



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, OCTOBER 28, 2020
5:30 PM AT CITY HALL VIA VIDEO CONFERENCE**

To protect against the spread of the COVID-19, the meeting will be held via Videoconference. The public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 and when prompted, enter the meeting ID (access code) 886 2008 9534.
- b) iPhone one-tap: +13126266799,,88620089534# or +19292056099,,88620089534#
- c) Join via smartphone or computer using this link: <https://us02web.zoom.us/j/88620089534>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press *9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of October 14, 2020.

Public Comments

Old Business

2. **Rezoning from R-4 Multiple Residence District to C-3 Commercial District (RZ20-007)**
Location: 0.4 acres of property located at 2128 College Street
Owner: S&G PAK, LLC; **Applicant:** Levi Architecture
Previous discussion: October 14, 2020
Recommendation: *Recommend Approval*
P&Z Action: *Conduct public hearing and make a recommendation to Council*

New Business

3. **Site Plan Review – Hwy-1 Highway Commercial (SP20-010)**
Location: 416 Brandilynn Blvd.
Applicant: Brightwork Real Estate
Previous discussion: None
Recommendation: *Introduction and discussion*
P&Z Action: *Discussion*

Zoning Code Text Amendments

4. **Subdivision Code Text Amendments (TA20-001) – Final Plat Phasing**
Applicant: City of Cedar Falls
Previous discussion: August 12 and 26, 2020

Recommendation: *Approval*

P&Z Action: *Review and make a recommendation to City Council*

5. Zoning Code Text Amendment (TA20-002) – Adaptive re-use of institutional buildings

Applicant: City of Cedar Falls

Previous discussion: August 26, 2020

Recommendation: *Approval or continue hearing if more discussion is needed*

P&Z Action: *Conduct public hearing/make a recommendation to Council or continue hearing*

Commission Updates

Adjournment

Reminders:

* November 11 and **24 (NOTE: Tuesday meeting)** - Planning & Zoning Commission Meetings

* November 2 and 16 - City Council Meetings