

Reminders:

- \* December 14 and December 28 - Planning & Zoning Commission Meetings
- \* December 5 and December 19 - City Council Meetings