



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

**AGENDA**  
**CITY PLANNING COMMISSION MEETING**  
Thursday, October 15, 2015 @ 3:00 PM  
City Hall Council Chambers  
101 First Street SE, Cedar Rapids, IA 52401

**Call Meeting to Order**

**Roll Call**

**A. Approval of the Minutes**

**B. Adoption of the Agenda**

**C. Action Items**

**1. Case Name: 217 and 221 7<sup>th</sup> Avenue SW and 709 3<sup>rd</sup> Street SW (Rezoning)**

Consideration of a change of zone from R-TN, Traditional Neighborhood Residence Zone District to RMF-2, Multiple Family Residence Zone District as requested by Cedar Venture LLC (Applicant) and City of Cedar Rapids (Titleholder)  
*Case No: RZNE-022039-2015; Case Manager: Johnny Alcivar*

**2. Case Name: 1005 3<sup>rd</sup> Avenue SW and 328 Rockford Road SW (Conditional Use)**

Consideration of a Conditional Use Request for Dwelling Units on ground Floor in a C-2, Community Commercial Zone District as requested by JABAM, LLC (Applicants/Titleholders)  
*Case No: COND-022045-2015; Case Manager: Johnny Alcivar*

**3. Case Name: 1033 10th Street NW, Vacant Land between 806 and 818 10th Street SW (GPN 142943201100000), 421 5th Avenue SW and 427 th Avenue SW (Rezoning)**

Consideration of a change of zone from R-3, Single Family Residence Zone District and RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District as requested by City of Cedar Rapids (Applicant/Titleholder)  
*Case No: RZNE-022127-2015; Case Manager: Vern Zakostelecky*

New Business



Development Services Department  
City Services Center  
500 15<sup>th</sup> Avenue SW  
Cedar Rapids, IA 52404  
Telephone: (319) 286-5043

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Rezoning Without Preliminary Site Development Plan

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CPC Date: October 15, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: City of Cedar Rapids  
Titleholder: City of Cedar Rapids

Location: 1033 10th Street NW, Vacant Land between 806/818 10th Street SW, 421 5th Avenue SW and 427 5th Avenue SW

Request: Rezoning from R-3, Single Family Residence Zone District and RMF-2, Multiple Family Residence Zone District to R-TN, Traditional Neighborhood Residence Zone District

Case Manager: Vern Zakostelecky, Development Services Department  
Case Number: RZNE-022127-2015

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**BACKGROUND INFORMATION:**

This is another round of City-owned properties brought before the City Planning Commission for rezoning. These properties are being requested for rezoning to R-TN, Residential Traditional Neighborhood Zone District, 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 4 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 and RMF-2. 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 Traditional Residence Zone District 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 rezoning 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 provided an overview of where the properties are located that are proposed for rezoning.

## **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. The lots proposed for rezoning was previously developed with a single-family home which was legal, non-conforming in nature due to changed zoning standards over the years. This rezoning is proposed to make the lot 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:* The 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:* The 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:* City staff believes the development of these lots will be in line with the historical size and scale of housing in the neighborhoods.

**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 services since the parcel has been previously developed.

**No recommended City staff conditions.**