



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 25, 2018
5:30 PM AT CITY HALL - COUNCIL CHAMBERS

1. **Call to Order and Roll Call**
2. **Approval of Minutes**
3. **Public Comments**
4. **Public Hearings**

A. Zoning Ordinance – Central Business District Overlay Amendments

Location: Central Business District
Applicant: City Staff and Community Main Street
Previous Discussion: January 24, 2018 and April 12, 2018
Staff Recommendation: Recommend approval
P&Z Action Needed: Recommend approval and forward to City Council

B. Rezoning – SW Corner of Highway 58 and West Ridgeway Avenue

Location: SW Corner of Highway 58 and W. Ridgeway Avenue
Applicant: Midland Atlantic Development Company, LLC
Previous Discussion: June 27 and July 11, 2018
Staff Recommendation: Recommend approval subject to conditions
P&Z Action Needed: Recommend approval with conditions and forward to City Council

5. **Old Business**
6. **New Business**

A. HWY-1 Site Plan Review – Southeast Corner of Highway 58 and Viking Road

Location: SW Corner of Highway 58 and Viking Road
Applicant: Reed Design Architects, CGA Engineers
Previous Discussion: None
Staff Recommendation: Recommend approval
P&Z Action Needed: Recommend approval and forward to City Council

B. S-1, Shopping Center District Redevelopment Plan – 6607 University Avenue, Old Hy-Vee Building

Location: 6607 University Avenue

Applicant: JDavis Properties, LLC, owner; Levi Architecture
Previous Discussion: None
Staff Recommendation: Recommend approval
P&Z Action Needed: Recommend approval and forward to City Council

C. Pinnacle Ridge 2nd Minor Plat – Replat of Parcels M and N

Location: Lots 19-21 Pinnacle Ridge First
Applicant: KBKR Investments LLC, owner; Helland Engineering
Previous Discussion: None
Staff Recommendation: Recommend approval
P&Z Action Needed: Recommend approval and forward to City Council

D. Training/Discussion: Ex-Parte Communication and Conflict of Interest

7. Adjournment

Reminders:

- August 8th and August 22nd Planning & Zoning Commission Meeting
- August 6th and August 20th City Council meeting