



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, April 9, 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
Virginia Wilts
Richard Pankey
Kim King
Dominique Blank

Members Absent: Samantha Dahlby
Bill Hunse

DSD Staff: Vern Zakostelecky, Zoning Administrator
Dave Houg, Plats & Zoning Conditions Coordinator

CD Staff: Seth Gunnerson, Planner
Kirsty Sanchez, Planner
Betty Sheets, Administrative Assistant

City Council Liaison: Justin Shields

Call Meeting to Order

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

Roll call was answered with seven (7) 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 March 19, 2015 Minutes stand approved.

A. 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.

B. Action Items

1. Case Name: 203 16th Avenue SE (Conditional Use)

Consideration of a Conditional Use for Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by Kick Stand Pub & Grub (Applicant) and West Side Wolf Pack II LLC (Titleholder)

Case No: COND-016240-2015; Case Manager: Dave Houg

Mr. Houg stated this project involves the remodeling of a former service station for the “Kick Stand Pub & Grub.” The 1959 building was known as the “Montague Brothers Service Station” and is listed on the National Register of Historic Places. Appellant requests approval for an outdoor service area where alcohol can be served. Mr. Houg presented a Location Map, Zoning Map, Aerial Photo, Street View and Site Plan. Mr. Houg stated that the next step would be consideration by the Board of Adjustment on April 13, 2015.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Overland asked if 6 off street parking was enough. Mr. Houg stated that in the core area no additional spaces are required.

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

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 Conditional Use for Outdoor Service Area in a C-3, Regional Commercial 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: 2010 Sylvia Avenue NE (Conditional Use)

Consideration of a Conditional Use for Outdoor Service Area in a C-3, Regional Commercial Zone District as requested by The Broken Spoke Restaurant (Applicant) and D & S Building Co (Titleholder)

Case No: COND-016503-2015; Case Manager: Dave Houg

Commission Pankey recused himself from this project consideration.

Mr. Houg stated this is a petition of The Broken Spoke requesting a Conditional Use approval for an “Outdoor Service Area” for property owned by D & S Building Company at 2010 Sylvia Avenue NE and zoned C-3, Regional Commercial Zone District. A deck is being added to the rear of the building . Appellant is requesting approval for the service of alcohol on this deck with seating for 49 persons. Mr. Houg presented a Location Map, Aerial Photo, Zoning Map, Street View and Site Plan. Mr. Houg further stated this Conditional Use would also go to the Board of Adjustment on April 13, 2015.

Commissioner Overland called for questions of Mr. Houg.

Commissioner Halverson asked how the storm water was being addressed. Mr. Houg stated that the existing basin will still be used, beneath the new deck.

Commissioner Blank asked how far the nearest housing was. Mr. Houg stated it was adjacent to the west and met the zoning requirement for screening.

Commissioner Overland called for a representative of the applicant.

Phillip Pankey, 4812 Hay Field Court stated he would be happy to answer any questions.

Commissioner Knox-Seymour asked how the noise was going to be controlled. Mr. Pankey stated that this deck was pretty secluded and that the trees would filter the noise. Mr. Houg stated that staff did not list the prohibited amplified music condition on the deck and was simply overlooked.

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 Halverson made a motion to approve the Conditional Use for Outdoor Service Area adding the condition to prohibit amplified music on the deck in a C-3, Regional Commercial Zone District. 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.

Commissioner Pankey returned to the podium

3. Case Name: Northtowne Market First Addition (Preliminary Plat)

Consideration of a Major Preliminary Plat in a C-3, Regional Commercial Zone District at 1201 Blairs Ferry Road NE as requested by Hunter Companies, LLC (Applicant/Titleholder)
Case No: PRPT-016433-2015; Case Manager: Vern Zakostecky

Mr. Zakostecky stated Hunter Companies, LLC is requesting approval of a Major Preliminary Plat for the former Nash Finch and Northwestern States Portland Cement facilities located at 1103 and 1201 Blairs Ferry Road NE respectively. The improvements on the site are in the

process of being demolished and recycled for re-use on the redevelopment site. The property is currently zoned C-3, Regional Commercial Zone District and awaiting a correction action by City Council on April 14, 2015 to zone it PUD-1, Planned Unit Development One Zone District. The proposal is to subdivide the property into 13 lots for future development of mixed use commercial/office spaces.

Since this project is still in the marketing phase there will most likely be changes to the proposed lot lines. These changes, if minor in nature would be dealt with at the time of final plat application. Mr. Zakostelecky also presented a Location Map, Aerial Photo and a Major Preliminary Plat.

Commissioner Overland called for questions of Mr. Zakostelecky.

Commissioner Knox-Seymour asked about the easterly most lot that is an unbuildable lot. Mr. Zakostelecky stated that the size and configuration of that lot is not buildable right now, but the applicant is trying to purchase additional land to the east so that they can build on it.

Commissioner Blank asked what the plan was for the rear lot facing the Warburg Theatre. Mr. Zakostelecky stated the railroad right-of-way was purchased by Water Rock. LLC and Greg's Lawn & Landscaping is also leasing some of the area for outdoor storage. A recreational trail is also proposed in this area. It is contemplated that a building lot for an office building is proposed by the property own fronting onto Council St. NE.

Commissioner Overland called for a representative of the applicant. No applicant was present

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 Preliminary Plat in a C-3, Regional Commercial Zone District. Commissioner King seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Overland stated he was looking forward to seeing the Preliminary Site Development Plan at the next meeting. Mr. Zakostelecky said they have added an additional lot, there has been some minor changes from the concept plan. Grading of building pad sites will be occurring soon.

Commissioner Halverson complements staff for coming up with the Planned Unit Development districts since it has encouraged true mixed use development.

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

4. Case Name: 8005 C Avenue NE (Extension)

Consideration of a request to extended the expiration date of May 3, 2015 until May 3, 2016 for the approved Preliminary Site Development Plan for the proposed Hy-Vee Store located

west of C Avenue NE, south of East Main Street and north of Sheffield Drive NE by Hy-Vee, Inc.

Case No: PSDP-016997-2015; Case Manager: Vern Zakostecky

Mr. Zakostecky stated the Development Services Department received a request by Hall & Hall Engineers, Inc. on behalf of Hy-Vee, Inc. to extend the expiration date of the Preliminary Site Development Plan for the property located at 8005 C Avenue NE. The current Preliminary Site Development Plan was approved on May 2, 2012 by City Planning Commission. The applicant requested a time extension in March of last year, which was granted by the City Planning Commission on April 23, 2014. The Preliminary Site Development Plan is scheduled to expire on May 3, 2015. Mr. Zakostecky presented a Site Plan and Elevations and stated that Hy-Vee will have to meet all of today's requirements.

Commissioner Overland called for questions of Mr. Zakostecky. 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 members of the public were present.

Commissioner Overland called for a motion. Commissioner Pankey made a motion to approve the extension request for the Preliminary Site Development Plan as requested by Hy-Vee, Inc. from May 3, 2015 until May 3, 2016. 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.

C. New Business

- ~~1. Consideration regarding conformity of the proposed Amendment No. 2 to the Council Street Urban Renewal Area Plan with the City's Comprehensive Plan~~
2. Consideration regarding conformity of the proposed Amendment No. 4 to the Southwest Consolidated Urban Renewal Area Plan with the City's Comprehensive Plan
3. Consideration regarding conformity of the proposed Amendment No. 2 to the Village Urban Renewal Area Plan with the City's Comprehensive Plan
4. Consideration regarding conformity of the proposed Amendment No. 4 to the Technology Park Urban Renewal Area Plan with the City's Comprehensive Plan
5. Consideration regarding conformity of the proposed Amendment No. 2 to the Rockwell Collins Urban Renewal Area Plan with the City's Comprehensive Plan
6. Consideration regarding conformity of the proposed Amendment No. 6 to the Consolidated Central Urban Renewal Area Plan with the City's Comprehensive Plan
7. Consideration regarding conformity of the proposed Amendment No. 3 to the Central Urban Renewal Area Plan with the City's Comprehensive Plan

Planner: Kirsty Sanchez

Ms. Sanchez stated there are only 6 Urban Renewal Area amendments going forward for consideration as the first one has been eliminated. These amendments are just to update our Comprehensive Plan under ProtectCR and InvestCR.

1. Amendment No. 4 for the Southwest Consolidated Urban Renewal Area is for public improvements to a sanitary sewer that currently serves a large portion of the Urban Renewal Area approved on June 24, 2014
2. Amendment No. 2 for the Village Urban Renewal Area is for Tower Terrace Road Improvements approved on June 24, 2014
3. Amendment No. 4 for the Technology Park Urban Renewal Area is for Acme Graphics at 320 49th Avenue Drive SW approved on May 14, 2013
4. Amendment No. 2 for the Rockwell Collins Urban Renewal Area is for C Avenue NE improvements approved July 22, 2014
5. Amendment No. 6 for the Consolidated Central Urban Renewal Area is for Kingston Lofts located at 200, 210, and 212 3rd Avenue SW approved December 16, 2014
6. Amendment No. 3 for the Central Urban Renewal Area are for the Great Furniture Mart located at 600 and 616 1st Street SE approved July 23, 2013; CRST located at 201 1st Street SE approved June 10, 2014; Sokol project located at 417 3rd Street SE approved June 22, 2014; Avril House located at 616 4th Avenue SE approved August 26, 2014 and Coventry Lofts located at 211 and 213 1st Avenue SE approved August 26, 2014

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

Commissioner Overland called for a representative of the applicant.

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Overland called for members of the public who wished to speak.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve Amendment No. 4 to the Southwest Consolidated Urban Renewal Area Plan; Amendment No. 2 to the Village Urban Renewal Area Plan; Amendment No. 4 to the Technology Park Urban Renewal Area Plan; Amendment No. 2 to the Rockwell Collins Urban Renewal Area Plan; Amendment No. 6 to the Consolidated Central Urban Renewal Area Plan and Amendment No. 3 to the Central Urban Renewal Area Plan all with the City's Comprehensive Plan. Commissioner King 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.

8. Consideration of an Ordinance to establish a Design Review Overlay District for the MedQuarter Self-Supporting Municipal Improvement District (SSMID)
Planner: Seth Gunnerson

Mr. Gunnerson stated City staff is asking the CPC to consider a recommendation to create a Design Review Overlay District for the Medical Quarter (MedQuarter) Self-Supporting Municipal Improvement District (SSMID).

Mr. Gunnerson went on to say that City staff has met several times with the MedQuarter Standards Committee, which is comprised of property owners and business representatives within the district, to develop draft overlay district standards. The MedQuarter Overlay District will be similar to existing overlay districts in the Czech Village/New Bohemia area, Kingston Village and Ellis Boulevard. Key differences include:

Mr. Gunnerson stated that City staff is seeking a recommendation from City Planning Commission on 1) Amending Chapter 32 of the Municipal Code, the Zoning Ordinance, by creating a new Section 32.03.010.C.6.c.iv – MedQuarter Overlay District with development standards matching the Medical Quarter Overlay District Standards in the following pages; 2) Establishing the boundaries of the overlay district as the same as the MedQuarter SSMID; 3) Amending the Czech Bohemia Overlay District to remove the block bounded by 8th Avenue, 8th Street, 9th Avenue and 7th Street and 4) Recommending adoption of a MedQuarter Overlay District Design Manual, which includes the required Overlay District Standards along with the Design Recommendations.

Mr. Gunnerson stated the next steps will be presentation to City Council Development Committee on April 15th and a public hearing at City Council on April 28th.

Commissioner Overland called for questions of Mr. Gunnerson. 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 Knox-Seymour made a motion to approve the request to establish a Design Review Overlay District for the MedQuarter Self-Supporting Municipal Improvement District (SSMID). Commissioner Blank 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.

The meeting was adjourned at 3:35 PM

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development