



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

**MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, October 23, 2014 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Carletta Knox-Seymour
Virginia Wilts
Samantha Dahlby
Richard Pankey
Kim King
Dominique Blank
Bill Hunse

Members Absent: Jim Halverson

DSD Staff: Joe Mailander, Manager
Vern Zakostelecky, Planner
Dave Houg, Plats & Zoning Conditions Coordinator

CD Staff: Seth Gunnerson, Planner
Jeff Hintz, Planner
Adam Lindenlaub, Planner
Betty Sheets, Administrative Assistant

City Council Liaison: Justin Shields

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 eight (8) Commissioners present.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the October 2, 2014, Minutes stand approved.

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

1. Case Name: 4225 Glass Road NE (Conditional Use)

Consideration of a Conditional Use for a Veterinarian Clinic in an O-S, Office/Service Zone District as requested by Animal Eye Clinic (Applicant) and Norman D. Workman (Titleholder)

Case No: COND-013867-2014; Case Manager: Dave Houg

Mr. Houg stated this is a veterinarian clinic specializing in eye surgery located in an O-S, Office/Service Zone District in an existing building on Glass Road NE. There is sufficient parking and no significant changes will be made to the building site. Mr. Houg went on to say there were three conditions that would need to be met to continue forward as well as the applicant will need to provide a frontage road reservation for future improvements on the north end of the property.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Hunse questioned the dumpster situation and would that become a problem? Mr. Houg stated the building was built in 1979 and met all site plans at that time, Mr. Houg is not aware of any complaints. Garbage is picked-up after hours to eliminate congestion in the parking lot and streets.

Commissioner Overland called for a representative of the applicant.

Dr. Sinisa Grozdanic of North Liberty stated the site plan would stay the same and there would be no boarding of animals. All patients will be brought in that morning and taken home early to late afternoon of the same day. There will be no kennel runs or patients kept outside of the building. This facility is a same day elective service and there will not be excessive amounts of garbage.

Commissioner Overland called for questions of the applicant.

Commissioner Knox-Seymour asked for clarification as to the need of dog runs, excessive garbage, and number of animals seen at this business.

Dr. Grozdanic reiterated there would be no boarding of patients they were strictly out-patient, no dog runs as patients would only be at the veterinary office during business hours. The applicant went on to say they would not even be staffed after hours as this is not that type of service. The office would see approximately 30 to 40 patients per week.

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

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Conditional Use for a Veterinarian Clinic in an O-S, Office/Service Zone District subject to 3 conditions. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

2. Case Name: Northeast corner of the intersection of Zika Avenue NW and 16th Street NW (Major Preliminary Plat)

Consideration of a Major Preliminary Plat for property at the northeast corner of the intersection of Zika Avenue NW and 16th Street NW requested by Newbo Development Group, LLC (Applicant) and City of Cedar Rapids (Titleholder)

Case No: PRPT-010975-2014; Case Manager: Vern Zakostelecky

Mr. Zakostelecky stated this was a follow up to a rezoning with a PUD-2 now in place. City Council met Tuesday, October 21, 2014, and approved development for two five (5) plex units, five (5) duplex units and seven (8) single family units.

Commissioner Overland called for questions of Mr. Zakostelecky.

Commissioner Blank asked about the traffic restriction on 16th Street NW. Mr. Zakostelecky stated there would be no traffic restrictions on 16th Street NW other than not allowing construction traffic to use said street.

Commissioner Overland called for a representative of the applicant.

Chad Pelley, NewBo Development Group, LLC stated there had been three (3) voluntary neighborhood meetings. Mr. Pelley further stated that there would be a 10-foot easement for the property to the north. This easement goes both ways, NewBo Development Group, LLC, would offer this easement for a drive to a possible home on the hill allowing for saving of mature trees and the neighborhood would offer an easement for sanitary sewer easement.

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 members of the public were present.

Commissioner Overland called for a motion. Commissioner King made a motion to approve the Major Preliminary Plat at the northeast corner of the intersection of Zika Avenue NW and 16th Street NW. Commissioner Blank seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Pankey stated that he drove past the site just before the meeting noting that he found cars could pass comfortably. There are a couple of narrow spots but it looks to be a great place to build additional housing. Commissioner Pankey supports this project.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

New Business

- Review EnvisionCR (Comprehensive Plan) land use approach, goals, objectives, and measures. CPC will be asked to recommend City Council adopt EnvisionCR at its November 13 meeting. Adam Lindenlaub

Mr. Lindenlaub stated that EnvisionCR has held two open houses, communicated with approximately 800 individuals; with good feedback. The EnvisionCR will be conducting a third open house the second week of November.

Mr. Lindenlaub continued stating that the EnvisionCR is the update to the City's 1999 Comprehensive Plan. EnvisionCR will provide the vision for the future of Cedar Rapids with a focus on priorities for city policies and public vision for the future of Cedar Rapids.

EnvisionCR has four Themes:

- 1) Sustainability,
- 2) Health,
- 3) Place making, and
- 4) Efficiency.

EnvisionCR includes a Future Land Use Map that is based on a different philosophy than the current one. The current Future Land Use Map is based on specific uses whereas EnvisionCR's Future Land Use will be based on the intensity, compatibility, and integration of uses.

The proposed Future Land Use Map will have Land Use Area Typologies (LUTAs) that are based on intensity of use. LUTA's will provide flexibility to property owners/developers, city staff, and City Council with the outcome being a more desirable development.

Commissioner Overland called for questions of Mr. Lindenlaub.

Commissioner Blank stated she sees more flexibility for commercial business next to residential areas, what are the checks and the balances? Not everyone wants a commercial building next to their home, what is there to protect residence. Mr. Lindenlaub responded stating the same process is as how we have it now.

Commissioner Blank asked what type of use are they proposing, will it meet the criteria for the land use and for the community, and will the community have a say? Mr. Lindenlaub answered, no, it will stay the same.

Commissioner King stated that a lot of hard work went into the new plan.

Commissioner Knox-Seymour asked how far in advance the neighborhoods will have as to the developer's intentions? Will the resident be able to speak with the developers communicating their concerns? Mr. Lindenlaub stated it would be the same process as is in place at this time. However, feedback from both stakeholders and developers has been positive.

Commissioner Dahlby stated neighborhood meetings are becoming more of a requirement to put more thought into how developers will design the development as they get closer to residential areas. Visuals will help everyone involved understand what is happening.

Commissioner Pankey stated the staff has done a good job, buffering areas helps to make it more appealing for commercial and residential areas.

Commissioner Wilts asked if you feel it is easier to entice businesses with the new EnvisionCR? Mr. Lindenlaub stated the hope is to keep our younger individuals in Cedar Rapids and for those that leave this will entice them to return.

Commissioner Hunse stated he was pleased with the recommendations of the soft edges between commercial and residential and that this will encourage pedestrian access.

Commissioner Overland stated that the Commissioners would vote on the EnvisionCR plan at their November meeting prior to going to City Council in January 2015.

➤ **Communications Tower Report.**

Commissioner Overland asked Jeff Hintz for a report on the Communication Tower project.

Jeff Hintz stated he met with the citizen's stakeholders group on Monday, October 27, 2014. Designs on towers need to be more visually complementary to the community especially near a residential area. The group has discussed a tiered system based upon distance from existing residential dwelling unit. Staff hopes to bring something to the Development Committee in November and then ask the City Planning Commission to consider this item at the December Meeting..

The meeting was adjourned at 3:55 PM

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development