

AMENDED AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, November 5, 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: 1727 2nd Street SW (Rezoning)~~

~~Consideration of a change of zone from R-3, Single Family Residence Zone District to R-RN, Traditional Neighborhood Residence Zone District as requested by Scallon Custom Homes, LLC (Applicant) and Joseph W. Zachar III (Titleholder)~~

~~**Case No: RZNE-022098-2015; Case Manager: Dave Houg**~~

2. Case Name: 1766 Mallory Street SW and 1770 Mallory Street SW (Rezoning)

Consideration of a change of zone from R-3, Single Family Residence Zone District to R-RN, Traditional Neighborhood Residence Zone District as requested by Scallon Custom Homes, LLC (Applicant) and City of Cedar Rapids and Z FIN 20 (Titleholders)

Case No: RZNE-022169-2015; Case Manager: Dave Houg

3. Case Name: Oakridge Estates Fourth Addition (Major Preliminary Plat)

Consideration of a Major Preliminary Plat for Oakridge Estates Fourth Addition in a R-1, Single Family Residence Zone District and R-3, Single Family Residence Zone District as requested by Flynn Homes, Inc. (Applicant) and Dennis P. and Michael J. Flynn (Titleholders)

Case No: PRPT-022053-2015; Case Manager: Dave Houg

New Business

- CPC Work Plan – Seth Gunnerson

**MINUTES OF
CITY PLANNING COMMISSION MEETING,
Thursday, October 15, 2015 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Jim Halverson, Vice – Chair
Carletta Knox-Seymour (Arrived at 3:00pm)
Virginia Wilts
Samantha Dahlby
Richard Pankey
Kim King
Dominique Blank
Bill Hunse

DSD Staff: Joe Mailander, Manager
Vern Zakostecky, Zoning Administrator
Dave Houg, Plats & Zoning Conditions Coordinator
Johnny Alciyar, Development Services Specialist

CD Staff: Jennifer Pratt, Interim Director
Caleb Mason, Economic Development Analyst
Betty Sheets, Administrative Assistant

Call Meeting to Order

The meeting was called to order at 2:58 p.m.

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

Roll Call

Roll call was answered with nine (9) Commissioners present.

A. Approval of the Minutes

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the September 24, 2015 Minutes stand approved.

B. Adoption of the Agenda

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

C. Action Items

1. Case Name: 217 and 221 7th Avenue SW and 709 3rd 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

Mr. Alcivar presented the City Planning Commission Criteria for Recommendation and Action of this rezoning request.

Mr. Alcivar stated this is a request to rezone two City-owned lots from the R-TN, Traditional Neighborhood Residence Zone District to the RMF-2, Multiple Family Residence Zone District to allow for the potential development of a multi-story senior housing building. The properties are currently vacant and were zoned by the City to R-TN to allow construction of single-family homes as part of the ROOTs Program. If the proposed senior housing project moves forward, a Preliminary Site Development Plan application will be required showing site and building design details. Mr. Alcivar presented a Location Map, General Information, Aerial Photo, Zoning Map, Street View and Next Steps.

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

Commissioner Overland called for a representative of the applicant. No applicant wished to speak.

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. Commissioner Blank made a motion to approve the change of zone from R-TN, Traditional Neighborhood Residence Zone District to the RMF-2, Multiple Family Residence Zone District. Commissioner Pankey 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: 1005 3rd 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

Mr. Alcivar presented the City Planning Commission Criteria for Recommendation and Action of this conditional use request.

Mr. Alcivar stated the titleholder for the property is JABAM, LLC and is requesting a Conditional Use to allow for dwelling units located on the ground floor following a rezoning to a C-2, Community Commercial Zone District.

Mr. Alcivar stated the Preliminary Site Development Plan shows a two-story building, where the first floor provides a mix of commercial/retail and residential space, with one or two dwelling units, and all residential space on the second floor. Residential units above the ground floor are allowed in all commercial districts per the Municipal Code. The Planning Commission is being asked to weigh in on whether residential units on the ground floor are appropriate for this site. Mr. Alcivar presented a Location Map, General Information, Aerial Photo, Zoning Map, Street View, Site Plan and Next Steps.

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

Commissioner Hunse stated that the comments made previously by the Commission on this application were not reflected on the site plan. Mr. Alcivar stated that the applicant was aware of the comments and was going to reflect them prior to the public hearing to City Council on October 20th.

Commissioner Blank asked staff to clarify the stormwater management area. Mr. Alcivar showed the Commissioners the area of the stormwater management on the site plan.

Commissioner Hunse asked about ADA access to the retail area. Mr. Alcivar stated that there would be ADA parking near the retail area.

Commissioner Overland called for a representative of the applicant.

Bob Butschi, 375 Collins Road NE stated that he was able to add a sidewalk to the bus stop.

Commissioner Hunse asked about the ADA access to the retail area. Mr. Butschi stated that it was required by City code and would be made available.

Commissioner Hunse stated careful review of what constitutes point of arrival relative to public transportation to access of a site would be worth looking into.

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. Commissioner Pankey made a motion to approve the conditional use request for Dwelling Units on ground floor in a C-2, Community Commercial Zone District. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Pankey stated that he was happy to see this property being redeveloped.



Development Services Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5168

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

CPC Date: November 5, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Scallon Custom Homes, Inc.
Titleholder: Joseph W. Zachar III

Location: 1727 2nd Street SW
Request: Rezoning from R-3, Single Family Residence Zone District to R-TN,
Traditional Neighborhood Residence Zone District

Case Manager: David Houg
Case Number: RZNE-022098-2015

BACKGROUND INFORMATION:

The property is currently undeveloped and in the Southwest Area Neighborhood. The applicant wishes to develop the property as 2 lots with single-family homes, which would provide for in-fill in an area that has seen increased interest in rehabbing of existing residential properties and new construction on lots that are vacant. The R-TN Zoning District was created for neighborhoods like this to allow vacant lots to be redeveloped since the lot does not meet the minimum requirements for the current R-3 Zoning District. Since this is a rezoning for single-family residential there is no site plan requirement at this time. A detailed site plan will be required at the time of application for a building permit.

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 lot 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 variances.



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

CPC Date: November 5, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Scallon Custom Homes, Inc.
Titleholder: City of Cedar Rapids & Z Fin 20

Location: 1766 and 1770 Mallory Street SW
Request: Rezoning from R-3, Single Family Residence Zone District to R-TN,
Traditional Neighborhood Residence Zone District

Case Manager: David Houg
Case Number: RZNE-022169-2015

BACKGROUND INFORMATION:

The property is currently undeveloped and in the Southwest Area Neighborhood. The applicant wishes to develop the property as 2 lots with single-family homes, which would provide for in-fill in an area that has seen increased interest in rehabbing of existing residential properties and new construction on lots that are vacant. The R-TN Zoning District was created for neighborhoods like this to allow vacant lots to be redeveloped since the lot does not meet the minimum requirements for the current R-3 Zoning District. Since this is a rezoning for single-family residential there is no site plan requirement at this time. A detailed site plan will be required at the time of application for a building permit.

FINDINGS:

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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 lot 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 variances.

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 goals and objectives of the City's Comprehensive Plan and the Southwest Area Neighbors.

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

Staff Comments: The proposed home design will be consistent with the type of housing currently located in this neighborhood.

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

Staff Comments: The property has 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 services since the parcel has been previously developed.

RECOMMENDED CONDITIONS:

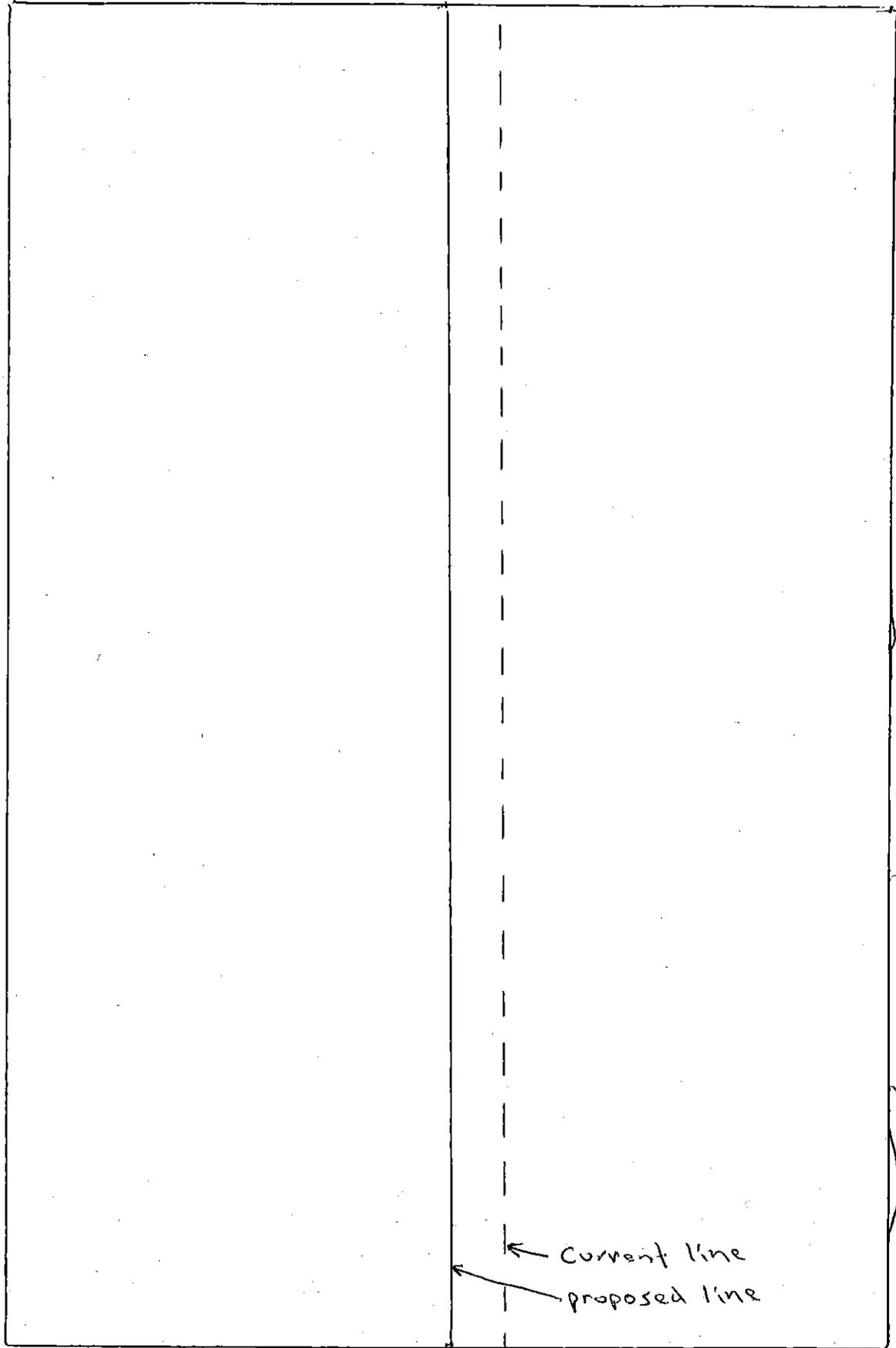
If the City Planning Commission recommends approval of the proposed rezoning use, adoption of the following condition as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions.

1. The setback for the principal structure shall be in context with the existing houses along this block face.
2. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Concrete Pavement Petition and Assessment Agreement for Alley Improvements adjoining this site.

Paul Scallon
Paul@ScallonCustomHomes.com
1-319-981-5898

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37 (33 1/2 Proposed)
1770 Mallory ST SW

(33 1/2 Proposed) 30
1766 Mallory ST SW,

← Current line
← proposed line



Development Service Department
City Services Center
500 15th Avenue SW
Cedar Rapids, IA 52404
Telephone: (319) 286-5168

STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: November 5, 2015

To: City Planning Commission
From: Development Services Department

Applicant: Flynn Homes, Inc.
Titleholder: Dennis P. and Michael J. Flynn

Plat Name: Oakridge Estates Fourth Addition
Location: North of Pioneer Avenue SE at 38th Street SE
Request: Consideration of a Major Preliminary Plat in R-1 and R-3, Single Family Residence Zone Districts

Case Manager: David Houg
Case Number: PRPT-022053-2015

BACKGROUND INFORMATION:

The applicant, Flynn Homes, Inc. is requesting approval of a Major Preliminary Plat for land located north of Pioneer Avenue SE at 38th Street SE. The property is zoned R-1 and R-3, Single Family Residence Zone Districts. The proposal is to subdivide the property into 26 lots for future development of single family homes.

The Preliminary Plat as submitted includes the following:

- Total site area is 9.5 acres.
- Total lots - 26.
- Access to lots will be from existing streets; Oak Ridge Drive SE and 38th Street SE (extended south to Pioneer Avenue SE).

FINDINGS:

The City Planning Commission shall review the application based on the following criteria:

- 1. That the proposed use and development will be consistent with the intent and purposes of the Comprehensive Plan and other applicable codes and regulations.**

Staff Comments: The proposed use and development are consistent with the intent and purposes of the Comprehensive Plan. The development area is shown as “Urban Low Intensity” on the Future Land Use Map in the City’s Comprehensive Plan. The proposed

development is consistent with the goals and objective of the “Urban Low Intensity” land use and will also comply with all other applicable codes, regulations and approvals.

RECOMMENDED CONDITIONS:

If the City Planning Commission recommends approval of the proposed major preliminary plat, adoption of the following conditions as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions.

1. The CITY has determined that a 12-inch water main will be required to be installed in 38th St. SE to benefit the wider distribution system and will reimburse the DEVELOPER a portion of the cost to oversize the water main as permitted by Section 12.05 (of the Municipal Code and a method described therein as to how to determine the CITY’s cost participation. The CITY will reimburse the DEVELOPER for the difference between 12-inch and 8-inch material costs for a maximum of 650 lineal feet.
2. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATES OF OCCUPANCY FOR LOTS 18, 19 AND 20; the property owner shall be responsible to construct sidewalks along Oakridge Court SE and Pioneer Avenue SE.

PRELIMINARY PLAT

OAKRIDGE ESTATES FOURTH ADDITION

IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA



Legal Description

OAKRIDGE ESTATES FOURTH ADDITION IS PART OF PARCEL A, PLAT OF SURVEY #452 AND PART OF THE N1/2 SW1/4 OF SECTION 25, TOWNSHIP-63-NORTH, RANGE-7-WEST OF THE 5TH P.M., CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, OAKRIDGE ESTATES THIRD ADDITION;

THENCE N23°27'10"E ALONG THE EAST LINE OF SAID LOT 1, 173.22 FEET;

THENCE N15°52'25"E ALONG SAID EAST LINE, 121.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE N87°12'29"E ALONG THE SOUTH LINE OF LOT 139, BEL AIR ESTATES FOURTH ADDITION, 53.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 139;

THENCE N84°03'22"E ALONG THE SOUTH LINE OF BEL AIR ESTATES SECOND ADDITION, 407.01 FEET TO THE SOUTHEAST CORNER OF LOT 65 OF SAID BEL AIR ESTATES SECOND ADDITION;

THENCE ALONG THE NORTH LINE OF PARCEL A, PLAT OF SURVEY #452 FOR THE NEXT FOUR COURSES;

THENCE S01°46'31"E, 30.11 FEET;

THENCE S01°46'31"E, 30.11 FEET;

THENCE N88°29'11"E, 115.17 FEET;

THENCE N01°48'54"W, 59.96 FEET TO THE SOUTHEAST CORNER OF LOT 35 OF SAID BEL AIR ESTATES SECOND ADDITION;

THENCE N88°29'11"E, 115.17 FEET;

THENCE N88°15'13"E, 2.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE N88°15'13"E ALONG THE WEST LINE OF SAID LOT A, 2.98 FEET TO THE NORTHWEST CORNER OF LOT 8, OAKRIDGE ESTATES SECOND ADDITION;

THENCE ALONG THE WEST LINE OF SAID OAKRIDGE ESTATES FOR THE NEXT FOUR COURSES;

THENCE S2°05'58"W, 210.05 FEET;

THENCE N89°02'59"W, 86.58 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID OAKRIDGE ESTATES SECOND ADDITION;

THENCE S27°02'30"W, 238.82 FEET;

THENCE S03°10'04"E, 203.19 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID OAKRIDGE ESTATES SECOND ADDITION;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF PIONEER AVENUE SE FOR THE NEXT THREE COURSES;

THENCE 372.26 FEET ALONG A 480.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY WHOSE 352.55 FOOT CHORD BEARS N53°08'52"W;

THENCE N39°55'58"W, 169.19 FEET;

THENCE 246.72 FEET ALONG A 540.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WHOSE 246.72 FOOT CHORD BEARS N53°08'18"W TO THE POINT OF BEGINNING CONTAINING 9.20 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

CURVE	DELTA ANGLE	CHORD	DIRECTION	TANGENT	RADIUS	LENGTH	CHORD
C1	46°25'48"	N53°08'52"W	197.30'	460.00'	372.76'	356.65'	
C2	28°24'40"	N53°08'18"W	126.31'	540.00'	248.92'	246.72'	

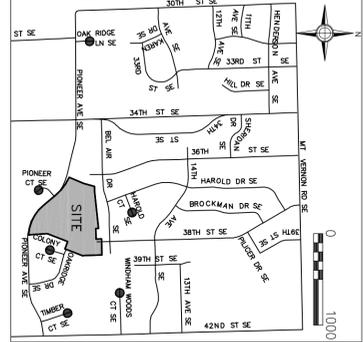
NOTES:

THIS PARCEL IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA PER LINN COUNTY FIRM MAP COMMUNITY PANEL #1911300430D, EFFECTIVE APRIL 5, 2010.

EXISTING ZONING: R-1 & R-3
 REQUESTED RECLASSIFICATION: NONE
 PROPOSED USE: R-1 & R-3
 TOTAL AREA: 9.20 AC. ±
 TOTAL AREA TO BE RECLASSIFIED: NONE

SETBACK INFORMATION R-1: (LOTS 1 THRU 7 & LOT 11)
 FRONT YARD= 30'
 REAR YARD= 30'
 SIDE YARD= (5 MIN) 14' COMBINED
 CORNER SIDE YARD= 15'

SETBACK INFORMATION R-3: (LOTS 8 THRU 10 & LOTS 12 THRU 26)
 FRONT YARD= 25'
 REAR YARD= (5 MIN) 14' COMBINED
 CORNER SIDE YARD= 15'



LEGEND

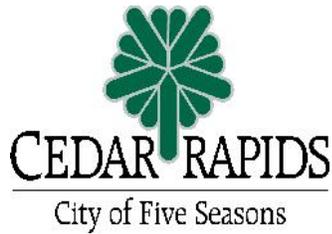
	Existing		Proposed
	AC / PCC / CURB		Proposed
	Concrete		Proposed
	Asphalt		Proposed
	Utility		Proposed
	Easement		Proposed
	Right of Way		Proposed
	Other		Proposed

Professional Engineer Seal

JACOB A. HAHN, P.E., LEED AP
 License No. 21520
 State of Iowa

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.
 PAGES COVERED BY THIS SEAL: *Bellevue, IA 1/1*

Contact Person	Jacob Hahn, P.E., LEED AP
Telephone Number	(319) 377-4620
Fax Number	(319) 377-8498
Email Address	jah@anderson-bogert.com
Mailing Address	790 11th St. Marion, IA 52302
Date Submitted:	Sept. 23, 2015
Date Revised:	Oct. 20, 2015
Applicant	Flynn Homes, Inc
Mailing Address	P.O. Box 1256, Cedar Rapids, IA 52411
Telephone Number	(319) 366-6826
Fax Number	(319) 536-0826
Owner	Dennis P. & Michael J. Flynn
Mailing Address	P.O. Box 1256, Cedar Rapids, IA 52411
Telephone Number	(319) 366-6826



Community Development and Planning Department
City Hall
101 First Avenue SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: City Planning Commission
From: Vern Zakostelecky, Zoning Administrator and Seth Gunnerson, Planner
Subject: 2016 CPC Work Plan
Date: November 5, 2015

BACKGROUND

At the September 10, 2015 City Planning Commission meeting staff reviewed the Commissions' 2015 Work Plan and lead a discussion on updates for the 2016 Work Plan.

The City of Cedar Rapids Board and Commissions adopt an annual work plan which lays out goals and objectives for the coming calendar year. The 2016 City Planning Commission Work Plan is attached to this memo.

Based on the discussion at the September 10 CPC meeting staff updated the previous year work plan to emphasize the CPC's role in providing recommendations on the annual update to EnvisionCR and various initiatives associated with the Comprehensive Plan, including area plans and the zoning code update.

TIMELINE

- November 5 – CPC action on 2016 Work Plan
- November 19 – Presentation to City Council Development Committee
- December 15 – City Council approves 2016 Work Plan



City of Cedar Rapids City Planning Commission Work Plan for 2016

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
Virginia Wilts
Richard Pankey
Kim King
Bill Hunse
Dominique Blank

Council Liaison

Justin Shields
(319) 286-5051
j.shields@cedar-rapids.org

Staff Liaisons

Vern Zakostelecky
(319) 286-5043
v.zakostelecky@cedar-rapids.org

Seth Gunnerson
(319) 286-5129
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.

Process

At its September 10, 2015 the City Planning Commission discussed updating the work plan for the 2016 calendar year. The Commission reviewed the current year work plan and discussed

- **Current Reality:** Assessment of the Commission's strengths, weaknesses, accomplishments and challenges.
- **Commitments and Vision:** Selection of goals that the Commission agreed upon and believed was achievable over the course of a year. Development of a vision statement to describe the intended outcome of achieving the work plan.
- **Key Actions:** Identification of action steps to accomplish Commitments and to address weaknesses and challenges listed in the Current Reality phase of the process. Similar Key Actions were grouped into key task groups.
- **Calendar Timeline:** Ranking of Key Actions from easiest to most difficult and arrangement of Key Actions throughout a year-long timeline.
- **Coordination:** Designation of a leader for each task group and determination of a tracking process to report updates.

This work plan contains the work/action items the Commission plans on being involved in for the years 2016 and any changes that may arise during finalization of the plan.

City of Cedar Rapids City Planning Commission

Work Plan for 2016

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 tools to assist in measuring the effectiveness of projects

TASK	ASSIGNMENT	DUE
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Staff will continue to provide updates on training opportunities. 	Ongoing	Ongoing
<ul style="list-style-type: none"> CPC will proactively look for training opportunities they are interested in. 	Full Commission/Staff	Ongoing
<ul style="list-style-type: none"> Staff will provide updates and training on new adopted codes and regulations such as, but not limited to the Comprehensive Plan, Zoning Ordinance amendments, overlay district, etc. 	Full Commission/Staff	Ongoing

GOAL 3

Participate and contribute in EnvisionCR initiatives and updates and the development of the City's Zoning Code

TASK	ASSIGNMENT	DUE
<ul style="list-style-type: none"> Review and provide input on draft and final plans such as, but not limited to the Zoning Ordinance, Area Plans, etc. 	Full Commission	As needed
<ul style="list-style-type: none"> Review and provide input on annual update to EnvisionCR 		January

GOAL 4

Increase interaction and communication with City Council as necessary

TASKS	ASSIGNMENT	DUE
<ul style="list-style-type: none"> Continue to ensure CPC attendance at City Council and Development Committee meetings as needed. 	Chair	Ongoing