

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, August 29, 2013
3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

- **Opening Statement**
- **Roll Call**
- **Approval of the Minutes – August 8, 2013 & August 15, 2013**
- **Adoption of the Agenda**

REGULAR AGENDA

1. Case Name: 6677 16th Avenue SW (Rezoning)

Recommendation for approval of a rezoning request from A, Agriculture Zone District and C-3, Regional Commercial Zone District to PUD-1, Planned Unit Development Zone District as requested by Sharp Investments LLC (Applicant/Titleholder).

Case No: RZNE-004447-2013 **Case Manager:** Vern Zakostecky

2. Case Name: 3015 and 3233 Blairs Ferry Road NE (Rezoning)

Recommendation for approval of a rezoning request from A, Agriculture Zone District to C-2, Community Commercial Zone District as requested by Linn Area Credit Union (Applicant/Titleholder) and Assembly of God Church (Titleholder).

Case No: RZNE-004536-2013 **Case Manager:** Vern Zakostecky

- **New Business**

1. City initiated rezoning for 39 City-owned lots for the Rebuilding Ownership Opportunities Together Program (ROOTS) from R-3, Single Family Residence Zone District; R-3D, Two Family Residence Zone District; RMF-1, Multiple Family Residence Zone District; RMF-2, Multiple Family Residence Zone District; and O-S, Office/Service Zone District to R-TN, Traditional Neighborhood Residence Zone District.
2. Review of City Planning Commission Draft Work Plan

- **Training Opportunities**

- **Announcements**



City Planning Commission
City of Cedar Rapids
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

**MINUTES
CITY PLANNING COMMISSION REGULAR MEETING,
Thursday, August 8, 2013 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Jim Halverson, Vice – Chair
Richard Pankey
Carletta Knox-Seymour
Mike Tertinger
Allan Thoms
Virginia Wilts

Members Absent: Samantha Dahlby

DSD Staff: Vern Zakostecky, Planner
CD Staff: Alicia Abernathey, Administrative Assistant

The meeting was called to order at 3:00 p.m.

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

Roll call was answered with seven (7) Commissioners present and one (1) absent.

Commissioner Overland stated Commissioners have received the minutes from July 18, 2013 and called for additions or corrections. Commissioner Overland stated with no additions or corrections, the minutes from July 18, 2013 stand approved.

Commissioner Overland stated a New Business item of the City Planning Commission Work Plan Committee has been added to the agenda. Commissioner Overland called for any other additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

REGULAR AGENDA

1. *Case Name: 1620 E Avenue NE (Rezoning) Case No. RZNE-003573-2013; Case Manager: Vern Zakostelecky*

Recommendation for approval of a rezoning from I-1, Light Industrial Zone District to C-2, Community Commercial Zone District as requested by Knapp Warden LLC (Applicant) and D & S Building Co Inc. (Titleholder).

Vern Zakostelecky, Development Services, stated the property has been developed as an office for a number of years and is zoned Light Industrial which does not allow office uses without it being an accessory use to industrial or manufacturing uses. Therefore, the property has been legal non-conforming. The applicant wishes to rezone the property for use as a Knights of Columbus facility. No new buildings are proposed but there will be interior renovations to the existing building. The current parking lot will also be restriped. The applicant is requesting a C-2 district as it is needed for lodge uses. The site is approximately 41,000 sq ft with a vacant building of approximately 13,000 sq ft. 66 parking spaces will be provided with 2 handicap spaces. Mr. Zakostelecky presented a location map, aerial photo, site plan and photos of the building pointing out surrounding property zonings and proposed locations for parking.

Commissioner Overland called for questions of Mr. Zakostelecky. Commissioner Thoms asked where on the property a chain-link fence would be replaced. Mr. Zakostelecky stated a chain-link fence is located on the east end of the property and staff is requesting the fence be replaced with a solid screen fence to provide privacy from the neighboring residence. Commissioner Thoms asked if there would be a change in noise by adding this establishment. Mr. Zakostelecky stated there should not be a noise increase as the Knights of Columbus has indoor events.

Commissioner Overland called for a representative of the applicant. Scott Shanahan, Knights of Columbus Trustee, explained what the Knights of Columbus does.

Commissioner Overland called for questions of the applicant. Commissioner Halverson asked if exterior lighting would be addressed in terms of light spilling on to adjacent properties. Mr. Zakostelecky stated a condition was placed in the staff report to ensure if exterior lighting is used it cannot spillover onto adjacent properties. Commissioner Wilts asked if the Knights of Columbus would still have a bar and if they would still be hosting receptions. Mr. Shanahan stated the Knights of Columbus will still have a bar and will continue to serve receptions.

Commissioner Overland called for members of the public who wished to speak. No member of the public wished to speak.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Knox-Seymour made a motion to approve the rezoning from I-1, Light Industrial Zone District to C-2, Community Commercial Zone District. Commissioner Thoms seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented. The motion passed unanimously with none opposed.

2. Case Name: 1734 B Avenue NW (Rezoning) Case No. RZNE-003697-2013; Case Manager: Vern Zakostelecky

Recommendation for approval of a rezoning from R-3, Single Family Residence Zone District to C-1, Mixed Neighborhood Convenience Zone District as requested by Dennis L. Valenta (Applicant/Titleholder).

Mr. Zakostelecky stated this property was legal non-conforming but because the property was vacant for a year it has lost its status of being legal non-conforming. The property owners are trying to market the property so it can be reoccupied as a commercial use. The building was constructed in 1930 as a commercial structure and has always been used as such. Staff believes the property was commercial at one point and resulted in a residential zoning on the map as a technical error. Mr. Zakostelecky presented a location map, aerial photo and photos of the site pointing out current parking and surrounding property zonings.

Commissioner Overland called for questions of Mr. Zakostelecky. No questions were presented.

Commissioner Overland called for a representative of the applicant. Kathy Valenta, 4041 Old Ferry Road Palo, stated the property has been for sale for over a year and it was recently discovered the property was zoned incorrectly and in order to sell the property it needs to be rezoned. There is interest in the property to gut the building and rehabilitation to get it back to code standards. There is space to place a handicap parking space and it would be easy to convert the entrance of the building to handicap accessible.

Commissioner Overland called for questions of the applicant. No questions were presented. Commissioner Overland called for members of the public who wished to speak. No member of the public wished to speak.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Wilts made a motion to approve the rezoning from R-3, Single Family Residence Zone District to C-1, Mixed Neighborhood Convenience Zone District. Commissioner Halverson seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented. The motion passed unanimously with none opposed.

NEW BUSINESS

Mr. Zakostelecky stated a committee is requested to update the City Planning Commission's work plan. Jim Halverson, Allan Thoms and Virginia Wilts volunteered to serve on a committee.

The meeting was adjourned at 3:20 p.m.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development



City Planning Commission
City of Cedar Rapids
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

**MINUTES OF THE AUGUST 15, 2013 ARE NOT COMPLETED AT THIS
TIME AND WILL BE MADE AVAILABLE AT THE MEETING**

<p style="text-align: center;">MINUTES CITY PLANNING COMMISSION REGULAR MEETING, Thursday, August 15, 2013 @ 3:00 p.m. Cedar Rapids City Hall Council Chambers, 101 First Street SE</p>

Members Present: Scott Overland, Chair
 Jim Halverson, Vice – Chair
 Samantha Dahlby
 Carletta Knox-Seymour
 Richard Pankey
 Allan Thoms

Members Absent: Mike Tertinger
 Virginia Wilts

DSD Staff: Vern Zakostelecky, Planner
CD Staff: Alicia Abernathey, Administrative Assistant

The meeting was called to order at 3:00 p.m.

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

Roll call was answered with six (6) Commissioners present and two (2) absent.

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning with a Preliminary Site Development Plan

CPC Date: August 29, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Sharp Investments, LLC
Titleholder: Sharp Investments, LLC
Case Number: RZNE-004447-2013
Location: 6677 16th Avenue SW
Request: Rezoning from A, Agriculture Zone District and C-3, Regional Commercial Zone District to PUD-1, Planned Unit Development Zone District
Case Manager: Vern Zakostelecky, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting rezoning to allow for a mixed use development. The mix of uses proposed are commercial, office, and multi-family and single-family residential. The property is currently developed as a 9-hole golf course with a club house.

The Master Plan consists of the following:

- Rezoning to PUD-1, Planned Unit Development One Zone District
- Redevelop 9-hole golf course with a mixed of uses including commercial, office, multi & single-family residential.
- Total site is approximately 37 acres.
- Access to Stoney Point Road & 16th Avenue SW.
- Street extensions to south & west property line to allow for future connectivity.
- Existing club house to be converted to office/commercial use.
- Metal building to be removed
- Phasing Plan:
 - ✓ Development will be in phases based on market demand for the different uses
- Proposed Uses:
 - ✓ Commercial along 16th Avenue & corner of 16th Avenue & Stoney Point Road SW
 - ✓ Commercial/office going south
 - ✓ Multi-family residential at southwest corner
 - ✓ Single-family residential at southeast corner
 - ✓ No specific uses have been identified.

A requirement of the PUD Zoning District approval is to enter into a development agreement with the City that is approved by City Council resolution. The development agreement includes the following information:

- Estimated phasing for the development.
- Level of design the property will be developed including the State green building standards, creative storm water management techniques, landscaping that exceeds the City's minimum requirements and parking in the rear with the buildings closer to the street.

The development agreement also includes modifications/variances the applicant is asking for in exchange for a higher level of building and site design including:

- Zero lot line setbacks for the interior yard for the five-unit structure.
- Reduced front yard setbacks.

FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

- 1. Whether the amendment is required to correct a technical mistake in the existing zoning regulations.**

Staff Comments: This amendment is not to correct a technical mistake on the existing Zoning Map.

- 2. Whether the amendment is consistent with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.**

Staff Comments: The subject property is shown as Commercial and Future Growth Center on the Future Land Use Map (FLUM) in the City's Comprehensive Plan. As such, the request to rezone to the PUD Zone District is in accord with the FLUM since all uses are allowed in the PUD Zoning District provided they are defined in the development agreement approval as part of the PUD process.

- 3. Whether the amendment is consistent with the characteristics of the surrounding area, including any changing conditions.**

Staff Comments: The property is currently developed as a 9-hole golf course. The proposed development will significant generate traffic and the City Traffic Engineering Department is requiring a traffic impact study to determine improvements necessary to mitigate increased traffic. The area to the north across 16th Avenue is primarily developed as commercial and service related uses, and further to the north are single-family residential. To the east is a large farm stead that could in the future have redevelopment potential. Also to the east is a religious facility. To the south and west is farmland. The proposed development is consistent with the characteristics of the surrounding area, including any changing conditions. Staff has not received any objections to this application.

- 4. Whether the property is suitable for all of the uses permitted in the proposed district.**

Staff Comments: The subject property is suitable for all uses permitted in the PUD-1 Zoning District.

- 5. Whether the proposed amendment will protect existing neighborhoods from nearby**

development at heights and densities that are out of scale with the existing neighborhood.

Staff Comments: Not only will the proposed development be designed to meet minimum design standards, it will exceed standards with regard to building design, storm water management, landscaping and other site design elements. The development agreement approved by City Council will include uses allowed and not allowed, specifics on design elements, and modifications the applicant is requesting.

- 6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

Staff Comments: This parcel is located in an area that is already served by sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation facilities are in place. Development of this property will not have a negative impact on the levels of service to the existing development in the general area. Conversely, the mixed use development will provide amenities to the area including shopping, service related uses, employment opportunities and additional housing choices.

- 7. The Site Development Plan is consistent with the previously approved Preliminary Plan for the property (if applicable).**

Staff Comments: This provision does not apply.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed conditional use, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

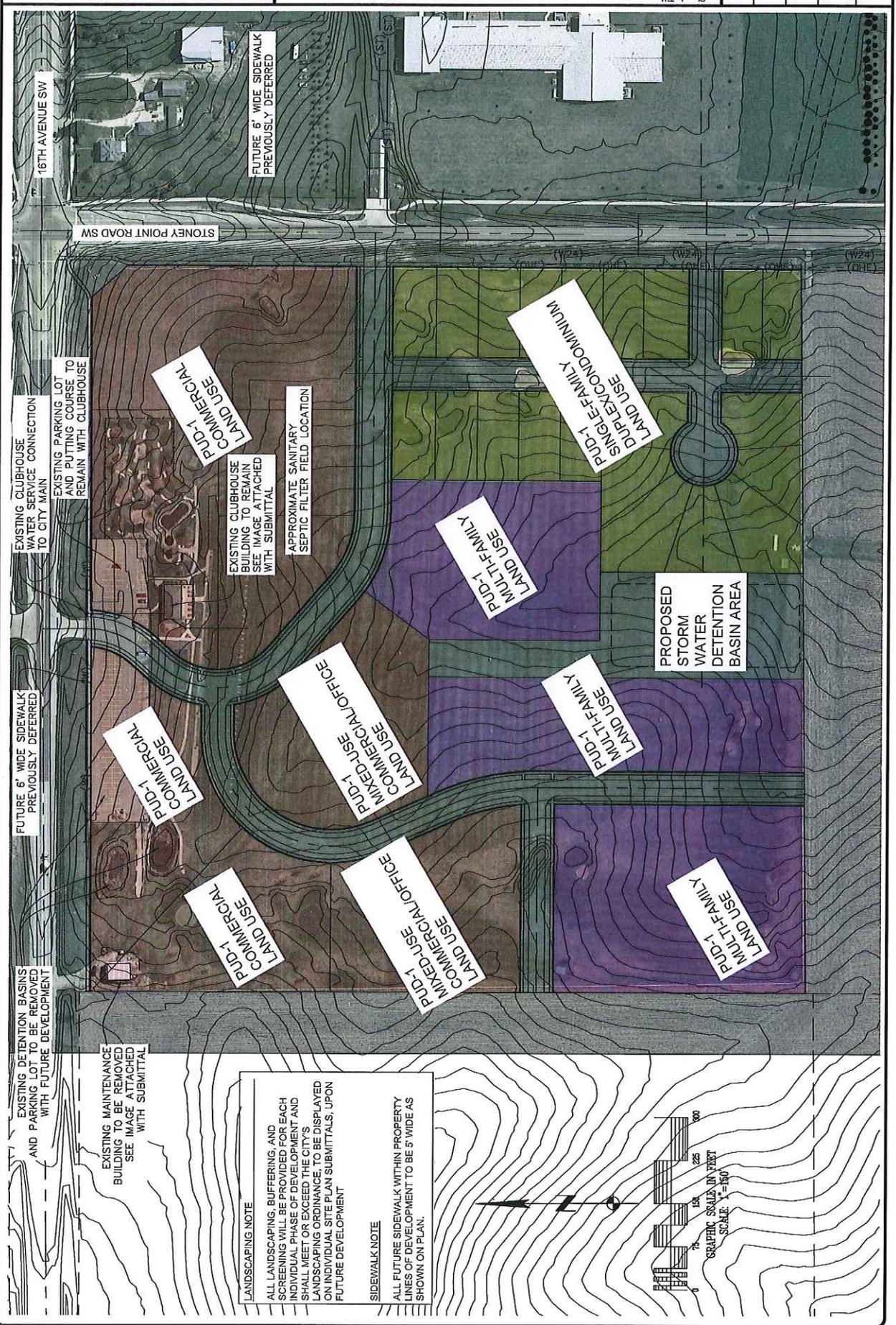
1. That subject property shall be platted per State and City platting regulations.
2. That future development under this rezoning action shall be subject to the PUD Preliminary Site Development Plan review process as set forth in Section 32.02.030.G. prior to issuance of building permit(s). Such Development shall meet all City development standards in effect at the time of plan submittal.
3. The enclosures for dumpsters will need be full screen enclosures including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance.
4. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
5. Lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance.
6. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A.
7. The site plan should to the extent possible be reflective of the Development Agreement between the City and the Developer.

Designed by:  HALL & HALL ENGINEERS, INC.
 1660 BOYSON ROAD, HAWAHTHA, IOWA 52233
 PHONE: (319) 382-5518 FAX: (319) 382-1955
 ENGINEERING & LAND DEVELOPMENT PLANNING
 www.hhheng.com

Drawn by: _____
 Checked by: _____

REZONING / PUD-1 PRELIMINARY MASTER PLAN
 FOR
MEADOWBRIDGE ADDITION
 IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

Date:	08/06/13
Field Book No:	FBK
Scale:	1/50
Sheet:	1 of 1
Project Number:	10012



EXISTING CLUBHOUSE WATER SERVICE CONNECTION TO CITY MAIN
 EXISTING PARKING LOT AND PUTTING COURSE TO REMAIN WITH CLUBHOUSE
 FUTURE 6' WIDE SIDEWALK PREVIOUSLY DEFERRED
 16TH AVENUE SW
 STONEY POINT ROAD SW

PUD-1 COMMERCIAL LAND USE
 EXISTING CLUBHOUSE BUILDING TO REMAIN SEE IMAGE ATTACHED WITH SUBMITTAL
 APPROXIMATE SANITARY SEPTIC FILTER FIELD LOCATION
 PUD-1 MULTIFAMILY LAND USE

FUTURE 6' WIDE SIDEWALK PREVIOUSLY DEFERRED
 PUD-1 COMMERCIAL LAND USE
 PUD-1 MULTIFAMILY LAND USE
 PUD-1 MULTIFAMILY LAND USE

EXISTING DETENTION BASINS AND PARKING LOT TO BE REMOVED WITH FUTURE DEVELOPMENT
 EXISTING MAINTENANCE BUILDING TO BE REMOVED SEE IMAGE ATTACHED WITH SUBMITTAL
 PUD-1 COMMERCIAL LAND USE
 PUD-1 MULTIFAMILY LAND USE
 PUD-1 MULTIFAMILY LAND USE

LANDSCAPING NOTE
 ALL LANDSCAPING, BUFFERING, AND SCREENING WILL BE PROVIDED FOR EACH INDIVIDUAL PHASE OF DEVELOPMENT AND SHALL MEET OR EXCEED THE CITY'S LANDSCAPING ORDINANCE, TO BE DISPLAYED ON INDIVIDUAL SITE PLAN SUBMITTALS, UPON FUTURE DEVELOPMENT

SIDEWALK NOTE
 ALL FUTURE SIDEWALK WITHIN PROPERTY LINES OF DEVELOPMENT TO BE 5' WIDE AS SHOWN ON PLAN.



STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning with a Preliminary Site Development Plan

CPC Date: August 29, 2013
To: City Planning Commission
From: Development Services Department

Applicant: Linn Area Credit Union
Titleholder: Linn Area Credit Union and First Assembly of God Church
Case Number: RZNE-004536-2013
Location: 3233 Blairs Ferry Road NE
Request: Rezoning from A, Agriculture Zone District to C-2, Community Commercial Zone District
Case Manager: Vern Zakostelecky, Development Services Department

BACKGROUND INFORMATION:

The applicant is requesting rezoning to allow for expansion of their existing credit union. The property is currently an undeveloped portion of the First Assembly of God Church property.

The Preliminary Site Development Plan consists of the following:

- Total site area is 2.59 acres including the credit union & church property.
- Total building area is 29,936 sq. ft. including 18,702 sq. ft. existing and 11,234 sq. ft. proposed addition.
- Total hard surface are proposed including building is 85,577 sq. ft.
- Total open space- proposed is 2,724 sq. ft. (24.1% of total site area).
- Total parking required is 120 spaces-provided are 130 spaces including 5 handicap spaces.
- Access will remain the same from Blairs Ferry Road NE.
- Storm water management for the new improvements will be provided underground in the parking area.

FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

- 1. Whether the amendment is required to correct a technical mistake in the existing zoning regulations.**

Staff Comments: This amendment is not to correct a technical mistake on the existing Zoning Map.

2. Whether the amendment is consistent with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

Staff Comments: The subject property is shown as commercial on the Future Land Use Map (FLUM) in the City's Comprehensive Plan. As such, the requested amendment is in accord with the FLUM designation for this property

3. Whether the amendment is consistent with the characteristics of the surrounding area, including any changing conditions.

Staff Comments: The property proposed for rezoning is currently an undeveloped portion of the First Assembly of God Church property. The property to the north of Blair Ferry Road is a mix of single-family and multi-family residential in Hiawatha. To the south and east is commercial development and to the west is property owned by the Church. The proposed rezoning and expansion will be consistent with the surrounding area. City staff has received no objections to this application.

4. Whether the property is suitable for all of the uses permitted in the proposed district.

Staff Comments: The subject property is suitable for all uses permitted in the C-2 Zoning District.

5. Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

Staff Comments: The proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood. The expansion will not have a negative impact on the area.

6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

Staff Comments: All facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation are currently in place and serving the applicant's property and the proposed expansion will not negatively levels of service to existing development in the general area.

7. The Site Development Plan is consistent with the previously approved Preliminary Plan for the property (if applicable).

Staff Comments: This provision does not applicable.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed conditional use, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions:

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Quality improvements on this site. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.
2. That subject property shall be platted per State and City platting regulations.
3. That said lot shall be combined with adjacent property so as to constitute a single zoning lot and tax parcel.
4. That effective screening shall be provided and maintained so as to screen the open parking spaces and the drive thereto where adjacent to a residential district per provisions of the Zoning Ordinance or a variance be obtained.
5. That a 15' side bufferyard is required where adjacent to a residential district or a variance must be obtained. In lieu of providing the buffer yard on the Linn Area Credit Union property, the applicant can provide an agreement between the First Assembly of God Church and Linn Area Credit Union agreeing to the buffer yard being on the Church property. Said agreement shall include provisions for who will provide long term maintenance of the plantings and shall be recorded and a copy submitted to the City Development Services Department prior to issuance of a temporary or final certificate of occupancy.
6. The enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance.
7. Lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance.
8. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained. This includes, but is not limited to screening of outdoor roof top and ground mounted mechanical.

EXISTING ZONING: A & C-2
PROPOSED ZONING: C-2

DATE SUBMITTED: July 17, 2013
Date Revised:
Date Revised:

LEGAL DESCRIPTION:

(LINN AREA CREDIT UNION) LOT 1 OF
BLAIRS FOREST 4TH ADDITION IN
THE CITY OF CEDAR RAPIDS, LINN
COUNTY, IOWA

AND

(AREA TO BE REZONED) PART OF
PARCEL 'A', PLAT OF SURVEY NO
1339, CEDAR RAPIDS, LINN
COUNTY, IOWA DESCRIBED AS
FOLLOWS: COMMENCING AT THE
NORTHWEST CORNER OF LOT 1 OF
BLAIRS FOREST FOURTH ADDITION;
THENCE SOUTH ON THE WEST LINE
OF SAID LOT 1, 38.8 FEET;
THENCE WEST 39 FEET; THENCE
SOUTH 355 FEET; THENCE
EASTERLY 39 FEET TO THE
SOUTHWEST CORNER OF SAID LOT
4; THENCE NORTH ON SAID WEST
LINE, 355 FEET TO THE POINT OF
BEGINNING.

OWNER:

LINN AREA CREDIT UNION
3015 BLAIRS FERRY RD NE
CEDAR RAPIDS, IA 52402

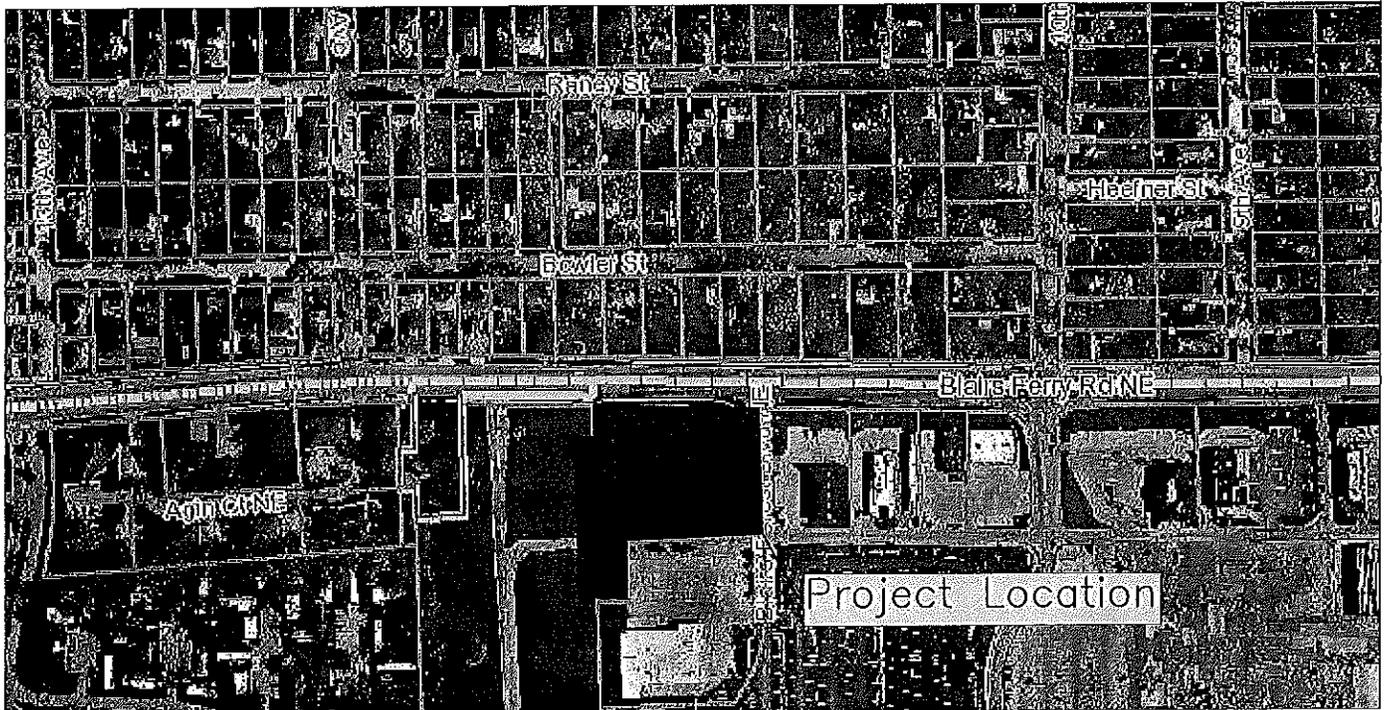
FIRST ASSEMBLY OF GOD CHURCH
3233 BLAIRS FERRY RD NE
CEDAR RAPIDS, IA 52402

PETITIONER:

JIM HAGERMAN
LINN AREA CREDIT UNION
3015 BLAIRS FERRY RD NE
CEDAR RAPIDS, IA 52402
(319)892-7304
jhagerman@linnareacu.org

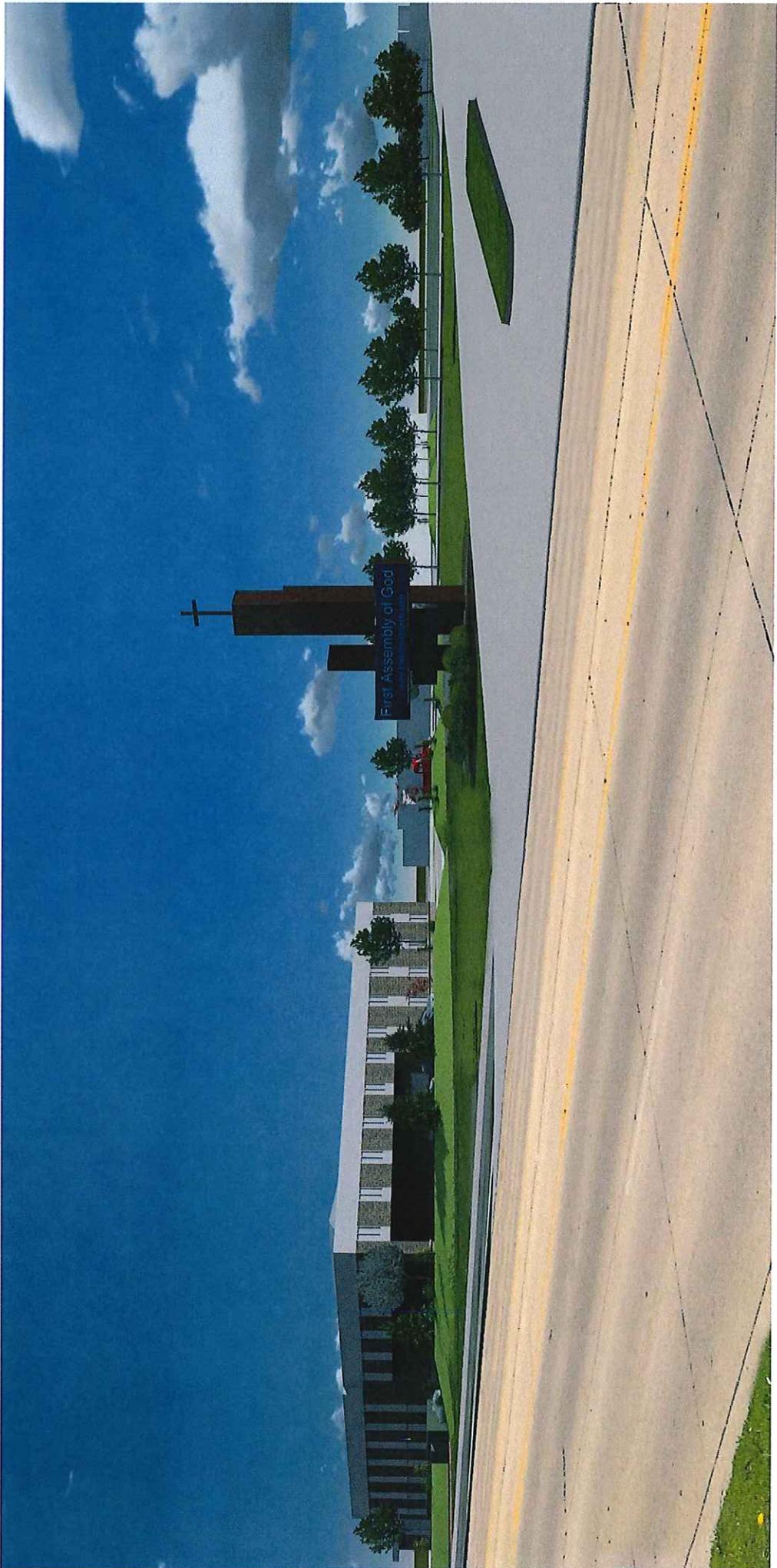
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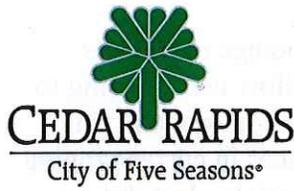
AMENT DESIGN
C/O MIKE DRYDEN
625 32ND AVENUE SW
CEDAR RAPIDS, IOWA 52404
PHONE:(319)378-1401
E-MAIL:MDRYDEN@AMENT.COM



LOCATION MAP
LINN AREA CREDIT UNION
CITY OF CEDAR RAPIDS, IOWA

Ament
DESIGN





Development Service Department
City of Cedar Rapids
1211 Sixth Street SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5043

STAFF REPORT TO CITY PLANNING COMMISSION
Rezoning without Preliminary Site Development Plan

CPC Date: August 29, 2013
To: City Planning Commission
From: Community Development Department

Applicant: City of Cedar Rapids
Titleholder: City of Cedar Rapids
Case Number: RZNE-005279-2013
Location: 1309 8th Street NW, 719 H Avenue NW, 916 G Avenue NW, 1347 F Avenue NW, 724 F Avenue NW, 713 F Avenue NW, 500 F Avenue NW, 502 F Avenue NW, 235 11th Street NW, 623 3rd Avenue SW, 410 4th Avenue SW, 923 5th Avenue SW, 330 Rockford Road SW, 818 10th Street SW, 922 9th Street SW, 928 7th Street SW, 503 6th Avenue SW, 422 7th Avenue SW, 358 7th Avenue SW, 612 L Street SW, 718 L Street SW, 811 N Street SW, 1201 N Street SW, 387 12th Avenue SW, 1406 N Street SW, 359 14th Avenue SW, 1406 M Street SW, 217 and 221 7th Avenue SW, 1003 3rd Street SW, 1007 3rd Street SW, 1111 3rd Street SW, 1205 3rd Street SW, 187 13th Avenue SW, 1323 K Street SW, 1500 J Street SW, 1510 J Street SW, 1521 K Street SW, 1520 K Street SW, 1617 3rd Street SW, 1302 Ellis Boulevard NW & 1310 Ellis Boulevard NW
Request: Change of zone from R-3, Single Family Residence Zone District, R-3D, Two-Family Residence Zone District, RMF-1 and RMF-2, Multiple Family Residence Zone District and O-S, Office/Service Zone District to R-TN, Traditional Neighborhood Residence Zone District
Case Manager: Vern Zakostelecky

BACKGROUND INFORMATION:

This is the sixth round of City owned properties brought before the City Planning Commission for rezoning. These properties are being requested to be rezoned to R-TN, Residential Traditional Neighborhood, in order to remove technical barriers to redevelopment.

It is anticipated that these properties will be developed as part of the City's ROOTs Program. The Administrative Plan directed by City Council limited the program to infill within the Neighborhood Revitalization Area, the area outside the Construction /Study Area and Greenway as well as the 100-year floodplain. In addition, the City would utilize lots that are being acquired through the Voluntary Acquisition Program and provide those to developers at no cost and in exchange for consideration of the reinvestment of new housing.

Rezoning:

The 39 properties being brought forward by a City-initiated rezoning are in areas of residential redevelopment identified through the Neighborhood Planning Process. These properties are zoned R-3, R-3D, RMF-1, RMF-2, and O-S. As is the case with nearly all of the lots, the current

zoning classification is not an appropriate match for the size and square footage of the lots making them legal non-conforming lots. The rezoning to the R-TN will allow new housing to blend into the neighborhood context in terms of meeting setbacks of the neighborhood. In addition, it is important that there are no issues such as the need for variances in current zoning or being legal non-conforming lots, which might create financing issues with lenders, future buyers or with homeowners insurance. The zoning of the lots were established prior to the City's adoption of the R-TN Zoning District, which was used in the Oakhill/Jackson Neighborhood as part of the City's Housing and Neighborhood Development (HAND) program. In mimicking the results that were achieved through the HAND project, staff is initiating rezoning on all City-owned lots to the R-TN Zoning District prior to deeding of the properties to the identified developers for in-fill construction of new flood replacement housing. The attached map provides an overview of where the properties proposed for rezoning are located.

After a presentation by Community Development staff and any comments, issues, and/or concerns are heard from citizens, City staff will be looking for a recommendation to move forward to City Council.

FINDINGS:

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. Whether the amendment is required to correct a technical mistake in the existing zoning regulations.

Staff Comments: The R-TN Zoning classification was created as part of the 2006 Cedar Rapids Zoning Ordinance to allow for greater flexibility in infill development on smaller parcels within the core of Cedar Rapids. Many of the lots proposed for rezoning previously held single-family homes but were legal, non-conforming in nature due to changing zoning standards over the years. This rezoning is proposed to make the lots developable without requiring a variance.

2. Whether the amendment is consistent with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.

Staff Comments: All rezoning is consistent with the Future Land Use Map and the 2009 Neighborhood Planning Process guidelines for post-flood redevelopment.

3. Whether the amendment is consistent with the characteristics of the surrounding area, including any changing conditions.

Staff Comments: The proposed ROOTs homes are consistent with the type of housing currently located in these neighborhoods.

4. Whether the property is suitable for all of the uses permitted in the proposed district.

Staff Comments: All properties have been identified as suitable for single-family home development.

5. **Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.**

Staff Comments: Staff believes the development will be in line with the historical size and scale of housing in the neighborhood.

6. **Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

Staff Comments: No issues have been raised by City Staff about providing service. All parcels have been previously developed.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed rezoning, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions or remove any of the recommended conditions:

No conditions have been requested by staff. Development will have to meet all applicable zoning and building codes, including ensuring the installation of sidewalks along public frontages.



City of Cedar Rapids City Planning Commission Work Plan for 2013-2014 (DRAFT)

General Information

CHARTER

The City Planning Commission is a nine member commission appointed by the Mayor of the City of Cedar Rapids. The Commission was established by City Code to review and make recommendations to the City Council on various land development issues including proposed City comprehensive plans, zoning regulations, requests for the rezoning of land, site development plans, conditional use requests, and subdivision of land.

MEETINGS

The City Planning Commission meets every three weeks on Thursday at 3:00 p.m. unless otherwise published. Meetings are held at City of Cedar Rapids City Hall Council Chambers.

COMMISSIONERS and CONTACTS

Commissioners

Scott Overland, *Chair*
Jim Halverson, *Vice-Chair*
Samantha Dahlby
Carletta Knox-Seymour
Richard Pankey
Mike Tertinger
Allan Thoms
Virginia Wilts
Vacant Position

Council Liaison

Chuck Swore
(319) 396-7367
chuck.swore@cedar-rapids.org

Staff Liaisons

Vern Zakostelecky
(319) 286-5043
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Seth Gunnerson
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s.gunnerson@cedar-rapids.org

This work plan serves as a guide to action and may be adapted or revised as new events and opportunities arise.

Work Plan

VISION

To improve the standard of planning and development activities in the City of Cedar Rapids while being use and user friendly in fulfilling City needs for housing, commercial and industrial development.

GOAL 1

Develop a Sustainable Development Measurement Tool

TASK	ASSIGNMENT	DUE
-Review best practices used by other communities for parking standards, storm water, and other key areas.	Full Commission	Ongoing

GOAL 2

Increase knowledge of CPC by attending training opportunities

TASK	ASSIGNMENT	DUE
-Staff will continue to provide updates on training opportunities.	Ongoing	Ongoing
-CPC will proactively look for training opportunities they are interested in.	Full Commission/Staff	Ongoing

GOAL 3

Participate and contribute to the development of the City's Comprehensive Plan

TASK	ASSIGNMENT	DUE
-Review and provide input on draft and final plans	Full Commission	TBD

GOAL 4

Increase interaction and communication with City Council as necessary

TASKS	ASSIGNMENT	DUE
-Continue to ensure CPC attendance at City Council and Development Committee meetings as needed.	Chair	Ongoing

AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, September 19, 2013 @ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

- **Opening Statement**
- **Roll Call**
- **Approval of the Minutes**
- **Adoption of the Agenda**

REGULAR AGENDA

1. **Case Name:** 113 34th Street Drive SE (Preliminary Site Development Plan)

Recommendation for approval of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Ross Co Auto Sales and Donna R. and Ross R. Neal (Titleholders)

Case No: *PSDP-002433-2013* **Case Manager:** *Vern Zakostecky*

2. **Case Name:** 5120 Shadowood Lane SW (Rezoning)

Recommendation for approval of a rezoning from R-T, Single Family Transitional Residence Zone District to R-3D, Two Family Residence Zone District as requested by Melody Vance (Applicant/Titleholder).

Case No: *RZNE-003218-2013* **Case Manager:** *Vern Zakostecky*

3. **Case Name:** 1103 and 1201 Blairs Ferry Road NE (Rezoning)

Recommendation for approval of a rezoning from I-I, Light Industrial Zone District and C-2, Community Commercial Zone District to PUD-1, Planned Unit Development Zone District as requested by Hunter Companies LLC (Applicant), Nash Finch Companies, Chicago Central & Pacific Railroad Co and Northwestern States (Titleholders).

Case No: *RZNE-003536-2013* **Case Manager:** *Vern Zakostecky*

4. **39 City-owned Lots (Vern)**

Contact/Applicant/Titleholder: City of Cedar Rapids

City initiated rezoning for 39 City owned lots for the Rebuilding Ownership Opportunities Together Program (ROOTS) from R-3, Single Family Residence Zone District; R-3D, Two Family Residence Zone District; RMF-1, Multiple Family Residence Zone District; RMF-2, Multiple Family Residence Zone District; and O-S, Office/Service Zone District to R-TN, Traditional Neighborhood Residence Zone District.

RZNE-005279-2013